Asbestos-Containing Building Material

Demolition Survey Report

Project 21066AS

635 Cowbridge Road East, Cardiff.

Prepared for:
Cardiff Demolition Company Limited,
Atlantic Eco Park,
Newton Road,
Rumney,
Cardiff,
CF3 2EJ.

Prepared by:
PHH Environmental UK Limited,
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Lewis Road,
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CF24 5FA

20th May 2025

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EXECUTIVE SUMMARY

PHH Environmental UK Limited was retained by Mr. Lee Williams on behalf of Cardiff Demolition Company Limited, Atlantic Eco Park, Newton Road, Rumney, Cardiff, CF3 2EJ to carry out a Demolition Asbestos Survey for the building located at 635 Cowbridge Road East, Cardiff, CF5 1AX. The purpose of the survey was to identify and quantify ACMs for due diligence and compliance with regulation prior to improvement works.

Please note that ACMs in good condition and undisturbed are not a hazard to health. Please note that as a Demolition intrusive survey was carried out and ACMs have been recommended for removal by PHH, those 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.

Fourteen instances of ACM(s) were identified, contaminated or presumed in the following materials(s) and area(s). Please note the following are grouped by location and may combine some entries from Annex II:

Material Description	Location
Insulating board	Ground floor - 0/012 - Fire panel lining to door
Textiles - Gaskets & washers	First floor - 1/032 - To compression joints and rad pipes
Textiles - Gaskets & washers	Ground floor - 0/005 - To compression joints and rad pipes
Cement - Profiled sheets	External (Outside 0/005A) - Profiled panelling to wall above windows
Cement - Fully comp flat sheet, tiles, slates & boards	First floor - 1/036, 1/037 - Internals to storage heater
Cement - Pre-formed moulded or extruded products	External - Rear elevation - Downpipe/vertical pipes
Bitumen roofing felts	External - Roof - Roof covering
Bitumen adhesive & paints	First floor - 1/045 - To concrete floor beneath screed and carpet
Bitumen adhesive & paints	First floor - 1/050, 1/049B - To concrete floor under screed and vinyl
Bitumen adhesive & paints	Ground floor - 0/007A (Under stairs) - To concrete floor
PVC vinyl floor tiles & unbacked PVC flooring	First floor - 1/049D - To floor next to former staircase
PVC vinyl flooring and adhesive	First floor - 1/037 - Strip of tile to concrete floor
PVC vinyl flooring and adhesive	First floor - 1/047, 1/048, 1/046, 1/049A - To concrete floors
PVC vinyl flooring and adhesive	First floor - 1/049D - Strip of tile to floor next to former staircase

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)	Ground floor - 0/004 (Lift): No access, steel doors locked from outside

The above may not include reference to all detailed locations of the ACM material types; for details please see Annex II. Recommendation(s) are 'Remove' by licensed contractor to 'to Re-evaluate if access obtained'; Please see Annex II for details. The recommendation(s) are based on the Material and Priority Risk Ratings, where applicable (see Section 2.0 Survey Methodology and 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 insulating board ceiling tiles. Please also note this may require the need to hire a competent or licensed removal contractor to remove ACMs to inspect behind them, the cost of which will be agreed with the client prior to works.

1.0 INTRODUCTION

PHH Environmental UK Limited was retained by Mr. Lee Williams on behalf of Cardiff Demolition Company Limited, Atlantic Eco Park, Newton Road, Rumney, Cardiff, CF3 2EJ to carry out a Demolition Asbestos Survey for the building located at 635 Cowbridge Road East, Cardiff, CF5 1AX. The purpose of the survey was to identify and quantify ACMs for due diligence and compliance with regulation prior to improvement works.

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, where applicable.
- 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 (where applicable 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).

The survey was performed on the 7th May 2025 by Emmanual Weston BSc (Hons), AIEMA, TechIOSH (Operations Manager) and 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 of a two-storey office building with a flat felt roof.

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).

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 HSE Guide, "Managing asbestos in buildings: A brief guide" INDG223, published by the Health & Safety Executive recommends that 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.

As agreed with the client, suspect ACMs that may be present have been excluded from the scope of work due to lack of access include those items listed below:

- Roofing

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 Insulating 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.

Where appropriate and reasonably practicable, demolition of structural walls, ceilings or other features was conducted to access and sample hidden ACMs.

Every reasonable effort was made to access interiors of walls, floors, ceilings, roof space at eaves and concealed spaces. Every reasonable effort was also made to access any existing fire stops between floors or compartments and around soil and vent pipes, if present.

Please note shuttering may be hidden within the property and will only be uncovered during intrusive demolition, if found please call PHH to sample.

Post-survey, any workers who suspect a material that they are working on, or are about to work on, contains Asbestos should stop work immediately. They should then inform the works supervisor so that further investigations may be carried out and cross-referenced with the site asbestos register.

Before any work commences where it is liable to disturbing asbestos, all operatives will be required to have completed Category A Asbestos Awareness Training. Asbestos Awareness Training will cover the health hazards associated with asbestos, correct work methods, the use of control measures, the use of protective equipment, and hygiene procedures. Refresher training (including new information, standards, and techniques) should also be provided regularly. Sub-Contractors are responsible for the provision of their own Asbestos Awareness Training.

It is now recognised that even with full access surveys, some ACMs may be not be identified and this may only become apparent during refurbishment and/or demolition works e.g. Cavity walls or voids. If suspected ACMs are discovered during the refurbishment/demolition, then works must cease until the material can be identified.

2.0 SURVEY METHODOLOGY

The surveyor entered each pre-defined area or room where possible. Thirty-Two sample(s) were collected and analysed. Sketches denoting reference and sampling locations are included in Annex III. 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 Demolition Asbestos Survey as defined in HSG264. PHH Environmental UK Limited are a 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 our in-house laboratory UKAS 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 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 Strongly Presumed ACMs but Not Sampled

Section B of Annex II lists all strongly presumed ACMs, which have been extrapolated from positive laboratory ACM samples.

3.3 Presumed ACMs but Not Sampled

Section C of Annex II lists all presumed ACMs, which are suspected of containing ACMs based on the surveyor's detailed observation and experience but where it was not possible to sample the material.

3.4 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.

3.5 Observed and Extrapolated as Negative based on Laboratory Analysed Samples

Section F of Annex II lists further areas of suspect ACMs that were extrapolated (based on observation) as negative by reference to laboratory confirmed negative samples.

3.6 Negative Samples

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

3.7 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 that any missing section(s) above 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 building works ACMs recommended for removal should be removed by licensed contractor for asbestos removal prior to these works. This is reflected in the table of recommendations at Annex II ACM Register & Management Plan.

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

Note, ACMs noted in Annex II as 'Licensed Work?' – 'Yes', must be removed or worked on by a contractor that is licensed unless the exposure of employees to asbestos is sporadic and of low intensity and it is clear from a risk assessment that the exposure of any employee to asbestos will not exceed the control limit; and the work involves short, non-continuous maintenance activities or removal of materials in which the asbestos fibres are firmly linked in a matrix or encapsulation or sealing of asbestos-containing materials which are in good condition; as defined in the Control of Asbestos Regs Part 1 sect. 3 (2) see HSE ACoP L143. Any ACM removed must be disposed of at a licensed tip. Employees are subject to the requirements of the Control of Asbestos Regulations and must observe the required safety precautions.

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.

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.

As some ACMs will be required to be removed or worked on by a licensed contractor, it is recommended that all ACMs to be removed or worked on are done so and disposed of (if appropriate) by the licensed contractor. A licensed contractor should be fully aware of the precautions to take in relation to ACMs.

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.

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.

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 insulating board ceiling tiles. Please also note this may require the need to hire a competent or licensed removal contractor to remove ACMs to inspect behind them, the cost of which will be agreed with the client prior to works.

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.

Please note the 'scores' for material and priority ratings (where applicable) 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 surveyor's 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 Limited 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:

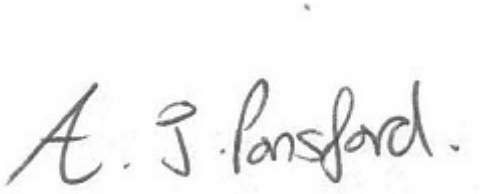
i. the investigation has been limited to the scope of work and budget described in our quotation and contract and this report,
ii. this report has been prepared taking into account current government regulations, and does not reflect regulations which may be enacted in the future,
iii. except as stated, we have 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. We make 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 Limited
Per:

Name: Emmanual Weston BSc (Hons), AIEMA, TechIOSH
Title: Operations Manager
For & on behalf of:
PHH Environmental UK Limited

Reviewed by:
PHH Environmental UK Limited
Per:



Name: Amanda Ponsford BSc (Hons)
Title: Project Manager
For & on behalf of:
PHH Environmental UK Limited

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: General requirements for the competence of testing and calibration laboratories
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, 2006.
12. Workplace (Health, Safety and Welfare) Regulations, HMSO, 1992.

ANNEX I - Laboratory Results

UKAS TESTING
6371

PHH ENVIRONMENTAL

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CERTIFICATE OF ASBESTOS FIBRE ANALYSIS

Certificate Reference: PHH47359

Client:	Cardiff Demolition Company Limited, Atlantic Eco Park, Newton Road, Rumney, Cardiff, CF3 2EJ.	**Site Address:**	635 Cowbridge Road East, Cardiff.

Sampled by: Michael Cleveland	**Date Received:** 15/05/2025
Project Reference: 21066AS	**Analysis Date:** 15/05/2025

Results: -

Number	Lab Reference	Location	Sample Description	Result
1	E130568	21066AS-001	Grey tile and adhesive	No Asbestos Detected
2	E130569	21066AS-002	Gasket	Chrysotile
3	E130570	21066AS-003	Putty	No Asbestos Detected
4	E130571	21066AS-004	Grey tile and adhesive	No Asbestos Detected
5	E130572	21066AS-006	Bitumen pads	No Asbestos Detected
6	E130573	21066AS-007	Mastic	No Asbestos Detected
7	E130574	21066AS-008	Heat sheilds	Chrysotile
8	E130575	21066AS-009	Hessian backed vinyl	No Asbestos Detected
9	E130576	21066AS-010	Green tile and adhesive	Chrysotile in Adhesive Only
10	E130577	21066AS-011	Bitumen adhesive	Chrysotile
11	E130578	21066AS-013	Green tile and adhesive	Chrysotile in Tile and Adhesive
12	E130579	21066AS-014	Cloth	No Asbestos Detected
13	E130580	21066AS-015	Mastic	No Asbestos Detected
14	E130581	21066AS-016	'Artex' - 'Bark'	No Asbestos Detected
15	E130582	21066AS-020	Beige tile and adhesive	Chrysotile in Tile and Adhesive
16	E130583	21066AS-021	Stair nosing	Chrysotile

For and on behalf of PHH Environmental UK Limited

Notes:
1. The method of analysis is conducted by Polarised Light Microscopy (PLM) using PHH Environmental' s P43 procedure and Appendix 2 of the HSG 248 'The Analysts Guide'
2005'.
2. Where PHH Environmental conducted the survey samples were collected in accordance with HSG246 'The Survey Guide' and our in-house document P14. External sample
reports are prepared using the samples and information provided by the client, and the results apply to the sample as received.
3. The analytical method does not quantify the amount of asbestos present, however if 1 or 2 asbestos fibres are identified then the description "trace" is permitted. THIS REPORT MAY ONLY BE REPRODUCED OR INTERPRETED IN ITS ENTIRETY.
4. The sample description should be regarded as tentative and is not included in the UKAS Accreditation for this laboratory.

* Opinions or interpretations expressed in this report are outside the scope of our UKAS accreditation.
** Comments refer to supplementary information relevant to samples analysed e.g. sample sizes

UKAS TESTING
6371

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CERTIFICATE OF ASBESTOS FIBRE ANALYSIS

17	E130584	21066AS-022	Ceiling tiles	No Asbestos Detected
18	E130585	21066AS-024	Lining board	Amosite, Chrysotile
19	E130586	21066AS-025	'Artex' - 'Bark'	No Asbestos Detected
20	E130587	21066AS-027	Dark grey tiles and adhesive	No Asbestos Detected
21	E130588	21066AS-028	Grey tile and adhesive	No Asbestos Detected
22	E130589	21066AS-029	Black tile and ahesive	No Asbestos Detected
23	E130590	21066AS-033	'Artex'	No Asbestos Detected
24	E130591	21066AS-035	'Artex'	No Asbestos Detected
25	E130592	21066AS-036	Residue	No Asbestos Detected
26	E130593	21066AS-037	Residue	No Asbestos Detected
27	E130594	21066AS-038	Residue	No Asbestos Detected
28	E130595	21066AS-039	Gasket	No Asbestos Detected
29	E130596	21066AS-041	Profiled panels	Chrysotile
30	E130597	21066AS-042	Bitumen damp proof courses	No Asbestos Detected
31	E130598	21066AS-043	Downpipe	Chrysotile
32	E130668	21066AS-031	Bitumen adhesive	Chrysotile

Authorised Signature: 

Analyst(s): Michael Cleveland

Certificate Issue Date: 20/05/2025

For and on behalf of PHH Environmental UK Limited

Notes:
1. The method of analysis is conducted by Polarised Light Microscopy (PLM) using PHH Environmental' s P43 procedure and Appendix 2 of the HSG 248 'The Analysts Guide'
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reports are prepared using the samples and information provided by the client, and the results apply to the sample as received.
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* Opinions or interpretations expressed in this report are outside the scope of our UKAS accreditation.
** Comments refer to supplementary information relevant to samples analysed e.g. sample sizes

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.

635 Cowbridge Road East, Cardiff.						Survey Type >		Demolition		Initial Survey Date(s) >								07/05/2025				
21066AS						Register Type >		Final							Risk ratings			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			PHH47359-2	21066AS-002	First floor - 1/032	To compression joints and rad pipes	Gasket	Textiles - Gaskets & washers	Positive asbestos sample	Small Quants	NA	0	0	1	3	NA	NA	Remove	07/05/25			No
A			PHH47359-7	21066AS-008	First floor - 1/036, 1/037	Internals to storage heater	Heat shields	Cement - Fully comp flat sheet, tiles, slates & boards	Positive asbestos sample	Small Quants	NA	0	1	1	3	NA	NA	Remove	07/05/25			No*
A			PHH47359-9	21066AS-010	First floor - 1/037	Strip of tile to concrete floor	Green tile and adhesive	PVC vinyl flooring and adhesive	Positive asbestos sample	3LM	NA	1	0	1	3	NA	NA	Remove	07/05/25		Chrysotile in adhesive only therefore tiles are contaminated	No
A			PHH47359-10	21066AS-011	First floor - 1/045	To concrete floor beneath screed and carpet	Bitumen adhesive	Bitumen adhesive & paints	Positive asbestos sample	16SM	NA	0	0	1	2	NA	NA	Remove	07/05/25			No
A			PHH47359-11	21066AS-013	First floor - 1/047, 1/048, 1/046, 1/049A	To concrete floors	Green tile and adhesive	PVC vinyl flooring and adhesive	Positive asbestos sample	213SM	NA	0	0	1	2	NA	NA	Remove	07/05/25		Chrysotile in tile and adhesive	No
A			PHH47359-15	21066AS-020	First floor - 1/049D	Strip of tile to floor next to former staircase	Beige tile and adhesive	PVC vinyl flooring and adhesive	Positive asbestos sample	4LM	NA	1	0	1	3	NA	NA	Remove	07/05/25		Chrysotile in tile and adhesive	No
A			PHH47359-16	21066AS-021	First floor - 1/049D	To floor next to former staircase	Stair nosing	PVC vinyl floor tiles & unbacked PVC flooring	Positive asbestos sample	4LM	NA	1	0	1	3	NA	NA	Remove	07/05/25		One length	No
A			PHH47359-18	21066AS-024	Ground floor - 0/012	Fire panel lining to door	Lining board	Insulating board	Positive asbestos sample	1No	NA	2	2	2	8	NA	NA	Remove	07/05/25			Yes
A			PHH47359-32	21066AS-031	Ground floor - 0/007A (Under stairs)	To concrete floor	Bitumen adhesive	Bitumen adhesive & paints	Positive asbestos sample	4SM	NA	0	0	1	2	NA	NA	Remove	07/05/25			No
A			PHH47359-29	21066AS-041	External (Outside 0/005A)	Profiled panelling to wall above windows	Profiled panels	Cement - Profiled sheets	Positive asbestos sample	10LM	NA	1	1	1	4	NA	NA	Remove	07/05/25			No*
A			PHH47359-31	21066AS-043	External - Rear elevation	Downpipe/vertical pipes	Downpipe	Cement - Pre-formed moulded or extruded products	Positive asbestos sample	4LM	NA	1	1	1	4	NA	NA	Remove	07/05/25			No*
B	21066AS-011			21066AS-012	First floor - 1/050, 1/049B	To concrete floor under screed and vinyl	Bitumen adhesive	Bitumen adhesive & paints	Strong presumption (extrapolation)	42SM	NA	0	0	1	2	NA	NA	Remove	07/05/25			No
B	21066AS-002			21066AS-026	Ground floor - 0/005	To compression joints and rad pipes	Gasket	Textiles - Gaskets & washers	Strong presumption (extrapolation)	Small Quants	NA	0	0	1	3	NA	NA	Remove	07/05/25			No

635 Cowbridge Road East, Cardiff.						Survey Type >		Demolition								Initial Survey Date(s) >						07/05/2025			
21066AS						Register Type >		Final								Risk ratings				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?
C				21066AS-044	External - Roof	Roof covering	Felt roof	Bitumen roofing felts	Presumption	1000SM	NA	0	0	1	2	NA	NA	Remove	07/05/25		Areas estimated. Unable to access without high access equiptment	No
E				21066AS-034	Ground floor - 0/004 (Lift)	No access, steel doors locked from outside	No access	NA (no access)	No access (Presumption)	NA	NA	NA	NA	NA	NA	NA	NA	Re-evaluate if access obtained	07/05/25			
F	21066AS-001			21066AS-005	First floor - 1/040 and 1/042	To concrete floors	Grey tile and adhesive	PVC vinyl floor tiles & unbacked PVC flooring	No asbestos suspected (extrapolation)	55SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
F	21066AS-001			21066AS-017	Ground floor to First floor - 0/007,1/042	To stairs and stair risers	Grey tile and adhesive	PVC vinyl floor tiles & unbacked PVC flooring	No asbestos suspected (extrapolation)	36LM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		#N/A	
F	21066AS-003			21066AS-023	Ground and first floor - Throughout	Window putty and metal windows	Putty	Bitumen mastic, caulking & putty	No asbestos suspected (extrapolation)	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
F	21066as-014			21066AS-032	Ground floor - 0/007a	Cable shroud to electrical cable	Cloth	Textiles - cloth	No asbestos suspected (extrapolation)	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-1	21066AS-001	First floor - 1/032	To concrete floor	Grey tile and adhesive	PVC vinyl floor tiles & unbacked PVC flooring	Negative asbestos sample	50SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-3	21066AS-003	First floor - Throughout	Window putty and metal windows	Putty	Bitumen mastic, caulking & putty	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-4	21066AS-004	First floor - 1/031	To concrete floor	Grey tile and adhesive	PVC vinyl flooring and adhesive	Negative asbestos sample	30SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-5	21066AS-006	First floor - 1/032	Underside of sink units	Bitumen pads	Bitumen coatings on metal	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-6	21066AS-007	First floor - 1/036, 1/037	Internals to storage heater	Mastic	Bitumen mastic, caulking & putty	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-8	21066AS-009	First floor - 1/036, 1/037, 1/038	To concrete floors	Hessian backed vinyl	Paper backed PVC floors	Negative asbestos sample	60SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-12	21066AS-014	First floor - 1/049b	Cable shroud to electrical cable	Cloth	Textiles - cloth	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-13	21066AS-015	First floor - 1/049A	Mastic to window sill around two steel poles	Mastic	Bitumen mastic, caulking & putty	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			

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21066AS						Register Type >		Final								Risk ratings				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?
G			PHH47359-14	21066AS-016	Ground floor to First floor - 0/007,1/042,0/008	To brick walls	'Artex' - 'Bark'	Textured coatings & joint compound	Negative asbestos sample	20SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-17	21066AS-022	Ground floor - 0/011, 0/005A,0/012,0/013	Fixed to concrete ceilings	Ceiling tiles	Paper inc lining to 'strawboard'	Negative asbestos sample	207SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		Fibreboard Tiles	
G			PHH47359-19	21066AS-025	Ground floor - 0/005	To rear wall and 0/005,0/005A dividing wall	'Artex' - 'Bark'	Textured coatings & joint compound	Negative asbestos sample	70SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-20	21066AS-027	Ground floor - 0/005	To concrete floor	Dark grey tiles and adhesive	PVC vinyl flooring and adhesive	Negative asbestos sample	15SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-21	21066AS-028	Ground floor - 0/005,0/007A	To concrete floor	Grey tile and adhesive	PVC vinyl flooring and adhesive	Negative asbestos sample	251SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-22	21066AS-029	Ground floor - 0/005	To concrete floor	Black tile and adhesive	PVC vinyl flooring and adhesive	Negative asbestos sample	0SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-23	21066AS-033	Ground floor - 0/002,0/015	To walls behind ceramic tile	'Artex'	Textured coatings & joint compound	Negative asbestos sample	40SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		Extent is an estimate	
G			PHH47359-24	21066AS-035	Ground floor - 0/005	To timber curved wall	'Artex'	Textured coatings & joint compound	Negative asbestos sample	20SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-25	21066AS-036	Ground floor - 0/014 (Boiler Room)	Residue to wall	Residue	Thermal insulation	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		Under ET100	
G			PHH47359-26	21066AS-037	Ground floor - 0/014 (Boiler Room)	Residue to wall	Residue	Thermal insulation	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		Under ET100	
G			PHH47359-27	21066AS-038	Ground floor - 0/014 (Boiler Room)	Residue to wall	Residue	Thermal insulation	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		Under ET100	
G			PHH47359-28	21066AS-039	Ground floor - 0/0/14 (Boiler Room)	To pipe joints	Gasket	Textiles - Gaskets & washers	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
G			PHH47359-30	21066AS-042	External	Damp proof courses to foundation wall	Bitumen damp proof courses	Bitumen damp proof courses	Negative asbestos sample	Small Quants	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			
H				21066AS-018	Ground floor to First floor - 0/008,1/042	To stair treads	Rubber stair nosing	PVC vinyl floor tiles & unbacked PVC flooring	Discounted material (not sampled)	23No	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25			

635 Cowbridge Road East, Cardiff.						Survey Type >		Demolition		Initial Survey Date(s) >										07/05/2025			
21066AS						Register Type >		Final							Risk ratings			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 Chrysotile, 2 = Amosite, 3 = Crocidolite) (1 =	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?	
H				21066AS-019	Ground floor - 0/008	Floor panelling along stair case bedside hand rail	Timber panelling	Insulating board	Discounted material (not sampled)	4LM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		Noted as AIB on former report		
H				21066AS-030	Ground floor - 0/007A (Under stairs)	Ceiling boarding (stair underside)	Board	Insulating board	Discounted material (not sampled)	6SM	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		Manufactured 01/04/2004		
H				21066AS-040	Ground floor - 0/014 (Boiler Room)	Closer boards around flue to wall	Board	Insulating board	Discounted material (not sampled)	2No	NA	NA	NA	NA	NA	NA	NA	No action not an ACM	07/05/25		Modern board, flue and boiler		

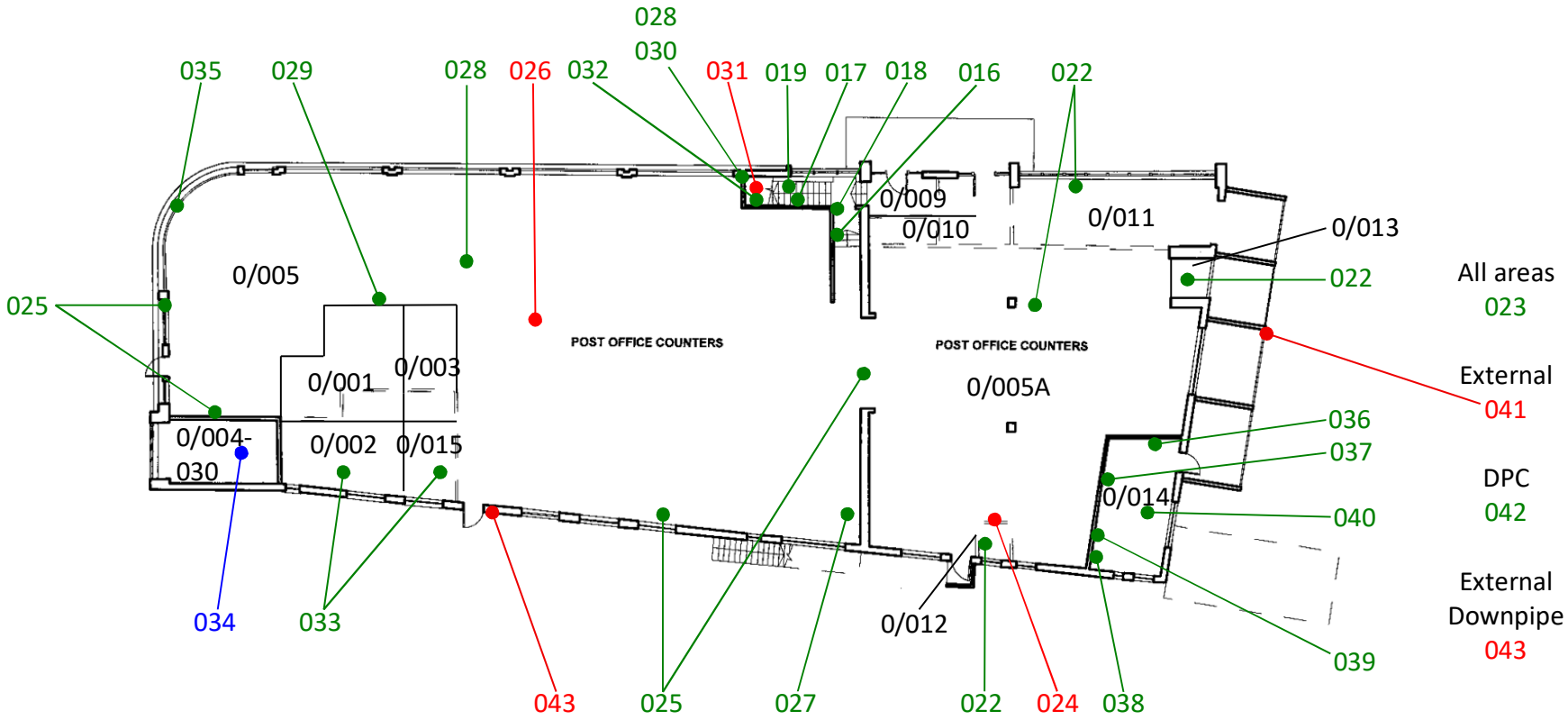
ANNEX III – Floor Plan Layout Showing Sample or Reference Point Locations

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.



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.

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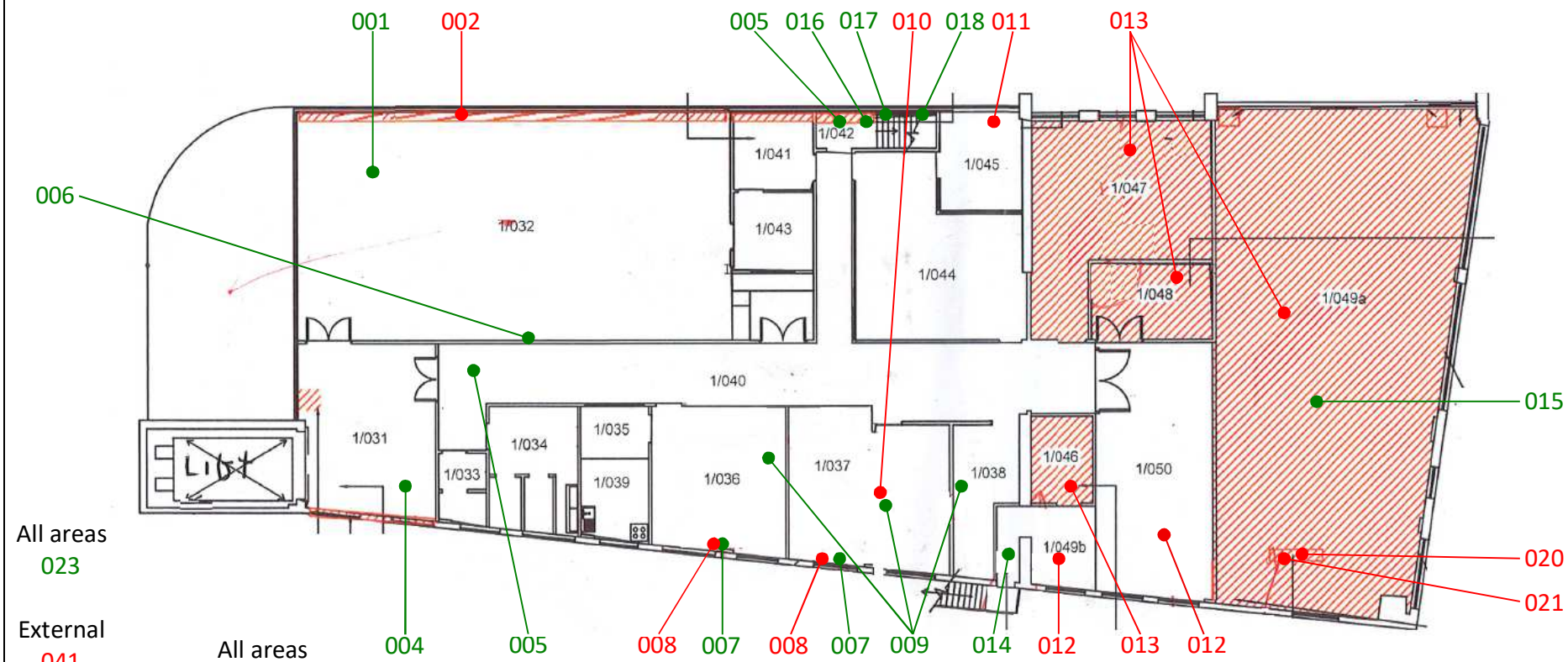
Annex III Project Ref. 21066AS
635 Cowbridge Road East, Cardiff
Ground floor plan



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

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Annex III Project Ref. 21066AS
635 Cowbridge Road East, Cardiff
First floor plan

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

	
21066AS-002	21066AS-008
	
21066AS-010	21066AS-011
	
21066AS-012	21066AS-013

	
21066AS-020	21066AS-021
	
21066AS-024	21066AS-026
	
21066AS-031	21066AS-041

	
21066AS-043	21066AS-044

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