

Asbestos-Containing Building Material

Refurbishment Survey Report

Project 3618AS1059

6 Station Road, Port Talbot.



Prepared for:

Gwalia Housing Group Limited,
Ty Gwalia,
7-13 The Kingsway,
Swansea,
SA1 5JN.

Prepared by:

PHH Environmental (UK) Limited,
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CF24 5EL.

7th September 2015

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Table of Contents

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	6
1.1 Scope of Work	6
1.2 Facility Description	7
1.3 Limitations and Exclusions	7
2.0 SURVEY METHODOLOGY	8
2.1 Asbestos Identification	8
2.2 Material Assessment	8
2.3 Priority Assessment	9
2.4 Total Risk	9
2.5 Method of Sample Analysis	10
3.0 RESULTS	11
3.1 Positive Samples and Extent of Visual Extrapolation.....	11
3.2 Contaminated.....	11
3.3 Presumed to contain ACMs due to no access.....	11
3.4 Negative Samples	11
3.5 Discounted Material (not sampled)	11
4.0 RECOMMENDATIONS	12
4.1 Asbestos-containing Materials.....	12
4.2 Selection of Management Options.	13
5.0 WARRANTY	14
6.0 REFERENCES	
ANNEX I	Laboratory Results.
ANNEX II	ACM Register Draft Management Plan inc. Ref Nos.
ANNEX III	Floor Plan Layout Showing Sample or Ref Points
Appendix 1	Regulations and Guidance
Appendix 2	Generic Options for Management of ACMs.
Appendix 3	Example Photographs of Sample or Reference Point Locations.

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EXECUTIVE SUMMARY

PHH Environmental (UK) Ltd was retained by Rhian Llewellyn on behalf of Gwalia Housing Group Limited, Ty Gwalia, 7-13 The Kingsway, Swansea, SA1 5JN to carry out a Refurbishment survey for asbestos-containing materials (ACMs) within the building located at 6 Station Road, Port Talbot, SA1 3NN. The purpose of the survey was to identify and quantify ACMs for due diligence and compliance with regulation .

Please note that ACMs in good condition and undisturbed are not a hazard to health. ACMs that are in good condition, sealed and/or repaired and are not to be disturbed may be left in place (i.e. Management Survey or Refurbishment/Demolition work that will not occur for more than 3 months after this inspection). Please see Annex II for details of which ACMs are recommended for abatement.

Three instances of ACMs were identified, contaminated or presumed in the following material types and areas:

Material Description	Location
'Bitumen adhesive & paints'	Second floor – Club – Lounge and sink room: Floors
'right click to select material type'	Rear roof: Coverings
'right click to select material type'	Second floor – Club – Lounge and sink room: Floors

The following locations were not accessible at the time of the survey and have been presumed to contain asbestos:

Material Description	Location
'No access presumption'	Boiler room – Second floor – Flat (bathroom): Boiler internals

The above may not include reference to all detailed locations of the ACM material types; for details please see Annex II.

Recommendations are 'removal' by competent contractor to 'Re-evaluate when access obtained'; please see Annex II for details. The recommendation(s) are based on the Material Risk Ratings (see 2.2 & Annex II), and the surveyor's assessment of the ACMs in situ.

Please note that additional ACMs may be hidden behind sampled materials and it advisable that PHH are invited to return to site should works involve removal or intrusive access beyond them e.g. 'Artex' to plasterboard ceilings or fixed insulation board ceiling tiles, please see Annex II for further details.

Warning!

The following areas were not accessed as part of this commission, due to lack of access outside of the control of PHH:-

Location
Boiler room – Second floor – Flat (bathroom): Boiler internals

1.0 INTRODUCTION

PHH Environmental (UK) Ltd was retained by Rhian Llewellyn on behalf of Gwalia Housing Group Limited, Ty Gwalia, 7-13 The Kingsway, Swansea, SA1 5JN to carry out a Refurbishment survey for asbestos-containing materials (ACMs) within the building located at 6 Station Road, Port Talbot, SA1 3NN.

The purpose of the survey was to identify and quantify ACMs for due diligence and compliance with regulation .

Please contact the author referenced in section 5.0 on 02920 493000 if you have any questions.

1.1 Scope of Work

The scope of work included:

Generic

- A room-by-room and external, intrusive inspection of the building materials, components and finishes that are suspected to contain ACMs with the exception of those areas that could not be accessed as detailed in the executive summary, if any.
- Sampling and analysis of representative suspect ACMs.
- Production of an ACM Register & Management Plan (draft) detailing the extent, type and condition of ACMs within the premises, (subject to identification of any suspect ACMs). Please see Annex II for details.
- Assessment of the risk of ACMs and derived scores for material risk and priority (subject to identification of any suspect ACMs, priority scores not applicable if removal recommended on Refurbishment or Demolition surveys).
- Proposals for management action to ensure ACMs are properly dealt with, (subject to identification of any suspect ACMs).
- Building was vacant during inspection. Limited damage requested by client during the current phase of works. Further access to be obtained during revisit when services are isolated and property is made safe.

The survey was performed on 28th August 2015 by:-

Emmanual Weston (Surveyor)
Jake Preece (Trainee Surveyor)

The survey included all areas of the building accessible to visual inspection. The findings and recommendations provided in this report are intended to facilitate compliance with respective guidelines and regulations. Applicability of any regulations and recommendations will depend on the final use of the subject property.

1.2 Facility Description

The building comprises a converted, mid-terraced, three storey property with a pitched slate roof. The property comprises of commercial nightclub premises to all floors and a self contained flat to the second floor.

1.3 Limitations and Exclusions

This report refers to ACMs within, and forming part of, the building envelope only. The survey only considered issues of the structure and finishes, excluding portable mechanical equipment. The survey did not consider current or past owner or occupant articles within the building (i.e. process materials or equipment, curriculum items and furniture), although it is noted the building was empty.

This report is based on observations made at the time of the survey. Please note therefore, that since the issue of this report, the condition of the identified asbestos-containing material (ACM) may have deteriorated due to damage or wear and tear etc. If the condition has deteriorated, the risk score and recommendation noted in this report may be inappropriate. The Approved Code of Practice, 'The Managing and working with asbestos' L143, published by the Health & Safety Executive recommends, "As a minimum, the material should be checked every six to twelve months even if it is in good condition and not going to be disturbed, as it may for example be accidentally damaged."

Suspect ACMs that may be present have been excluded from the scope of work due to lack of access include those checked items below:

Item	Excluded?	Item	Excluded?
• caulking or expansion joints	<input type="checkbox"/>	• adhesives	<input type="checkbox"/>
• mastics	<input type="checkbox"/>	• exterior decorative plaster or stucco	<input type="checkbox"/>
• asphalt or bituminous floor screeds	<input checked="" type="checkbox"/>	• roofing	<input type="checkbox"/>
• damp proof membranes & courses	<input type="checkbox"/>	• vermiculite	<input type="checkbox"/>
• transport, machinery and lifts brake shoes and clutches	<input type="checkbox"/>	• cores & linings of composite products such as cladding & fire doors etc	<input type="checkbox"/>
• gaskets and packings	<input type="checkbox"/>	• chalkboards	<input type="checkbox"/>
• conveyor drive belts	<input type="checkbox"/>	• flues	<input type="checkbox"/>
• cloth to electrical wiring	<input checked="" type="checkbox"/>	• thermal insulation to flues	<input type="checkbox"/>
• light fixture heat shields	<input checked="" type="checkbox"/>	• acoustic insulation to air conditioning	<input type="checkbox"/>
• Above false/suspended ceilings	<input checked="" type="checkbox"/>	• Within partition/party walls	<input checked="" type="checkbox"/>
• Below floor boards	<input checked="" type="checkbox"/>	• Within roof spaces	<input type="checkbox"/>
• Within cavity walls	<input checked="" type="checkbox"/>	• Door frames	<input type="checkbox"/>
• Under window sills and reveals	<input checked="" type="checkbox"/>	• Within boxings	<input type="checkbox"/>
• Within chimneys	<input checked="" type="checkbox"/>	• Behind plastic coverings to gables and/or soffits	<input checked="" type="checkbox"/>

Since the date of the survey, ACMs may have been removed from or added to the surveyed area.

Due to the nature of building construction, some inherent limitations exist regarding the extent of the survey. For example, it was not possible to test all suspect ACMs on a foot-by-foot basis. Sampling of each material was limited to one sample of each visually homogeneous material type, with enough total samples for confident determination of asbestos presence. No air sampling for dusts or mists was conducted as part of this survey. No other hazardous materials were included in this investigation other than what is described in the scope of work. Water absorption testing of cement based ACMs has not been carried out to confirm cement content to differentiate from Asbestos Insulation Board.

Fully intrusive inspection of roofs cannot be carried out without the explicit confirmation from the client that water proofing can be compromised during the inspection. Without acknowledgement of this PHH are unable to fully investigate these building elements as it would cause excessive damage and water ingress as a consequence e.g. Flat roofs with multiple layers of bitumen felt coverings. PHH can revisit and inspect these areas at a later date if required.

Please note areas are approximated and do not always take into account pitched surfaces (e.g. for pitched roofs). Contractors are advised to visit site prior to pricing for works to satisfy themselves of the precise quantities of identified ACMs. PHH cannot be held responsible for variations in quantity extent post work completion where it is the contractor's responsibility to satisfy themselves of quantities on site prior to quoting. In some instances multiple layers of the same material may be in place, PHH have not compromised water tightness/security of sites of external areas to quantify thicknesses of identified ACMs (e.g. to double skinned roofing slates or profiled cement sheeting) and have only made a judgement on visible surface areas.

Some areas of the building were inaccessible to inspection. This includes, but is not limited to: interiors of walls, floors, ceilings, roof space at eaves and areas without access and concealed spaces. Fire stops between floors or compartments around soil and vent pipes etc may not be accessible and are areas that may contain ACMs. Demolition of structural walls, ceilings or other features was not conducted to access and sample hidden ACMs.

2.0 SURVEY METHODOLOGY

The surveyor entered each pre-defined area or room where possible. Five samples of suspect ACMs were collected and analysed. Sketches denoting reference and sampling locations are included in Annex III. Representative photographs of Sample or Reference Point Locations of identified ACMs can be found in Appendix 3 with the exception of presumed no access areas. The survey was carried out in accordance with Health & Safety Executive guidelines contained in HSG264 "Asbestos: The Survey Guide" (ACMs) and our in house survey methodology procedure P14. The survey was a Refurbishment as defined in HSG264. PHH Environmental UK Limited are UKAS accredited inspection body No. 384 to ISO 17020 for the provision of undertaking Management, Refurbishment and Demolition asbestos surveys, asbestos bulk sampling and provision of material and priority risk ratings.

2.1 Asbestos Identification

Identification of asbestos-containing building materials was performed visually, through bulk sampling and subsequent laboratory analysis by an independent laboratory accredited to ISO 17025. Representative Samples were taken of each homogenous building material suspected to contain asbestos. In some unambiguous situations, non-friable cementitious asbestos materials (i.e. asbestos cement boards or piping, etc.) were identified by appearance and may not have been sampled.

Obvious fibreglass insulation and cellulose materials were identified visually and were not tested.

In accordance with accepted sampling procedures, visual extrapolation of materials was conducted. For example, if a certain size and pattern of floor tile was observed in more than one location, it has been assumed that the asbestos result is the same (either positive or negative) for both locations. Samples results were also extrapolated on a room basis. For example, if a board sample from one wall was positive, then all walls in that room were assumed to be positive. The extent of sampling and extrapolation related to several factors such as functional areas, renovation zones, construction phases and dates, etc. In each case the extrapolation was based on unequivocal observations made by the surveyor. The results of the sample analysis refer specifically to the location defined. Experience has shown that materials can vary greatly in relatively short distances from sample points, especially with less homogenous materials such as 'Artex'.

2.2 Material Assessment

Each visually homogeneous application of suspected ACM was assessed for product type, extent of damage or deterioration, surface treatment and asbestos type. The Material Assessment included in Annex II has been carried out in accordance with HSE HSG264.

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed. Those with scores between 7 and 9 are regarded as medium risk, those between 5 & 6 are low risk and scores of 4 or less are very low risk.

As recommended in HSE HSG264 the 'Extent of Damage' and 'Surface Treatment' categories are

shown separately in Annex II. Please use the table below to see the definition of the 'score' in Annex II.

The following definitions apply:

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

2.3 Priority Assessment

A Priority Assessment on each ACM would normally be carried out in accordance with HSE HSG227 A Comprehensive Guide to Managing Asbestos in Premises. However, as the building is scheduled for works prior to renovation and ACMs are recommended for removal a priority assessment is not applicable. Please note that the 'Accessibility' section of Annex II is not applicable, which has been denoted by the letters 'NA'.

2.4 Total Risk

By adding together the scores of Material Assessment and the Priority Assessment a Total Risk score would normally be determined. However, as the building is scheduled for works and ACMs are recommended for removal, this is not applicable.

2.5 Method of Sample Analysis

Bulk samples were visually examined and any fibrous materials were analysed by polarised light microscopy (PLM) in accordance with Health & Safety Executive HSG 248 ASBESTOS - The Analysts' Guide For Sampling, Analysis and Clearance Procedures.

The confirmation of the presence and type of asbestos material in each bulk sample of asbestos was made by dispersion staining optical microscopy.

3.0 RESULTS

The summary given below includes all major systems, lines, or equipment where suspect asbestos-containing materials were examined. Please refer to Annex I for laboratory results of suspect materials. A detailed assessment of each visual homogeneous application of suspect asbestos and specific control options is included in Annex II.

3.1 Positive Samples and Extent of Visual Extrapolation.

Section A of Annex II lists all positive laboratory ACM samples. In each case the positive sample has been extrapolated to the area and extent noted.

3.2 Contaminated

Section D of Annex II lists all materials that are contaminated by ACMs. This may include such materials as floor tiles or adhesive when one element is not an ACM in itself but is in practical terms inseparable from an adjacent ACM.

3.3 Presumed to contain ACMs due to no access

Section E of Annex II lists all those possible ACMs where sufficient access was not available to ascertain if the material could be presumed to be an ACM or if it could be sampled to confirm its ACM status. See also 1.3 above.

3.4 Negative Samples

Section G of Annex II lists those suspect ACMs that were tested by the laboratory as negative.

3.5 Discounted Material (not sampled)

Section H of Annex II lists materials that based on previous sampling and visual examinations are not suspect ACMs. They have been noted in Annex II for clarification purposes, as they are materials commonly confused with ACMs.

(Please note sections B, C & F are not relevant to this report and as such are not included in Annex II).

4.0 RECOMMENDATIONS

4.1 Asbestos-containing Materials

Please refer to Annex II ACM Register & Management Plan for a table of recommendations. The recommendations in Annex II are based on the guidance within HSE Guide 227, "A Comprehensive Guide to Managing Asbestos in Premises".

Based on the advice from the client that the building is scheduled for works the ACMs recommended for removal should be removed by competent contractor for asbestos removal prior to these works. This is reflected in the table of recommendations at Annex II ACM Register & Management Plan.

Recommendations should be confirmed before works, if no significant disturbance of an ACM is envisaged it may be more prudent to 'Record, manage & monitor' than 'Remove' or vice versa.

Note, ACMs noted in Annex II as '*Licensed Work?*' – '*No*', may be removed or worked on by a competent contractor that is not licensed but they must observe the required safety precautions and the ACM must be disposed of at a licensed tip. Employees are subject to the requirements of the Control of Asbestos Regulations. Please note this assessment is only applicable to the ACM in the condition it is in at the time of survey. Materials should be carefully risk assessed prior to any work to confirm the work can be done by an unlicensed contractor as defined in the Control of Asbestos Regs Part 1 sect. 3 (2) see HSE ACoP L143.

Note, ACMs noted in Annex II as '*Licensed Work?*' – '*NNLW*', may be removed or worked on by a competent contractor that is not licensed but the works must be notified to the HSE. The contractor must also observe the required safety precautions and the ACM must be disposed of at a licensed tip. Employees are subject to the requirements of the Control of Asbestos Regulations. Materials should be carefully risk assessed prior to any work to confirm the work can be done by an unlicensed contractor as defined in the Control of Asbestos Regs Part 1 sect. 3 (2) see HSE ACoP L143. More detailed guidance can be found on the HSE website <http://www.hse.gov.uk/asbestos/licensing/notifiable-non-licensed-work.htm>.

If during any future maintenance, demolition or renovation of any areas noted in section 1.3 above or not included as part of this survey, e.g. bituminous based damp proof course, are exposed and identified as containing suspect asbestos-containing materials, it is recommended that PHH Environmental UK Limited is invited to return to site and sample such suspect material prior to further work.

Access should also be made available to PHH to any areas where there were no access issues.

Where ACMs have been visually identified as cement based products these have been noted in Annex II as '*Licensed Work*' – '*No*'. Please note the limitation at 1.3 above.

All work with asbestos which does not normally require a licence must be dealt with in accordance with HSE ACoP L143 or equivalent. Please note HSE ACoPs have a special status in law. Work should maintain the required fire protection or separation properties where appropriate.

Please note that additional ACMs may be hidden behind sampled materials and it advisable that PHH are invited to return to site should works involve removal or intrusive access beyond them e.g. 'Artex' to plasterboard ceilings or fixed insulation board ceiling tiles.

4.2 Selection of Management Options.

The recommendations in Annex II ACM Register & Management Plan are based on the surveyor's assessment during the survey and on the information provided by the client's agent that the building was programmed for refurbishment.

Please note the 'scores' for material ratings are a guide only. In some cases the surveyor may have recommended ACMs for removal that have a lower score than others recommended for 'Record, Manage & Monitor', this is based on the surveyors experience and assessment of the conditions specific to each location.

For generic descriptions of the management options available, please refer to Appendix 2.

5.0 WARRANTY

PHH Environmental (UK) Ltd (PHH) warrants to the company, organisation, or individual to whom this report is addressed that the investigation described in this report has been conducted with a reasonable level of care and skill, in accordance with standards currently prevailing in the health, safety, and environmental consulting profession.

The warranty stated above is subject to the following:

- i. the investigation conducted by PHH has been limited to the scope of work and budget described in our quotation and contract and this report,
- ii. this report has been prepared taking into account current government regulations, and does not reflect regulations which may be enacted in the future,
- iii. except as stated, PHH has not made an independent verification of historical or analytical results provided by third parties,
- iv. where indicated or implied in this report, conclusions are based on visual observation of the site at the time of this assessment, and
- v. the conclusions of this report do not apply to any areas of the site not available for testing or inspection.

This report is intended for the exclusive use of the company, organisation, or individual to whom it is addressed. It may not be used or relied upon in any manner whatsoever, or for any purpose whatsoever, by any other person. PHH makes no representation of fact or opinion of any nature whatsoever to any person other than the company, organisation, or individual to whom this report is addressed. The warranty stated above may not be assigned.

Authored by:
PHH Environmental (UK) Ltd
Per:



Name: Emmanuel Weston
Title: Surveyor
For & on behalf of:
PHH Environmental (UK) Ltd

Reviewed by:
PHH Environmental (UK) Ltd
Per:



Name: Michael Preece
Title: Director
For & on behalf of:
PHH Environmental (UK) Ltd

6.0 REFERENCES

1. Health & Safety at Work Act, HMSO, 1974.
2. Control of Asbestos Regulations (CAR), HMSO, 2012
3. Managing and working with asbestos - Control of Asbestos Regulations 2012. Approved Code of Practice and guidance, HSE ACoP L143 (Second Edition)
4. HSE HSG264 "Asbestos: The Survey Guide", HSE 2012.
5. HSE HSG227 Managing Asbestos in Premises, HSE, 2004.
6. ISO 17020: 2012 Requirements for the operation of various types of bodies performing inspection
7. ISO/EIC 17025: 2005 General requirements for the competence of testing and calibration laboratories, ISO copyright office Geneva, 2012.
8. HSE HSG213 Introduction to Asbestos Essentials. Comprehensive guide to working with asbestos in the building maintenance and allied trades, HSE, 2001.
9. HSE HSG210 Asbestos Essentials Task Manual. Task guidance sheets for the building maintenance and allied trades, HSE, 2003.
10. ASBESTOS - The Analysts' Guide for Sampling, Analysis and Clearance Procedures. HSG 248, HSE, 2005.
11. The Management of Health and Safety at Work Regulations, HMSO, 1999.
12. Workplace (Health, Safety and Welfare) Regulations, HMSO, 1992.

ANNEX I - Laboratory Results



NG Associates (UK) Limited

27 Cyncoed Road, Cyncoed, Cardiff, CF23 5SA
Tel/Fax: 02920 482675

Page 1 of 1

Certificate of Bulk Fibre Analysis

Certificate No: NGAR5780

Client: PHH Environmental (UK) Ltd, Unit R05,
Cardiff Bay Business Centre, Lewis Road, Cardiff,
CF24 5EL

Site: 6 Station Road, Port Talbot

Sampled by: Client

Date received: 02/09/15

Analyst: Linda Griffiths

Date of analysis: 04/09/15

Analysed at: 27 Cyncoed Road, Cyncoed,
Cardiff, CF23 5SA

Office 4 & 5, JR Quarter, Moy Road Industrial
Estate, Taffs Well, CF15 7QR

X

Results:

Client or site sample number	Laboratory Sample No.	Location	Description	Asbestos fibre type present
001	R24417	3618AS1059-002	Roof slate	No asbestos detected
002	R24418	3618AS1059-003	Roof felt	No asbestos detected
003	R24419	3618AS1059-006	Green tile and adhesive	Chrysotile in adhesive only
004	R24420	3618AS1059-007	Lining board	No asbestos detected
005	R24421	3618AS1059-010	Roof slate	Chrysotile

Signed Analyst

Analyst's Name:

Linda Griffiths

Date: 04/09/2015


Method used:
Notes:

1. The method of analysis is NG Associates (UK) Limited procedure P1 described in Appendix 2 of HSG 248 'The Analysts Guide' 2005' - Fibre identification by PLM
2. NG Associates (UK) Limited are only accredited for the analysis of bulk samples. Any opinions & interpretations of test results expressed are outside the scope of accreditation
3. The results reported above only relate to the samples received & tested. Samples are assessed using information supplied by the client and NG Associates (UK) Limited accepts no liability for the future use of the information contained in this certificate

For and on behalf of NG Associates (UK) Limited

ANNEX II – ACM Register & Draft Management Plan, inc. Sample or Reference Point List

- Remove: Exposed and/or damaged friable asbestos should be controlled by removal to prevent fibre release.
- Encapsulate: Exposed and/or damaged friable asbestos should be controlled by encapsulation to prevent fibre release. Once controlled through encapsulation, then management is recommended.
- Enclose: Exposed and/or damaged friable asbestos should be enclosed to prevent fibre release. Once controlled through enclosure, then management is required.
- Manage: Enclosed and/or encapsulated friable asbestos in good condition and non-friable asbestos should be managed by implementing an Operations and Maintenance (O&M) Program. Major elements of the O&M Program include: administrative controls; training; exposure control plan and identification with labels or signs.

6 Station Road, Port Talbot.					Survey Type >			Refurbishment		Initial Survey Date(s) >							28/08/2015					
3618AS1059																	Management Action					
Report Section	Extrapolated from Site Ref	UPRN (if applicable)	Lab Ref	Site Ref	Area or room	Position	Component description	Material	Asbestos ID	Extent / approx quantity	** Accessibility	** Damage	** Surface treatment	Asbestos type (1 = Chrysotile, 2 = Amosite, 3 = Crocidolite)	Total Material Risk rating "A"	Total Priority Risk rating "B" - Score breakdown available on request	Total Risk Rating "A+B"	 Recommendation	Last date ACM inspected	Last date ACM modified	Note	Licensed work?
A			NGAR5 780-3	3618AS10 59-006	2nd Floor	Club - Lounge, sink room - Floors	Adhesive	Bitumen adhesive & paints	Positive asbestos sample	30SM	NA	2	0	1	4	NA	NA	Remove	28/08/15			NNLW
A			NGAR5 780-5	3618AS10 59-010	External	Rear roof - Roof coverings	Roof slates	Cement - Fully comp flat sheet, tiles, slates & boards	Positive asbestos sample	120SM	NA	0	1	1	3	NA	NA	Remove	28/08/15			No*
D	3618 AS10 59-006			3618AS10 59-013	2nd Floor	Club - Lounge, sink room - Floors	Green vinyl tiles	Bitumen adhesive & paints	Contaminated	30SM	NA	2	0	1	4	NA	NA	Remove	28/08/15		Contaminated by positive adhesive, see site ref 3618AS1059-006	NNLW
E				3618AS10 59-001	Boiler Room	Second floor flat (Bathroom) - Boiler internals	No Access	NA (no access)	No access (Presumption)	NA	NA	NA	NA	NA	NA	NA	NA	Re-evaluate if access obtained	28/08/15		Isolation of gas and electricians required for further inspection - Baxi WM 511R5 C.H.B GC no. 41.077.00	
G			NGAR5 780-1	3618AS10 59-002	Roof	Flat roof - (outside of bed 1) - Debris on flat roof	Roof slate	Cement - Fully comp flat sheet, tiles, slates & boards	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15			
G			NGAR5 780-2	3618AS10 59-003	Roof	Flat roof - (outside of flat rear) - Flat roof covering	Roof felt	Bitumen roofing felts	Negative asbestos sample	12SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15			
G			NGAR5 780-4	3618AS10 59-007	2nd Floor	Club - Store - Flue closer board to ceiling	Lining board	Insulating board	Negative asbestos sample	1No	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15			
H				3618AS10 59-004	1st Floor	Club - Bar floor	Vinyl sheet flooring	PVC vinyl floor tiles & unbacked PVC flooring	Discounted material (not sampled)	6SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15			
H				3618AS10 59-005	1st Floor	Club - Bar - Under sink and drainer	Bitumen pad	Bitumen coatings on metal	Discounted material (not sampled)	2No	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15		Sink is behind bar	
H				3618AS10 59-008	2nd Floor	Club - Roof space - Under roof coverings	Sarking felt	Bitumen roofing felts	Discounted material (not sampled)	120SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15			
H				3618AS10 59-009	2nd Floor	Club - Roof space - Floor	Roof felt	Bitumen roofing felts	Discounted material (not sampled)	100SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15		Original flat roof is now floor in roof space	
H				3618AS10 59-011	External	Flat - Flat roof coverings	Roof slates	Cement - Fully comp flat sheet, tiles, slates & boards	Discounted material (not sampled)	80SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15		Roof over flat - Natural slate	
H				3618AS10 59-012	Ground Floor	Club - Bar - Floor	Vinyl sheet flooring	PVC vinyl floor tiles & unbacked PVC flooring	Discounted material (not sampled)	6SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	28/08/15			

ANNEX III – Floor Plan Layout Showing Sample or Reference Point Locations

Site reference points colour coding:

RED for 'positive', 'strongly presumed', 'presumed' and 'contaminated' ACMs

BLUE for 'no access'

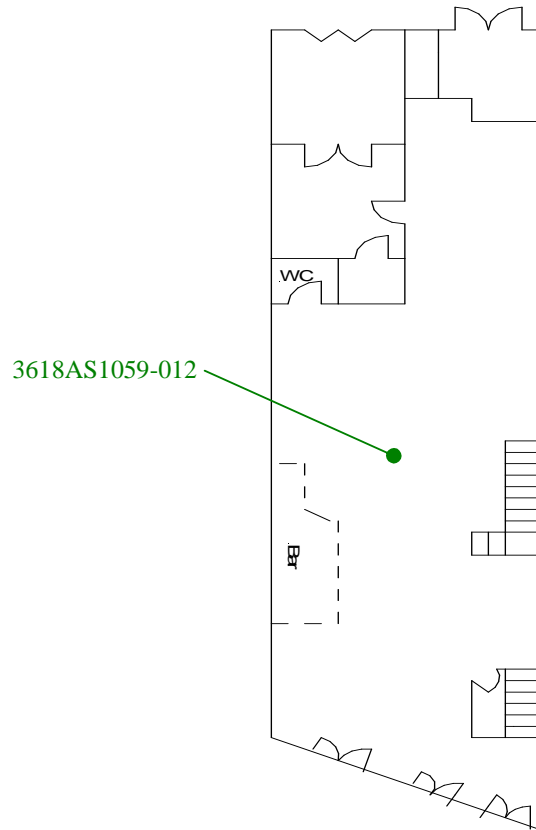
GREEN for 'discounted materials', 'no asbestos suspected' and 'negative'

BLACK for removed ACMs

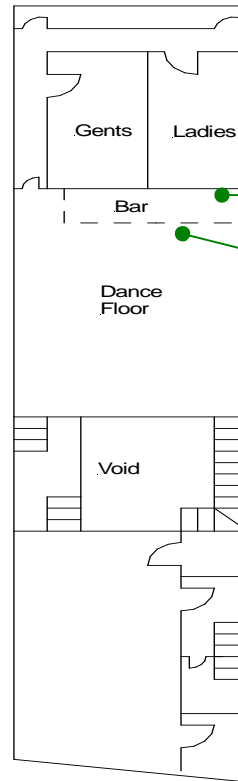
Do not scale, not dimensionally accurate.

Please note front, rear, left and right observations are as viewed from the adjacent highway which forms part of the postal address of the property. If this is not appropriate descriptions will be based on compass points, i.e. N, NE, E, SE, S, SW, W, NW.

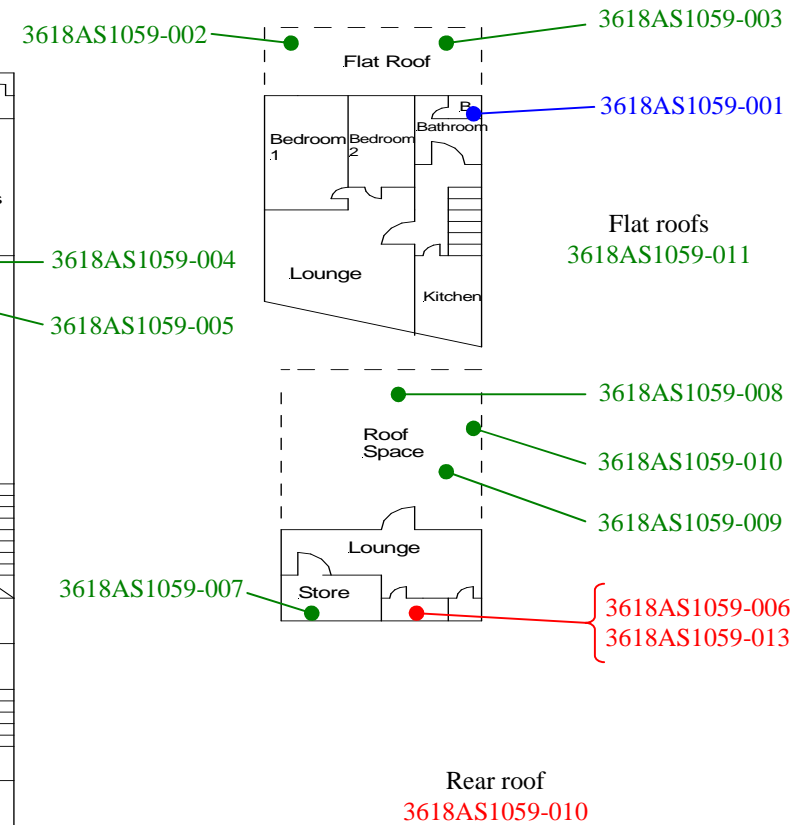
Ground Floor



First Floor



Second Floor



Site reference points colour coding:

RED for 'positive', 'strongly presumed', 'presumed' and 'contaminated' ACMs

BLUE for 'Presumed to contain ACMs due to no access'

GREEN for 'discounted materials', 'no asbestos suspected' and 'negative

BLACK for 'removed' ACMs

Do not scale, not dimensionally accurate

Note:

This must be reproduced in colour and is to be read in conjunction with the full report.



Annex III Project Ref. 3618AS1059
6 Station Road, Port Talbot
Ground, First and Second Floor Plans

Appendix 1 – Regulations and guidance

Appendix 1

Regulations and guidance

There are a number of health & safety regulations that place a duty on an employer in relation to asbestos. These are summarised below:

General

- The Health and Safety at Work etc Act 1974 (HSW Act) requires an employer to conduct their work in such a way that their employees will not be exposed to health and safety risks, and to provide information to other people about their workplace which might affect their health and safety. Section 3 of the HSW Act contains general duties on employers and the self-employed in respect of people other than their own employees. Section 4 contains general duties for anyone who has control, to any extent, over a workplace.
- The Management of Health and Safety at Work Regulations 1999 require employers and self-employed people to make an assessment of the risk to the health and safety of themselves, employees and people not in their employment arising out of or in connection with the conduct of their business – and to make appropriate arrangements for protecting those people’s health and safety.
- There are duties to maintain workplace buildings and or premises to protect occupants and workers under the Workplace (Health, Safety and Welfare) Regulations 1992.
- The Construction (Design and Management) Regulations 1994, as amended 2015 require the client to pass on information about the state or condition of any premises (including the presence of hazardous materials such as asbestos) to the planning supervisor before any work begins and to ensure that the health and safety file is available for inspection by any person who needs the information.
- The Control of Asbestos Regulations 2012 (CAR) requires employers to prevent the exposure of their employees to asbestos, or where this is not practicable, to reduce the exposure to the lowest possible level. CAR includes a regulation placing a duty on those who have repair and maintenance responsibilities for premises, because of a contract or tenancy, to manage the risk from asbestos in those premises. Where there is no contract or tenancy the person in control will be the duty holder. There is also a duty of cooperation on other parties. The duty is supported by Health & Safety Executive publications:
 - an Approved Code of Practice “Managing and working with asbestos” (HSE ACoP L143, Second Edition);
 - A Comprehensive guide to Managing Asbestos in Premises HSG227;
 - HSE HSG264 “Asbestos: The Surveying Guide”

Specific Legal Duties under Regulation 4 of CAR 2012

The broad requirements on employers and others are to:

- Take reasonable steps to find materials likely to contain asbestos;
- Presume materials contain asbestos, unless there is strong evidence to suppose they do not;
- Assess the risk of the likelihood of anyone being exposed to asbestos from these materials;
- Make a written record of the location and the condition of the ACMs and presumed ACMs and keep it up to date;
- Repair or remove any material that contains or is presumed to contain asbestos, if necessary, because of the likelihood of disturbance, and its location or condition;
- Prepare a plan to manage that risk and put it into effect to ensure that;
 - information on the location and condition of ACMs is given to people who may disturb them during work activities;
 - any material known or presumed to contain asbestos is kept in a good state of repair;
- monitor the condition of ACMs and presumed ACMs; and
- review and monitor the action plan and the arrangements made to put it in place.

Assessment of the Hazard from Asbestos in Buildings

Control measures for exposed and or damaged friable asbestos may be specified by removal, enclosure or encapsulation to prevent fibre release. Disadvantages to enclosure/encapsulation are: access control and periodic inspections are required for enclosures, fibre release may occur during construction, encapsulated surfaces may delaminate and long term costs in both cases may be higher. Removal presents a permanent solution. Once controlled through encapsulation or enclosure, then management is required.

Enclosed and or encapsulated friable asbestos in good condition and non-friable asbestos must be managed by implementing an Operations and Maintenance (O&M) Program. Major elements of the O&M Program include: administrative controls; training; exposure control plan and a 'permit to work' system and/or identification with labels or signs.

Appendix 2 – Generic Options for Management of ACMs

General Management Options

Enclosed and/or encapsulated friable asbestos in good condition and non-friable asbestos may be managed by implementing an Operations and Maintenance (O&M) Program. Major elements of the O&M Program include: administrative controls; training; exposure control plan and identification with labels or signs.

Exposed and/or damaged friable asbestos should be controlled by removal, enclosure or encapsulation to prevent fibre release.

Once controlled through encapsulation or enclosure, then management is required.

All ACMs in areas subject to renovation or demolition activities must be removed or safely contained prior to renovation or demolition, by a licensed asbestos removal contractor, except those ACMs such as asbestos cement not covered by the regulation. The HSE or appropriate enforcing agency, e.g. Environment Agency, must be notified in writing before the removal, encapsulation or enclosure of licensed ACMs, or the demolition, dismantling or repair of any building or structure, or parts thereof, in which licensed ACMs have been used.

Record, Manage & Monitor ACMs

ACMs which are in good condition, sealed and/or repaired, and are unlikely to be disturbed, may be left in place. The Client must monitor the condition of any ACMs that are to remain in place. The frequency of checks will depend on the ACM and the activities in the area, however checks should be made no less than annually. If the ACMs are labelled this will assist in monitoring them and warn anyone that may propose to do work in that area. If labelling is not appropriate and has not been done the Client must make sure that they have a management system that communicates the location of ACMs to anyone who is likely to disturb them.

Protection or Enclosure of ACMs

Protecting the ACM means erecting a barrier of some sort to prevent accidental disturbance of the ACM. Enclosing the ACM involves erecting a barrier around the ACM that is as airtight as possible. Beware of disturbing the ACM during the erection of the enclosure. If disturbance is likely then it may fall under the Control of Asbestos Regulations 2012, this will mean you will have to use a licensed asbestos removal contractor to erect the enclosure. This option may ultimately cost as much as removal of the ACM. The enclosed ACM will still need to be monitored.

Seal or Encapsulate the ACM

There are two types of encapsulant; bridging encapsulants which form a durable layer adhering to the surface of the ACM and penetrating encapsulants which penetrate into the ACM before hardening and binding the ACM. There are various types of encapsulant with different life spans. The fire-resistant properties of the encapsulant must be considered if the ACM was to provide fire resistance. Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant. The preparation of the encapsulant must in virtually all cases be carried out by a licensed asbestos contractor.

Repair the ACM.

To be readily repairable the damage needs to be slight, therefore repair should be restricted to patching or sealing small areas. There are a number of methods that can be used depending on the type of material. It is important to consider the fire protection afforded by any ACMs that are treated to ensure that any treatment does not adversely affect the fire resistant or retardant qualities of the ACM. Unless the work is very minor and not covered by the Licensing regulations it should be undertaken by a licensed asbestos contractor.

Remove the ACM.

Where it is not practicable to repair enclose or encapsulate the ACM it will need to be removed. ACMs will need to be removed where a building is going to be demolished or if the area is to undergo refurbishment, which will disturb the ACM. The work will generally have to be undertaken by licensed asbestos removal contractors unless the ACM is asbestos cement or other highly bonded material not covered by the Licensing regulations.

Can I do work that may disturb an ACM?

A Method Statement should be provided for the proposed work following liaison with the client. Liaison with the client is essential to determine the work sequence and appropriate control measures. A firm price for abatement work cannot usually be provided until client liaison has taken place. For work that is not licensed an abbreviated form of the Method Statement may be used but all the key elements such as, inter alia, control measures, personal protective equipment (PPE) & respiratory protective equipment (RPE) and disposal must be covered in the statement. If the work is 'licensed' it can only be done by a licensed contractor; the Method Statement will be prepared by the licensed contractor for licensed work.

If any person is proposing to carry out any work that may disturb an ACM he must carry out a risk assessment **specific** to that work. It will be on the basis of the risk assessment that an option appraisal should then be carried out to confirm the best course of action. An option appraisal should take into account the life cycle costs of dealing with the ACM. Each time, over the life of the building component, that maintenance is required there will be increased costs for dealing with the ACM. There is also clearly a cost involved in 'Record, Manage & Monitor' as this will require an annual inspection with appropriate records; it may also impact on the business of the building occupier. There may also be a need to carry out background reassurance air monitoring on a regular basis; again this will incur repeat costs. In some cases it will be cost effective to leave the ACM in situ, in other cases it may be prudent to remove the ACM. The decision depends on the scope of any proposed work, the potential risk for fibre release and danger to workers and occupiers.

If you are not a licensed contractor as defined by the Control of Asbestos Regs 2012 (CAR 2012) (see also HSE ACoP L143) you can only work on ACMs if:

- (a) the exposure of employees to asbestos is sporadic and of low intensity;
- (b) it is clear from the risk assessment (as defined in CAR 2012) that the exposure of any employee to asbestos will not exceed the control limit (as defined in CAR 2012) ; and
- (c) the work involves—
 - (i) short, non-continuous maintenance activities,
 - (ii) removal of materials in which the asbestos fibres are firmly linked in a matrix,
 - (iii) encapsulation or sealing of asbestos-containing materials which are in good condition.

Appendix 3 - Photographs of Sample or Reference Point Locations

Please note the following are representative photographs of identified ACMs and simple photographs such as 'Artex' may be omitted



3618AS1059-006 & 013



3618AS1059-010



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