

Client: DCC Housing Services
64 Brighton Road
Rhyl
Denbighshire
LL18 3HP

Surveyor: [REDACTED]
Date of Survey: 24 September 2008
Report Reference: CH/8/10/690/CH
Date of Report: 27 October 2008
Purpose of Survey: Type 2 Survey

**Report on Survey of Asbestos Materials
at**

**12 Clawdd Poncen
Corwen
Denbighshire**

Note

APEC Environmental holds UKAS inspection body accreditation to ISO 17020 in relation to surveying for asbestos in premises and also testing accreditation to ISO 17025 for sampling and analysis of suspect asbestos-containing materials. Copies of in-house methods employed during surveying, bulk sampling and analysis are available upon request, along with our UKAS accreditation schedules.

1.0 SURVEY RESULTS

Site: 12 Clawdd Poncen, Corven, Denbighshire

Date of survey: 24 September 2008

1.1 Asbestos Register

Location (refer to plan)	Material description	Sample Numbers	Asbestos Type ⁴	Quantity ¹	Accessibility ⁶	Condition	Risk Assessment Scores ^{2,5}				Summary Recommendations	Re- inspection Frequency ³
							M	D	ST	AT	Total	
G.01 Hall	Ceiling panels	8/9/B/29/KS10	No Asbestos Detected	-	-	-	-	-	-	-	-	-
	Vinyl floor tiles	8/9/B/29/KS11	Chrysotile	<5m ²	High	Fair	1	1	0	1	3	12 months
G.02 Lounge	Ceiling panels (as G.01 Hall)	Refer to Sample 8/9/B/29/KS10	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-
	Vinyl floor tiles (as G.01 Hall)	Refer to Sample 8/9/B/29/KS11	Chrysotile (strongly presume)	<20m ²	High	Fair	1	1	0	1	3	12 months
G.03 Kitchen	Vinyl floor tiles	8/9/B/29/KS12	No Asbestos Detected	-	-	-	-	-	-	-	-	-
	Bitumen pad below sink	8/9/B/29/KS13	No Asbestos Detected	-	-	-	-	-	-	-	-	-
	Ceiling panels (as G.01 Hall)	Refer to Sample 8/9/B/29/KS10	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-
G.04 Cloak	Heat mat to ironing board	8/9/B/29/KS14	No Asbestos Detected	-	-	-	-	-	-	-	-	-
	Ceiling panels (as G.01 Hall)	Refer to Sample 8/9/B/29/KS10	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-

Notes:-

- 1) Quantity is expressed as area (m²), volume (m³), length (m) or number of items as appropriate. All quantities given are approximate.
- 2) Risk category is as defined in Section 5 of this report, and is based on the risk material risk assessment algorithm detailed in MDHS100
- 3) Re-inspection frequency is the suggested maximum period at which asbestos-containing materials are re-inspected by a suitably competent person
- 4) Refer to bulk sample analysis record.
- 5) Abbreviations – M = Product Type, D = Damage, ST = Surface Treatment, AT = Asbestos Type
- 6) Low – difficult to reach, Medium – some effort required to reach (ladder etc), High – within easy reach

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Site: 12 Clawdd Poncen, Corven, Denbighshire

Date of survey: 24 September 2008

1.1 Asbestos Register

Location (refer to plan)	Material description	Sample Numbers	Asbestos Type ⁴	Quantity ¹	Accessibility ⁶	Condition	Risk Assessment Scores ^{2,5}					Summary Recommendations	Re-inspection Frequency ³
							M	D	ST	AT	Total		
G.05 External Store	Roof – soffit panels (as external)	Refer to Sample 8/9/B/24/KS17	Amosite Chrysotile (strongly presume)	<1m ²	High	Fair	2	1	2	2	7	Label and manage / Review	3 months
G.06 Lobby	Ceiling panels (as G.01 Hall)	Refer to Sample 8/9/B/29/KS10	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
	Vinyl floor tiles (as G.01 Hall)	Refer to Sample 8/9/B/29/KS11	Chrysotile (strongly presume)	<3m ²	High	Fair	1	1	0	1	3	Manage / Review	12 months
G.07 Airing Cupboard	Ceiling panels	8/9/B/29/KS15	Amosite Chrysotile	<2m ²	Medium	Poor	2	2	2	2	8	Repair and encapsulate / Remove	-
	Board debris to top of boiler	8/9/B/29/KS16	Amosite Chrysotile	Localised	High	Poor	2	2	2	2	8	Repair and encapsulate / Remove	-
G.08 Bathroom	Ceiling panels (as G.01 Hall)	Refer to Sample 8/9/B/29/KS10	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
	Vinyl floor tiles (as G.01 Hall)	Refer to Sample 8/9/B/29/KS11	Chrysotile (strongly presume)	<4m ²	High	Fair	1	1	0	1	3	Manage / Review	12 months

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1.0 SURVEY RESULTS

Site: 12 Clawdd Poncen, Corven, Denbighshire

Date of survey: 24 September 2008

1.1 Asbestos Register

Location (refer to plan)	Material description	Sample Numbers	Asbestos Type ⁴	Quantity ¹	Accessibility ⁶	Condition	Risk Assessment Scores ^{2,5}					Summary Recommendations	Re- inspection Frequency ³
							M	D	ST	AT	Total		
G.09 WC	Ceiling panels (as G.01 Hall)	Refer to Sample 8/9/B/29/KS10	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
	Vinyl floor tiles (as G.01 Hall)	Refer to Sample 8/9/B/29/KS11	Chrysotile (strongly presume)	<2m ²	High	Fair	1	1	0	1	3	Manage / Review	12 months
G.10 Bedroom 2	Ceiling panels (as G.01 Hall)	Refer to Sample 8/9/B/29/KS10	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
	Vinyl floor tiles (as G.01 Hall)	Refer to Sample 8/9/B/29/KS11	Chrysotile (strongly presume)	<10m ²	High	Fair	1	1	0	1	3	Manage / Review	12 months
G.11 Bedroom 1	Ceiling panels (as G.01 Hall)	Refer to Sample 8/9/B/29/KS10	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
	Vinyl floor tiles (as G.01 Hall)	Refer to Sample 8/9/B/29/KS11	Chrysotile (strongly presume)	<20m ²	High	Fair	1	1	0	1	3	Manage / Review	12 months
L.01 Loft	No access	-	-	-	-	-	-	-	-	-	-	-	-

Notes:-

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- 2) Risk category is as defined in Section 5 of this report, and is based on the risk material risk assessment algorithm detailed in MDHS100
- 3) Re-inspection frequency is the suggested maximum period at which asbestos-containing materials are re-inspected by a suitably competent person
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1.0 SURVEY RESULTS

Site: 12 Clawdd Poncen, Corwen, Denbighshire

Date of survey: 24 September 2008

1.1 Asbestos Register

Location (refer to plan)	Material description	Sample Numbers	Asbestos Type ¹	Quantity ¹	Accessibility ⁶	Condition	Risk Assessment Scores ^{2,5}					Summary Recommendations	Re- inspection Frequency ³
							M	D	ST	AT	Total		
External	Roof – soffit panels	8/9/B/24/KS17	Amosite Chrysotile	Site Wide	High	Fair	2	1	1	2	6	Label and manage / Review	6 months
	Verge edging to gable end	8/9/B/24/KS18	Chrysotile	Site Wide	Medium	Fair	1	1	1	1	4	Manage / Review	12 months
	Bitumen damp proof course	8/9/B/24/KS19	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-
	Flat roof – bitumen felt	8/9/B/24/KS20	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-

Notes:-

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- 2) Risk category is as defined in Section 5 of this report, and is based on the risk material risk assessment algorithm detailed in MDHS100
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1.2 Areas Not Accessed

1.2.1 It is considered that all areas were adequately accessed, with exception to the following;

Location/Item	Reason for non-access
Roof top	Height restrictions
Internally to electrics	Live at time of survey
L.01 Loft	Height restrictions

No internal access was made to partition walls, internal to doors, concealed bulkheads or risers unless a Type 3 survey was instructed. For safety reasons, access above suspended ceilings and to high level was limited to those areas that could be reasonably accessed from stepladders available on site, or those carried by our surveyors. Access was only made to high level, roof, loft areas and ducts provided that suitable access and walkways are available or two surveyors are present.

Where a room, area or item of equipment is identified as not accessed, it should be presumed that ACM's might be present unless observations made elsewhere in this report indicate otherwise.

1.2.2 Electrical Services

Wall mounted fuse boxes and various other electrical items of equipment may be present within the building. It was assumed that all such equipment was live at the time of survey and therefore only visual inspection was made of these items, unless it could be verified that the equipment was disconnected.

It should be noted that it is not uncommon to find asbestos-containing materials within electrical equipment. Such items include arc shield panels and gasket seals to electrical equipment doors etc., as well as woven asbestos arc shields below individual fuses in fuse boxes.

1.3 RECOMMENDATIONS

Recommendations made within this report and in the register are based primarily on the condition, type, location and extent of the material, as well as the considered observations of the surveyor carrying out the survey. All recommendations should be regarded as a minimum precaution, and additional remedial measures or complete asbestos removal should also be considered.

- **Vinyl floor tiles –**

Sample No: 8/9/B/24/KS11

Location: G.01 (also present in G.02, G.06, G.08, G.09, G.10 & G.11)

These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation and provided undisturbed. We would recommend that these materials are managed and periodically re-inspected as required by **The Control of Asbestos Regulations 2006**. These materials should remain undisturbed and any future remedial or removal works undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2006** and **The Hazardous Waste Regulations 2005**.

- **Ceiling panels to airing cupboard –**

Sample No: 8/9/B/24/KS15 Location: G.07

- **Board debris –**

Sample No: 8/9/B/24/KS16 Location: G.07

These materials are not encapsulated, and in a poor condition, therefore are likely to generate airborne asbestos fibre if disturbed. We would recommend that these materials are either removed completely, or repaired and encapsulated to provide a greater level of protection / prevention of fibre release at the earliest possible opportunity. **Labelled** for identification purposes, managed and periodically re-inspected as required by **The Control of Asbestos Regulations 2006**. These materials should remain undisturbed and any future remedial or removal works undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2006** and **The Hazardous Waste Regulations 2005**.

14 Days Notification must be given to The Health and Safety Executive prior to any works being carried out to these materials.

- **Soffit panels –**

Sample No: 8/9/B/24/KS17 Location: External

These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation and provided undisturbed. We would recommend that these materials are either removed completely, or encapsulated to provide a greater level of protection / prevention of fibre release. **Labelled** for identification purposes, managed and periodically re-inspected as required by **The Control of Asbestos Regulations 2006**. These materials should remain undisturbed and any future remedial or removal works undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2006** and **The Hazardous Waste Regulations 2005**.

14 Days Notification must be given to The Health and Safety Executive prior to any works being carried out to these materials.

- **Verge edging –**

Sample No: 8/9/B/24/KS18 Location: External

These materials are in a fair condition and are unlikely to generate airborne asbestos fibre during normal occupation and provided undisturbed. We would recommend that these materials are managed and periodically re-inspected as required by **The Control of Asbestos Regulations 2006**. These materials should remain undisturbed and any future remedial or removal works undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **The Control of Asbestos Regulations 2006** and **The Hazardous Waste Regulations 2005**.

Additional Recommendations

As noted, other asbestos materials may be present that could not be accessed within the remit of this survey. Care should be taken during any works in areas identified as not accessible, with any additional suspect materials identified for subsequent analysis.

We would recommend that all asbestos removal or remedial works and disposal of asbestos materials indicated, should be undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of the **Control of Asbestos at Work Regulations, 2002** and **Schedule 3 of The Hazardous Waste Regulations 2005**. In particular, all remedial and removal works to ACM's covered by the requirements of the **Asbestos Licensing Regulations** should only be undertaken by a licensed asbestos removal contractor.

2.0 RISK ASSESSMENTS AND PRIORITISATION SYSTEM

2.1 Material Risk Assessment

The risk assessments for asbestos materials identified in this survey in this survey are included in the asbestos register.

The material risk is based on that established in MDHS 100, and is based on allocation of points, relating to the condition, surface treatment, material type, and asbestos content of the material, using an algorithm pro-forma. This risk assessment relates to the **material** only, and an additional **priority assessment** (see below), should be allocated to accommodate the likely use of the area and the potential for disturbance to the material. The material risk assessment point scores are based on the following examples;

Sample variable	Score	Examples
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, paper cardboard and felts, asbestos textiles, gaskets and ropes.
	3	Thermal insulation, sprayed asbestos, loose fill asbestos, packing and mattresses
Extent of Damage/Deterioration	0	Good condition, no visible damage.
	1	Low damage, surface scratches or marks, broken edges on boards.
	2	Medium damage, significant breakage of materials, or several small damaged areas revealing visible fibre.
	3	High damage or delamination of materials with visible fibre and debris
Surface Treatment	0	Asbestos reinforced composites, plastics, vinyls etc.
	1	Enclosed sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or encapsulated lagging or sprays
	3	Unsealed lagging or spray asbestos
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos types excluding Crocidolite
	3	Crocidolite

More complete guidance on the application of material risk assessment may be found in MDHS 100

2.2 Management Assessment

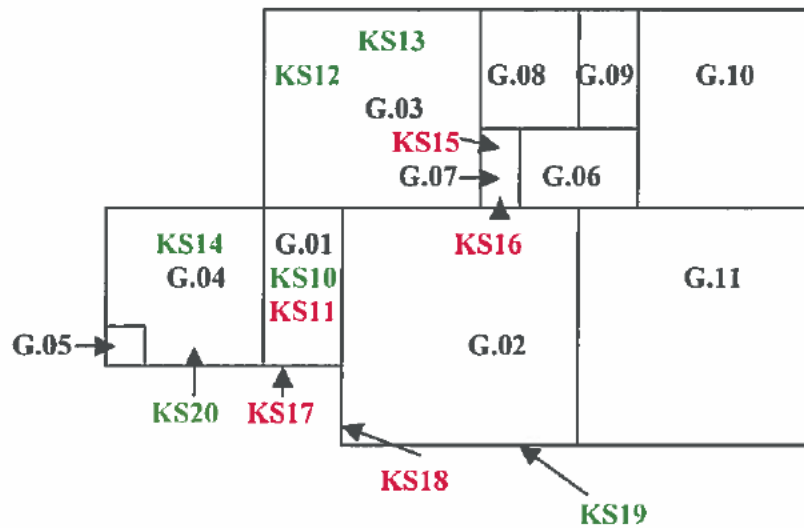
In addition to the above material assessment, as part of the management plan, a risk assessment should be carried out which should take into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.

Comment on the extent and location of the materials is recorded in the asbestos register (Section 4). However, we do not consider we are able to accurately provide information on the other aspects of the risk assessment, and the Client should establish this information as part of the Management Plan.

Recommendations made within this report and in the register are based primarily on the condition, type, location and extent of the material.

2.3 Type 3 (Demolition) Surveys

Where a Type 3 survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations may be made for the purposes of operatives entering the property and are indicated in the asbestos register of this report, although no risk assessment is undertaken unless specifically requested by the client.

Site Plan: 12 Clawdd Poncen, Corwen, Denbighshire**Key to Site Plans.****Asbestos containing samples****None asbestos containing samples**


Not to scale

3.0 Statement of Conformity

3.1 Compliance

This survey was carried out by the undersigned lead surveyor, and is considered to be an accurate representation of the condition of accessible ACM's encountered at the time the survey was carried out.

Signed:



Name (print):



Position: Surveyor

Date: 3. 11. 08

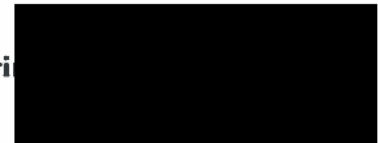
The content of this report and the recommendations made herein have been checked by the undersigned authorised person, and are considered to be in line with current APEC Environmental company policy and guidance issued by the Health and Safety Executive.

All results and observations made are considered to be correct at the time of survey. APEC Environmental Ltd cannot accept any responsibility for subsequent deterioration of asbestos-containing materials, or failure on behalf of the client to act on recommendations made in this report.

Sign



Name (pri



Position: Ops MANAGER

Date: 4.11.08

3.2 Confidentiality

The content of this report is deemed to be in confidence between APEC Environmental Ltd and the instructing client. APEC will not release additional copies of this report to other parties without written permission from the client or his representative.

Photographs



8/9/B/24/KS11
G.01 Hall – Vinyl Floor Tiles



8/9/B/24/KS15
G.07 Airing Cupboard – Ceiling Panels



8/9/B/24/KS16
G.07 Airing Cupboard – Board Debris To Top Of
Boiler



8/9/B/24/KS17
External Roof – Soffit Panels



8/9/B/24/KS18
External Roof – Verge Edging To Gable End

20 October 2008

DCC Housing Services
64 Brighton Road
Rhyl
Denbighshire
LL18 3HP

FOR THE ATTENTION OF: [REDACTED]

CONFIRMATION OF ANALYSIS

DOCUMENT NUMBER: CH/8/10/689/CH

SITE ADDRESS: 12 Clawdd Poncen, Corwen, Denbighshire

SITE LOCATION: Type 2 Survey

SAMPLES TAKEN BY APEC: [REDACTED]

ON: 24 September 2008

DATE CLIENT SAMPLES RECEIVED: N/A

SAMPLES ANALYSED BY: [REDACTED]

ON: 25 September 2008

Sample Number	Sample Location and Description	Asbestos Content
8/9/B/24/KS10	G.01 Hall – Ceiling Panels	No Asbestos Detected
8/9/B/24/KS11	G.01 Hall – Vinyl Floor Tiles	Chrysotile
8/9/B/24/KS12	G.03 Kitchen – Vinyl Floor Tiles	No Asbestos Detected
8/9/B/24/KS13	G.03 Kitchen – Bitumen Pad Below Sink	No Asbestos Detected
8/9/B/24/KS14	G.04 Cloak – Heat Mat To Ironing Board	No Asbestos Detected
8/9/B/24/KS15	G.07 Airing Cupboard – Ceiling Panels	Amosite Chrysotile
8/9/B/24/KS16	G.07 Airing Cupboard – Board Debris To Top Of Boiler	Amosite Chrysotile
8/9/B/24/KS17	External Roof – Soffit Panels	Amosite Chrysotile
8/9/B/24/KS18	External Roof – Verge Edging To Gable End	Chrysotile

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environmental analysis, monitoring and consultancy

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APEC environmental limited

DOCUMENT NUMBER: CH/8/10/689/CH

SITE ADDRESS: 12 Clawdd Poncen, Corwen, Denbighshire

SITE LOCATION: Type 2 Survey

SAMPLES TAKEN BY APEC: [REDACTED]

ON: 24 September 2008

DATE CLIENT SAMPLES RECEIVED: N/A

SAMPLES ANALYSED BY: [REDACTED]

ON: 25 September 2008

Sample Number	Sample Location and Description	Asbestos Content
8/9/B/24/KS19	External Walls – Bitumen Damp Proof Course	No Asbestos Detected
8/9/B/24/KS20	External Flat Roof – Bitumen Felt	No Asbestos Detected

DOCUMENT NUMBER: CH/8/10/689/CH

NOTES

If asbestos is present in the material which the sample represents, and if this material is to be removed or otherwise disturbed, then safety precautions must be taken in accordance with the Control of Asbestos Regulations 2006 and amendments, in addition to relevant Health and Safety Executive (HSE) Codes of Practice.

Chrysotile – **WHITE** asbestos

Amosite – **BROWN** asbestos

Crocidolite – **BLUE** asbestos

Other less common types of asbestos are fibrous actinolite, anthophyllite and tremolite, which for legislative purposes must be treated similar to amosite.

Estimates of concentration are outside the scope of our UKAS Accreditation and the method of analysis employed. However, further guidance on typical percentages of asbestos used in various products is available within MDHS 100, published by the HSE.

Method of Analysis

The bulk samples were analysed using documented in house methods based upon HSG 248 – Asbestos: The analysts' guide for sampling, analysis and clearance procedures, as published by the HSE.

Samples are subjected to initial stereo microscope examination to determine the presence of fibre, accompanied by mechanical and / or chemical treatment to release fibres from the sample matrix. Fibres are then analysed using polarised light microscopy techniques, including central stop dispersion staining, to confirm asbestos type.

Clients' Samples

Where clients have provided their own samples of bulk materials, APEC is not responsible for such sampling, nor for the consequences of inaccurate results or conclusions based on these samples.

On behalf of APEC Environmental Limited

SIGN



	- Operations Director
	- Asbestos Survey Manager / Assistant Technical Manager
	- Administration Manager