

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

Surveyor: [REDACTED]
Date of Survey: 1 October 2008
Report Reference: CH/8/10/652/CH
Date of Report: 21 October 2008
Purpose of Survey: Type 2.
Compliance with
The Control of Asbestos
Regulations 2006.

**Report on Survey of Asbestos Materials
at**

**31 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: 31 Clawdd Poncen, Cowen, Denbighshire

Date of survey: 1 October 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		
G1 Hall	Vinyl floor tiles and bitumen adhesive	8/10/B/1/GB14	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-
G2 W/C	Toilet cistern	8/10/B/1/GB15	Amosite	1	High	Good	1	0	0	2	3	Manage and review Refer to Section 4.3	12 Months
G3 Lounge	Vinyl floor tiles and bitumen adhesive (as G1 Hall)	Refer to Sample 8/10/B/1/GB14	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
	Vinyl floor tiles and bitumen adhesive	8/10/B/1/GB16	Chrysotile	16m ²	High	Good	1	0	0	1	2	Manage and review Refer to Section 4.3	12 Months
	Textured coating to ceiling	8/10/B/1/GB17	Chrysotile	16m ²	High	Good	1	0	0	1	2	Manage and review Refer to Section 4.3	12 Months
G4 Lounge	Vinyl floor tiles and bitumen adhesive (as G3 Lounge)	Refer to Sample 8/10/B/1/GB16	Chrysotile (strongly presume)	12m ²	High	Good	1	0	0	1	2	Manage and review Refer to Section 4.3	12 Months
	Textured coating to ceiling (as G3 Lounge)	Refer to Sample 8/10/B/1/GB17	Chrysotile (strongly presume)	12m ²	High	Good	1	0	0	1	2	Manage and review Refer to Section 4.3	12 Months
G5 Kitchen	Vinyl floor tiles and bitumen adhesive (as G1 Hall)	Refer to Sample 8/10/B/1/GB14	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
	Textured coating to ceiling (as G3 Lounge)	Refer to Sample 8/10/B/1/GB17	Chrysotile (strongly presume)	12m ²	High	Good	1	0	0	1	2	Manage and review Refer to Section 4.3	12 Months
G6 Shed	Ceiling panels (as 1.2 Front Bedroom)	Refer to Sample 8/10/B/1/GB13	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.

APEC Environmental

Report ref: CH.8.10.652.CH

- 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

1.0 SURVEY RESULTS

Site: 31 Clawdd Poncen, Cowen, Denbighshire

Date of survey: 1 October 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		
1.1 Landing	No visible suspect asbestos containing materials	-	-	-	-	-	-	-	-	-	-	-	-
1.2 Front Bedroom	Ceiling panels	8/10/B/1/GB13	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-
1.3 Back Bedroom	Ceiling panels (as 1.2 Front Bedroom)	Refer to Sample 8/10/B/1/GB13	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
1.4 Back Bedroom	Ceiling panels (as 1.2 Front Bedroom)	Refer to Sample 8/10/B/1/GB13	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
1.5 Heater Cupboard	Ceiling panels (as 1.2 Front Bedroom)	Refer to Sample 8/10/B/1/GB13	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
1.6 Bathroom	Ceiling panels (as 1.2 Front Bedroom)	Refer to Sample 8/10/B/1/GB13	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-
2.1 Roof Space	Ceiling panels (as 1.2 Front Bedroom)	Refer to Sample 8/10/B/1/GB13	No Asbestos Detected (presume)	-	-	-	-	-	-	-	-	-	-

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
- 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

1.0 SURVEY RESULTS

Site: 31 Clawdd Poncen, Cowen, Denbighshire

Date of survey: 1 October 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		
External	Soffits – Insulating board	8/10/B/1/GB18	Amosite	Through out	Medium	Good	2	0	1	2	5	Manage and review Refer to Section 4.3	6 Months
	Bitumen damp proof course	8/10/B/1/GB19	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-
	Flat roof – Bitumen	8/10/B/1/GB20	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-
	Presume cement verge edging	No Sample Taken	Presume Crocidolite	10m	Low	Good	1	0	1	3	5	Manage and review Refer to Section 4.3	12 Months

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.
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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
Verge edging Internally to electrics	Height restrictions Live at time of survey

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.

- **Asbestos based thermoplastic toilet cistern .**
Sample No: 8/10/B/1/GB15 Location: G2

These materials are in a good 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**.

- **Asbestos based Vinyl floor tiles / bitumen adhesive .**
Sample No: 8/10/B/1/GB22 Location: G3

This material is in a fair condition and is unlikely to generate airborne asbestos fibre during normal occupation and provided undisturbed. We would recommend that this material is managed and periodically re-inspected as required by **The Control of Asbestos Regulations 2006**. This material 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**.

*Note that due to the nature / characteristics of the adhesive material, if any future remedial or removal works are undertaken, the **Vinyl Floor Tiles / Covering** to which the adhesive is in contact with should also be treated as an Asbestos containing material and removed and disposed of accordingly, 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**.

- **Asbestos based Textured coating to ceiling.**
Sample No: 8/10/B/1/GB17 Location: G3 (also present in G4 & G5)

These materials are in a good 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**.

- **Asbestos Insulating board soffits .**
Sample No: 8/10/B/1/GB18 Location: External

These materials are in a good 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 **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 a **licensed asbestos removal contractor**, 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.

- **Strongly presumed asbestos cement products.**

Location: External - Verge edging.

Whilst these materials are in a good condition and unlikely to generate airborne asbestos fibre during normal occupation and unless disturbed, we would recommend that they are removed and disposed of prior to the proposed works within the Heater Cupboard 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	<i>Enclosed</i> sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or <i>encapsulated</i> 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

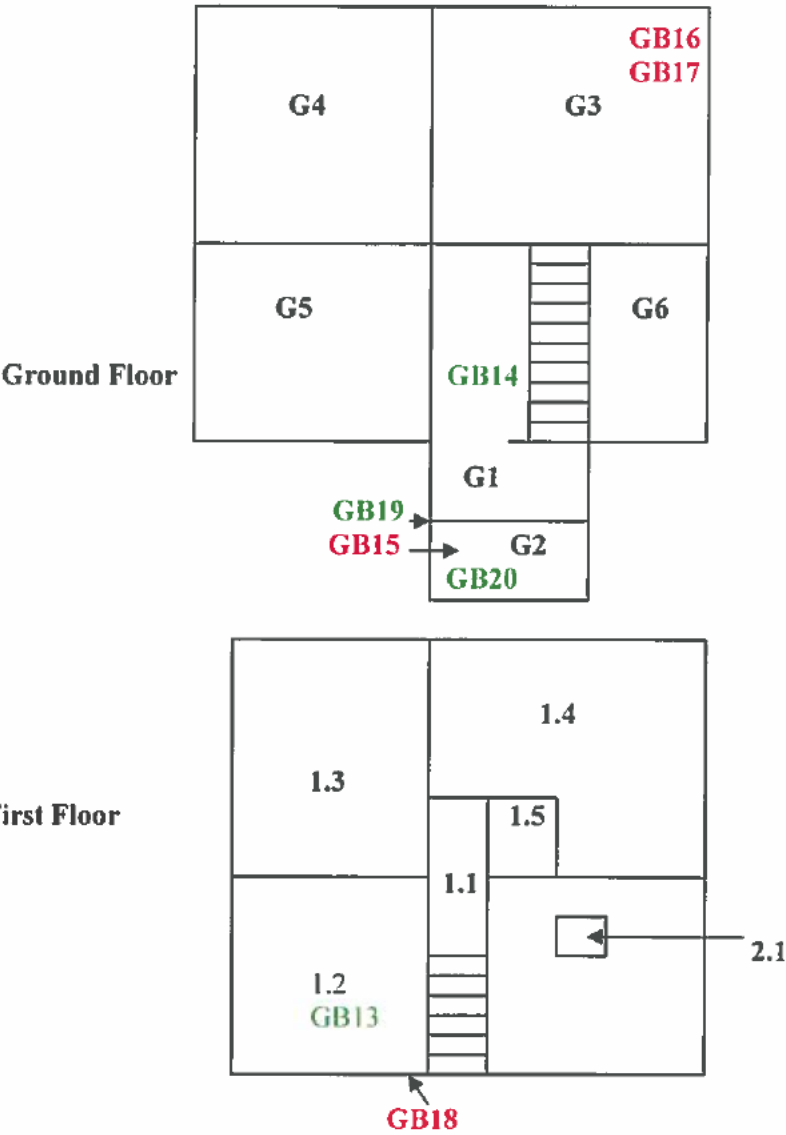
Where a Type 3 survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations may be made for the purposes of operatives entering the property and are indicated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

Site Plan: 31 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): [REDACTED]

Position: Surveyor

Date: 23/10/2008

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.

S

[REDACTED]

Name (print): [REDACTED]

Position:

OPERATIONS MANAGER

Date:

24/10/08

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



8/10/B/1/GB15
G2 WC - Toilet Cistern

No Photograph Available

8/10/B/1/GB16
G3 Lounge - Vinyl Floor Tiles & Bitumen Adhesive

No Photograph Available



8/10/B/1/GB17
G3 Lounge - Textured Coating To Ceiling

8/10/B/1/GB18
External Soffits - Insulating Board

20 October 2008
DCC Housing Services
64 Brighton Road
Rhyl
Denbighshire
LL18 3HP

FOR THE ATTENTION OF: [REDACTED]

CONFIRMATION OF ANALYSIS

DOCUMENT NUMBER: CH/8/10/651/CH

SITE ADDRESS: 31 Clawdd Poncen, Corwen, Denbighshire

SITE LOCATION: Type 2 Survey

SAMPLES TAKEN BY APEC: [REDACTED]

ON: 1 October 2008

DATE CLIENT SAMPLES RECEIVED: N/A

SAMPLES ANALYSED BY: [REDACTED]

ON: 12 October 2008

Sample Number	Sample Location and Description	Asbestos Content
8/10/B/1/GB13	1.2 Front Bedroom Fibreboard Ceiling Panels	No Asbestos Detected
8/10/B/1/GB14	G1 Hall Vinyl Floor Tiles & Bitumen Adhesive	No Asbestos Detected
8/10/B/1/GB15	G2 WC Toilet Cistern	Amosite
8/10/B/1/GB16	G3 Lounge Vinyl Floor Tiles & Bitumen Adhesive	Chrysotile
8/10/B/1/GB17	G3 Lounge Textured Coating To Ceiling	Chrysotile
8/10/B/1/GB18	External Soffits Insulating Board	Amosite
8/10/B/1/GB19	External Damp Proof Course Bitumen	No Asbestos Detected
8/10/B/1/GB20	External Flat Roof Bitumen	No Asbestos Detected

DOCUMENT NUMBER: CH/8/10/651/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.

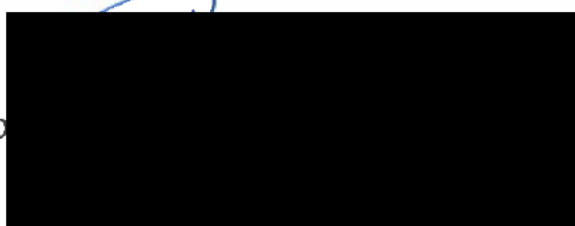
Samples are subjected to initial stereo microscope examination to determine the presence of fibre, accompanied by mechanical and / or chemical treatment to release fibres from the sample matrix. Fibres are then analysed using polarised light microscopy techniques, including central stop dispersion staining,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

SIGNED



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