



Asbestos Management Survey Report of:

Canolfan Tryweryn, Frongoch, Bala, LL23 7NU

On Behalf of:

Natural Resources Wales.

Report Number: LEL9923-SRV

Survey Date: 22nd January 2026



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How to Use This Report

This guide explains the content of each section of the survey report. Failure to use the information provided in the report correctly may result in incorrect information or assumptions being obtained.

Should the client wish to pass copies of the report to other parties for information, the whole of the report should be copied but no professional liability or warranty shall be extended to other parties by Leftfield Environmental Ltd in this connection without the explicit written agreement thereto by Leftfield Environmental Ltd.

All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.

Section 1.0 Executive Summary

The Executive Summary contains details of the scope and extent of the works. The reader must ensure that the scope covers the required areas and that any variations do not impact on any proposed works or management of the site.

All areas of no access should be considered as containing asbestos until proven otherwise.

Recommended Actions provides a summary of all identified and presumed asbestos containing materials (ACMs). ACMs are listed by product type to aid in easy identification within the report.

The Asbestos Register presents ACMs by building, floor & location. It provides a detailed list of all locations included within the survey where positive samples have been taken or items are presumed to contain asbestos. Items physically sampled will show the asbestos type within the analysis column.

Items cross referenced (visually similar) have their asbestos type determined by the sample result of materials of similar appearance and use that have been sampled elsewhere on site. These will show the analysis proceeded by "VS".

Strongly Presumed samples are items that the surveyor was unable to sample but the materials are similar in appearance and use to known asbestos containing materials and hence they are confirmed as containing asbestos, these are proceeded by "SP".

Presumed items are those that the surveyor was unable to sample or inspect adequately to confirm the presence of asbestos, as such there is a potential for asbestos being present and the item is presumed to contain asbestos. These items are proceeded by "P"

A Material Risk Assessment (MRA) algorithm has been completed for all positive samples. It should be noted that to enable an accurate Priority Risk Assessment (PRA) to be undertaken this requires a detailed knowledge of the property. The responsibility for this lies with the duty holder, although Leftfield Environmental Ltd can assist with the provision of information or generic assessments where agreed.

Recommendations within this report are based on the condition of the asbestos and the Material Assessment. Prior to carrying out these recommendations consideration should be given to the Priority Assessment Algorithm, which is outside the scope of this report.

Section 2.0 Introduction

The Introduction provides a general overview of the purpose, aims and type of survey undertaken. It also presents Project and Quality Assurance details.

Section 3.0 Methodology & Limitations of Method

This section details the survey methodology adopted and the specific scope of the survey works agreed with the client. Please note Management Surveys will not involve any intrusive investigations unless agreed with the client in advance of the survey being undertaken.

The specific limitations for the survey are detailed within the table. Should any variations occur against the agreed scope then details of these will be given within the table. These will be agreed with the client prior to the start of the survey.

Section 4.0 Survey Findings – Sample Assessment Sheets

Sample assessment sheets contain detailed information on all suspect items with a photographic record of each item.

Section 5.0 Survey Findings – Survey Data

Summarises location by location all identified and presumed asbestos, all areas of no access and limited access, and all recorded non-asbestos materials

Section 6.0 – Bulk Analysis Certificates

This section provides laboratory analysis results for all samples taken during the course of the survey.

Section 7.0 - Site Plans

All locations will be given a unique reference number or name which corresponds to the location detailed within the Asbestos Register. The drawings highlight areas containing positive information and areas of no access. In the case of planned works, a check should always be made of adjacent areas.

Appendix 1 - Definitions & Recommended Guidance

Contains general guidance relating to Samples, Assessments and Recommendations and a detailed Risk Assessment explanation.

Appendix 2 - Material & Priority Assessment algorithms

This section provides details on the scoring of asbestos assessments

1.0 Executive Summary

1.1 Scope of Works

The scope of the survey comprised of a management level asbestos survey throughout the premises to locate and record, as far as is reasonably practicable, the presence and extent of any suspect materials that may contain asbestos and to assess material risk and extent.

Please note that the services throughout were outside the scope of the survey.

Areas of No Access are documented in the table in this section and these areas/items should be presumed to contain asbestos until proven otherwise. Only those areas/items listed in Section 5 of this report have been inspected, any areas/items not listed in Section 5 should be considered to be outside the scope of the survey.

1.2 Type of Survey

The type of survey undertaken was a Management Asbestos Survey as detailed in current HSE guidance HSG264 (Second edition, 2012).

1.3 Recommended Actions

Below is a summary of all identified and presumed asbestos and guidance on necessary actions which should be taken to prevent potential exposure to Asbestos Containing Materials (ACMs).

Please contact Leftfield Environmental Ltd for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing an Asbestos Management Plan (AMP), and scheduling re-inspections.

There were no asbestos containing materials identified within the scope of the survey

1.4 No Access Areas

Below is a list of specific areas/items that were not accessed within the scope of the survey.

Please note any area/item not accessed must be presumed to contain asbestos until proven otherwise

All areas within the scope of work were accessed during the survey

1.5 Asbestos Register

Building	Floor	Room	Location	Level of ID	Sample Reference	Material Types	Asbestos Types	Surface Treatment	Condition	Vulnerability	Amount	Material Risk Score
Main Building, Building 3	Ground	Reception Area	Coating to Ceiling	Sampled	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	45m2	Not Applicable
Main Building, Building 3	Ground	Reception	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	4m2	Not Applicable
Main Building, Building 3	Ground	Staff Area	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	6m2	Not Applicable
Main Building, Building 3	Ground	Staff Area	Sink Pad	Sampled	2	Bitumen	No Asbestos Detected	Composite Material	Medium Damage	Medium	<0.5m2	Not Applicable
Main Building, Building 3	Ground	Male WC	Coating to Ceiling Within Corridor	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Medium Damage	Low	3m2	Not Applicable
Main Building, Building 3	Ground	Cleaners Cupboard	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	2m2	Not Applicable
Main Building, Building 3	Ground	Cafe	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	25m2	Not Applicable
Main Building, Building 3	Ground	Serving Area	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Good Condition	Low	4m2	Not Applicable
Main Building, Building 3	Ground	Kitchen	Coating to Ceiling	Sampled	3	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	4m2	Not Applicable
Main Building, Building 3	Ground	First Aid Room	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	4m2	Not Applicable
Main Building, Building 3	Ground	Corridor	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Good Condition	Low	3m2	Not Applicable
Main Building, Building 3	Ground	Office 1	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	4m2	Not Applicable
Main Building, Building 3	Ground	Office 2	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	6m2	Not Applicable

Building	Floor	Room	Location	Level of ID	Sample Reference	Material Types	Asbestos Types	Surface Treatment	Condition	Vulnerability	Amount	Material Risk Score
Main Building, Building 3	Ground	Main Office	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	14m2	Not Applicable
Main Building, Building 3	Ground	Lobby	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	4m2	Not Applicable
Main Building, Building 3	Ground	External Plant Room	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	6m2	Not Applicable
Main Building, Building 3	Ground	External	undercloak	Sampled	4	Cement	No Asbestos Detected	Cement Based	Low Damage	Low	40LM	Not Applicable
Gym	Ground	Main Room	Coating to Ceiling	Sampled	5	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	24m7	Not Applicable
Gym	Ground	Store Room	Coating to Ceiling	Visually Similar	5	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	10m2	Not Applicable
Gym	Ground	External	Undercloak	Sampled	6	Cement	No Asbestos Detected	Cement Based	Low Damage	Low	28l	Not Applicable
Berwyn Building	Ground	Main Room	Coating to Ceiling	Sampled	7	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	20m2	Not Applicable
Berwyn Building	Ground	Store Room	Coating to Ceiling	Visually Similar	7	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	10m2	Not Applicable
Berwyn Building	Ground	External	Undercloak	Sampled	8	Cement	No Asbestos Detected	Cement Based	Low Damage	Low	28m2	Not Applicable
WRT Building	Ground	Main Room	Coating to Ceiling	Sampled	9	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	20m2	Not Applicable
WRT Building	Ground	Store Room	Coating to Ceiling	Visually Similar	9	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	10m2	Not Applicable
WRT Building	Ground	External	Undercloak	Sampled	10	Cement	No Asbestos Detected	Cement Based	Low Damage	Low	28Lm	Not Applicable
Graveyard Building	Ground	Main Room	Coating to Ceiling	Sampled	11	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	10m2	Not Applicable
Graveyard Building	Ground	External	Undercloak	Sampled	12	Cement	No Asbestos Detected	Cement Based	Low Damage	Low	10lm	Not Applicable
Coaching Building	Ground	Entrance Lobby	Coating to Ceiling	Sampled	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	22m2	Not Applicable
Coaching Building	Ground	Office	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	4m2	Not Applicable
Coaching Building	Ground	Classroom	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	30m2	Not Applicable
Coaching Building	Ground	Kitchen	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	6m2	Not Applicable
Coaching Building	Ground	Disabled WC	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	6m2	Not Applicable

Building	Floor	Room	Location	Level of ID	Sample Reference	Material Types	Asbestos Types	Surface Treatment	Condition	Vulnerability	Amount	Material Risk Score
Coaching Building	Ground	Cleaners Cupboard	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	1m2	Not Applicable
Coaching Building	Ground	Female WC	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	8m2	Not Applicable
Coaching Building	Ground	Female Changing Room	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Medium Damage	Low	18m2	Not Applicable
Coaching Building	Ground	Male Changing Room	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	16m2	Not Applicable
Coaching Building	Ground	Male WC	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	8m2	Not Applicable
Coaching Building	Ground	Corridor	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	4m2	Not Applicable
Coaching Building	Ground	Boiler Room	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	4m2	Not Applicable
Coaching Building	Ground	Electrical Cupboard	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	Composite Material	Low Damage	Low	1m2	Not Applicable
Coaching Building	Ground	External	Undercloak	Sampled	14	Cement	No Asbestos Detected	Cement Based	Low Damage	Low	45LM	Not Applicable

2.0 Introduction

2.1 Purpose and Aim of Survey

The purpose of an Asbestos Management Survey is to help the duty holder manage asbestos in their premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a Risk Assessment and prepare a suitable Asbestos Management Plan in accordance with Reg 4 of the Control of Asbestos Regulations 2012 (CAR 2012).

The aim of a Management Survey is to:

- Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACMs
- Inspect and record information on the accessibility, condition and surface treatment of known or presumed ACMs
- Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

Please note where any works are to be undertaken which may disturb the fabric of a building or where access is required within voids/sealed areas then a Refurbishment & Demolition Survey (R&D) is required.

For a building occupier to meet their duties under Reg 4 of the Control of Asbestos Regulations 2012 they must implement a Management Plan for known or presumed ACMs which are not to be removed. This Survey Report can be used as a basis to start developing a Management Plan and prioritise actions but does not constitute an Asbestos Management Plan as required under the Control of Asbestos Regulations 2012.

Further guidance on the implementation of Asbestos Management Plans can be found in the HSE Guidance documents HSG 227 “A Comprehensive Guide to Managing Asbestos in Premises”.

We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing. Leftfield Environmental Ltd cannot guarantee the quantities identified are accurate and as such they shouldn't be used for the pricing of removal works.

2.2 Project Details

Leftfield Environmental Ltd received an order to undertake an asbestos survey as detailed in sections 2.3 and 3.1 of this report. This order has been accepted based on the original quotation, survey plan and, our terms and conditions of business. All subsequent information provided by the client or ascertained otherwise was assessed during the planning stage of the project and a suitable Plan of Work produced. Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the survey and recorded within this report.

This survey was carried out in accordance with documented in-house procedures and HSE Guidance document HSG 264.

2.3 Survey Details

Details of whom commissioned survey	Natural Resources Wales Ty Cambria 29 Newport Road Cardiff, CF24 0TP
Address of premises surveyed	Canolfan Tryweryn, Frongoch Bala, LL23 7NU
Description of areas to be surveyed	The scope of the survey comprised of a management level asbestos survey throughout the premises
Description of any areas to be excluded	Service throughout the premises
Survey method	HSG 264 (Second ed.), Documented in house procedure, LEL/07
Type of survey	Management Survey
Variations or deviations from methods	None.
Inspection Dates -	22 nd January 2026
Report Issue Date	9 th February 2026
Surveyor	Neil Cokeley
Authorised By	Dan Johnson
Authorised Signature/date	 09 February 2026

2.4 Version Control

Version Number	Purpose/Change	Authorised By	Date

3.0 Methodology and Limitations of Method

For safety reasons, it is not possible to inspect internal areas of live electrical items, services, heating, ventilation, or mechanical plant and machinery. Where access is required within these items it will be stated within the scope of works detailed in the table in section 3.1 of this report. Whilst all areas of the building included within the scope of the survey will be accessed and inspected as far as reasonably practicable, Leftfield Environmental Ltd cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access.

Although every care has been taken to identify all asbestos containing products within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our surveyors or where access could not be gained.

We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore, we are unable to report on any asbestos as may be present in these areas.

We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance, unless specifically identified in this report.

Asbestos should be presumed to be present within any areas not surveyed until a further assessment can be carried out.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of ACMs. Visual inspections during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify ACMs within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage to asbestos or signs of previous asbestos removal but does not include random dust sampling.

Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

Decorative coatings and paints etc. (such as "Artex") may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative sample results. Where both positive and negative samples are obtained the client should presume that the textured coatings contain Chrysotile throughout even though a non-detected result has been obtained. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely unless specifically requested.

Due to the non-homogenous nature of some thermal insulation products it is possible to obtain both a positive and negative result when sampling the same material. In instances where this occurs then all sample results for the given insulation type should be treated as containing asbestos. This applies to all thermal insulation and insulation residues and debris.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Unless specifically identified within the report, no responsibility can be accepted for stored or portable items of asbestos.

Floor tiles (or similar material) may include a bitumastic adhesive. It is known that some proprietary brands of bitumen have an asbestos content, and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.

Whilst all care has been taken to ensure that all asbestos materials have been identified as far as is reasonably practicable, some

asbestos materials may remain unidentified within the fabric of the building. This includes ACMs concealed by suspect items.

Unless specifically identified within the report, no responsibility can be accepted for non-systematic or random use of asbestos within the property. It must be presumed that asbestos may remain unidentified to these types of areas and if suspect materials are uncovered then samples should be taken for analysis.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item.

It is recommended that any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, therefore Leftfield Environmental Ltd cannot be held responsible for any misinterpretation of the contents of this report by a third party.

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

Due to the nature of asbestos surveys, Leftfield Environmental Ltd will not accept any liability for claims arising out of pollution or contamination of any kind.

Due to Management Surveys being non-intrusive in their nature, asbestos is likely to remain unidentified within common locations where non-intrusive inspection would not normally be possible, for example:

- As internal linings to fire doors and hatches
- As packing around door and window frames
- Within the fabric of the building including cavity walls, floor voids and foundations, etc
- Behind or within fixed wall linings, fixed boxings, fixed ceilings, etc
- Below fixed floor coverings
- Below existing felt and bitumen roof coverings
- Within drainage systems and below ground services
- Within chimneys and chimney breasts
- Residual asbestos material may be present beneath re-insulated services and cannot be detected unless the insulation is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue

4.0 Sample Assessment Sheets

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Reception Area	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	45m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Reception	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	4m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Staff Area	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	6m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Sink Pad	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Bitumen	Surface Treatment	Composite Material
	Room	Staff Area	Recommendation		Condition	Medium Damage
	Type	Sampled	Time Frame		Amount	<0.5m2
	Sample Reference	2	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling Within Corridor	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Male WC	Recommendation		Condition	Medium Damage
	Type	Visually Similar	Time Frame		Amount	3m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Cleaners Cupboard	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	2m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Cafe	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	25m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Serving Area	Recommendation		Condition	Good Condition
	Type	Visually Similar	Time Frame		Amount	4m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Kitchen	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	4m2
	Sample Reference	3	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	First Aid Room	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	4m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Corridor	Recommendation		Condition	Good Condition
	Type	Visually Similar	Time Frame		Amount	3m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Office 1	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	4m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Office 2	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	6m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Main Office	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	14m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Lobby	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	4m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	External Plant Room	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	6m2
	Sample Reference	1	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Main Building, Building 3	Location	undercloak	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Cement	Surface Treatment	Cement Based
	Room	External	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	40LM
	Sample Reference	4	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Gym	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Main Room	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	24m7
	Sample Reference	5	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Gym	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Store Room	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	10m2
	Sample Reference	5	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Gym	Location	Undercloak	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Cement	Surface Treatment	Cement Based
	Room	External	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	28l
	Sample Reference	6	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Berwyn Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Main Room	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	20m2
	Sample Reference	7	Comments		Material Score	Not Applicable

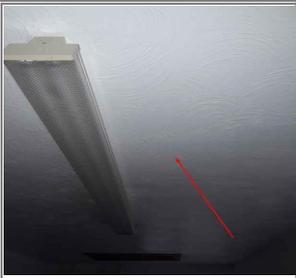
	Location Details		Sample Details		Material Assessment	
	Building	Berwyn Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Store Room	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	10m2
	Sample Reference	7	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Berwyn Building	Location	Undercloak	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Cement	Surface Treatment	Cement Based
	Room	External	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	28m2
	Sample Reference	8	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	WRT Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Main Room	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	20m2
	Sample Reference	9	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	WRT Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Store Room	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	10m2
	Sample Reference	9	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	WRT Building	Location	Undercloak	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Cement	Surface Treatment	Cement Based
	Room	External	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	28Lm
	Sample Reference	10	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Graveyard Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Main Room	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	10m2
	Sample Reference	11	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Graveyard Building	Location	Undercloak	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Cement	Surface Treatment	Cement Based
	Room	External	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	10lm
	Sample Reference	12	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Entrance Lobby	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	22m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Classroom	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	30m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Kitchen	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	6m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Disabled WC	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	6m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Cleaners Cupboard	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	1m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Female WC	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	8m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Female Changing Room	Recommendation		Condition	Medium Damage
	Type	Visually Similar	Time Frame		Amount	18m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Male Changing Room	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	16m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Male WC	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	8m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Corridor	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	4m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Boiler Room	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	4m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Coating to Ceiling	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Textured Coating	Surface Treatment	Composite Material
	Room	Electrical Cupboard	Recommendation		Condition	Low Damage
	Type	Visually Similar	Time Frame		Amount	1m2
	Sample Reference	13	Comments		Material Score	Not Applicable

	Location Details		Sample Details		Material Assessment	
	Building	Coaching Building	Location	Undercloak	Asbestos Type	No Asbestos Detected
	Floor	Ground	Material Type	Cement	Surface Treatment	Cement Based
	Room	External	Recommendation		Condition	Low Damage
	Type	Sampled	Time Frame		Amount	45LM
	Sample Reference	14	Comments		Material Score	Not Applicable

5.0 Survey Data

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Main Building, Building 3	Ground	Reception Area	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Reception Area	Coating to Ceiling	Sampled	1	Textured Coating	No Asbestos Detected	45m2	Not Applicable
Main Building, Building 3	Ground	Reception Area	Upstands to Roof Window	No Asbestos Suspected		Brick,Plaster			
Main Building, Building 3	Ground	Reception Area	Walls	No Asbestos Suspected		Brick,Plaster Board,Plaster			
Main Building, Building 3	Ground	Reception Area	Paneling to Walls	No Asbestos Suspected		Ceramic			
Main Building, Building 3	Ground	Reception Area	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Reception	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Reception	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Main Building, Building 3	Ground	Reception	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Reception	Paneling to Walls	No Asbestos Suspected		Wood			
Main Building, Building 3	Ground	Reception	Reception Counter	No Asbestos Suspected		Wood,Timber			
Main Building, Building 3	Ground	Reception	Floor	No Asbestos Suspected		Concrete,Carpet			
Main Building, Building 3	Ground	Staff Area	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Staff Area	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	6m2	Not Applicable
Main Building, Building 3	Ground	Staff Area	Walls	No Asbestos Suspected		Brick,Ceramic			
Main Building, Building 3	Ground	Staff Area	Sink Pad	Sampled	2	Bitumen	No Asbestos Detected	<0.5m2	Not Applicable
Main Building, Building 3	Ground	Staff Area	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Female WC	Ceiling	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Female WC	Walls	No Asbestos Suspected		Brick,Ceramic			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Main Building, Building 3	Ground	Female WC	Panels Behind Tiles to Toilet Cisterns and Soil Vent Pipes	No Asbestos Suspected		Supalux			
Main Building, Building 3	Ground	Female WC	Toilet Cisterns	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Female WC	Soil Vent Pipes	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Female WC	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Female Changing Rooms	Ceiling	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Female Changing Rooms	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Female Changing Rooms	Panels to Walls	No Asbestos Suspected		Plaster			
Main Building, Building 3	Ground	Female Changing Rooms	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Male WC	Ceiling	No Asbestos Suspected		Plaster Board,Plastic			
Main Building, Building 3	Ground	Male WC	Coating to Ceiling Within Corridor	Visually Similar	1	Textured Coating	No Asbestos Detected	3m2	Not Applicable
Main Building, Building 3	Ground	Male WC	Walls	No Asbestos Suspected		Brick,Ceramic			
Main Building, Building 3	Ground	Male WC	Panels Behind Tiles to Toilet Cisterns and Soil Vent Pipes	No Asbestos Suspected		Supalux			
Main Building, Building 3	Ground	Male WC	Toilet Cisterns	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Male WC	Soil Vent Pipes	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Male WC	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Cleaners Cupboard	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Cleaners Cupboard	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	2m2	Not Applicable
Main Building, Building 3	Ground	Cleaners Cupboard	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Cleaners Cupboard	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Male Changing Room	Ceiling	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Male Changing Room	Walls	No Asbestos Suspected		Brick			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Main Building, Building 3	Ground	Male Changing Room	Paneling to Walls	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Male Changing Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Cafe	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Cafe	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	25m2	Not Applicable
Main Building, Building 3	Ground	Cafe	Walls	No Asbestos Suspected		Brick,Plaster			
Main Building, Building 3	Ground	Cafe	Paneling to Walls	No Asbestos Suspected		Wood			
Main Building, Building 3	Ground	Cafe	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Serving Area	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Serving Area	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Main Building, Building 3	Ground	Serving Area	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Serving Area	Panels to Walls	No Asbestos Suspected		Wood,Plastic			
Main Building, Building 3	Ground	Serving Area	Serving Counter	No Asbestos Suspected		Wood,Wallpaper			
Main Building, Building 3	Ground	Serving Area	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Kitchen	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Kitchen	Coating to Ceiling	Sampled	3	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Main Building, Building 3	Ground	Kitchen	Walls	No Asbestos Suspected		Brick,Plaster,Ceramic			
Main Building, Building 3	Ground	Kitchen	Boxing to Wall	No Asbestos Suspected		Wood			
Main Building, Building 3	Ground	Kitchen	Header Panel above Door	No Asbestos Suspected		Wood			
Main Building, Building 3	Ground	Kitchen	Extraction Hood and Cookers	No Asbestos Suspected		Metal			
Main Building, Building 3	Ground	Kitchen	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Preparation Room	Ceiling	No Asbestos Suspected		Plastic			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Main Building, Building 3	Ground	Preparation Room	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Preparation Room	Cladding to Walls	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	Preparation Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Drying Room	Ceiling	No Asbestos Suspected		Plaster Board,Plaster			
Main Building, Building 3	Ground	Drying Room	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Drying Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	First Aid Room	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	First Aid Room	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Main Building, Building 3	Ground	First Aid Room	Walls	No Asbestos Suspected		Brick,Ceramic			
Main Building, Building 3	Ground	First Aid Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	Corridor	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Corridor	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	3m2	Not Applicable
Main Building, Building 3	Ground	Corridor	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Corridor	Floor	No Asbestos Suspected		Concrete,Carpet			
Main Building, Building 3	Ground	Office 1	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Office 1	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Main Building, Building 3	Ground	Office 1	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Office 1	Floor	No Asbestos Suspected		Concrete,Carpet			
Main Building, Building 3	Ground	Office 2	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Office 2	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	6m2	Not Applicable
Main Building, Building 3	Ground	Office 2	Walls	No Asbestos Suspected		Brick			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Main Building, Building 3	Ground	Office 2	Floor	No Asbestos Suspected		Concrete, Carpet			
Main Building, Building 3	Ground	Main Office	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Main Office	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	14m2	Not Applicable
Main Building, Building 3	Ground	Main Office	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Main Office	Floor	No Asbestos Suspected		Concrete, Carpet			
Main Building, Building 3	Ground	Lobby	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	Lobby	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Main Building, Building 3	Ground	Lobby	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	Lobby	Floor	No Asbestos Suspected		Concrete, Carpet			
Main Building, Building 3	Ground	Photograph Rooms	Ceiling	No Asbestos Suspected		Plaster Board, Plaster			
Main Building, Building 3	Ground	Photograph Rooms	Walls	No Asbestos Suspected		Brick, Plaster Board, Plaster, Wood			
Main Building, Building 3	Ground	Photograph Rooms	Floor	No Asbestos Suspected		Concrete, Carpet			
Main Building, Building 3	First	Roof Void/Loft	Underside of Roof	No Asbestos Suspected		New Bitumen, Timber			
Main Building, Building 3	First	Roof Void/Loft	Walls	No Asbestos Suspected		Brick, Wood			
Main Building, Building 3	First	Roof Void/Loft	Fire Brake	No Asbestos Suspected		MMMF			
Main Building, Building 3	First	Roof Void/Loft	Ducting	No Asbestos Suspected		Metal			
Main Building, Building 3	First	Roof Void/Loft	Water Storage Tanks	No Asbestos Suspected		Plastic			
Main Building, Building 3	First	Roof Void/Loft	Boilers and Flue Pipes	No Asbestos Suspected		Metal, Plastic			
Main Building, Building 3	First	Roof Void/Loft	Pipework	No Asbestos Suspected		Metal, Plastic			
Main Building, Building 3	First	Roof Void/Loft	Insulation to Pipework	No Asbestos Suspected		MMMF			
Main Building, Building 3	First	Roof Void/Loft	Panels Behind Boilers	No Asbestos Suspected		Supalux			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Main Building, Building 3	First	Roof Void/Loft	Soil Vent Pipes	No Asbestos Suspected		Plastic			
Main Building, Building 3	First	Roof Void/Loft	Insulation to Floor Area	No Asbestos Suspected		MMMF			
Main Building, Building 3	First	Roof Void/Loft	Floor	No Asbestos Suspected		Plaster Board,Wood,Timber			
Main Building, Building 3	First	Roof Void/Loft	Loft Hatch	No Asbestos Suspected		Wood,Timber			
Main Building, Building 3	Ground	External Plant Room	Ceiling	No Asbestos Suspected		Plaster Board			
Main Building, Building 3	Ground	External Plant Room	Coating to Ceiling	Visually Similar	1	Textured Coating	No Asbestos Detected	6m2	Not Applicable
Main Building, Building 3	Ground	External Plant Room	Switch Gear	No Asbestos Suspected		Metal,Plastic			
Main Building, Building 3	Ground	External Plant Room	Backboard to Switch Gear	No Asbestos Suspected		Wood			
Main Building, Building 3	Ground	External Plant Room	Walls	No Asbestos Suspected		Brick			
Main Building, Building 3	Ground	External Plant Room	Boiler and Flue Pipe	No Asbestos Suspected		Metal,Plastic			
Main Building, Building 3	Ground	External Plant Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Main Building, Building 3	Ground	External	Roof Tiles	No Asbestos Suspected		Slate			
Main Building, Building 3	Ground	External	Flue Pipes	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	External	Soil Vent Pipes	No Asbestos Suspected		Metal,Plastic			
Main Building, Building 3	Ground	External	Soffits and Fascia Boards	No Asbestos Suspected		Wood			
Main Building, Building 3	Ground	External	Rainwater Goods	No Asbestos Suspected		Plastic			
Main Building, Building 3	Ground	External	undercloak	Sampled	4	Cement	No Asbestos Detected	40LM	Not Applicable
Main Building, Building 3	Ground	External	Window Sills	No Asbestos Suspected		Concrete			
Main Building, Building 3	Ground	External	Walls	No Asbestos Suspected		Brick			
Gym	Ground	Main Room	Ceiling	No Asbestos Suspected		Plaster Board			
Gym	Ground	Main Room	Coating to Ceiling	Sampled	5	Textured Coating	No Asbestos Detected	24m7	Not Applicable
Gym	Ground	Main Room	Walls	No Asbestos Suspected		Brick			
Gym	Ground	Main Room	Boxing above Windows	No Asbestos Suspected		Wood			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Gym	Ground	Main Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Gym	Ground	Store Room	Ceiling	No Asbestos Suspected		Plaster Board			
Gym	Ground	Store Room	Coating to Ceiling	Visually Similar	5	Textured Coating	No Asbestos Detected	10m2	Not Applicable
Gym	Ground	Store Room	Walls	No Asbestos Suspected		Brick			
Gym	Ground	Store Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Gym	Ground	Roof Void/Loft	Underside of Roof	No Asbestos Suspected		New Bitumen,Timber			
Gym	Ground	Roof Void/Loft	Walls	No Asbestos Suspected		Brick			
Gym	Ground	Roof Void/Loft	Insulation to Floor Area	No Asbestos Suspected		MMMMF			
Gym	Ground	Roof Void/Loft	Floor	No Asbestos Suspected		Plaster Board,Timber			
Gym	Ground	Roof Void/Loft	Loft Hatch	No Asbestos Suspected		Wood			
Gym	Ground	External	Roof Tiles	No Asbestos Suspected		Slate			
Gym	Ground	External	Soffits and Fascia Boards	No Asbestos Suspected		Wood			
Gym	Ground	External	Rainwater Goods	No Asbestos Suspected		Plastic			
Gym	Ground	External	Window Sills	No Asbestos Suspected		Concrete			
Gym	Ground	External	Walls	No Asbestos Suspected		Brick			
Gym	Ground	External	Undercloak	Sampled	6	Cement	No Asbestos Detected	28l	Not Applicable
Berwyn Building	Ground	Main Room	Ceiling	No Asbestos Suspected		Plaster Board			
Berwyn Building	Ground	Main Room	Coating to Ceiling	Sampled	7	Textured Coating	No Asbestos Detected	20m2	Not Applicable
Berwyn Building	Ground	Main Room	Walls	No Asbestos Suspected		Brick			
Berwyn Building	Ground	Main Room	Floor	No Asbestos Suspected		Concrete			
Berwyn Building	Ground	Store Room	Ceiling	No Asbestos Suspected		Plaster Board			
Berwyn Building	Ground	Store Room	Coating to Ceiling	Visually Similar	7	Textured Coating	No Asbestos Detected	10m2	Not Applicable
Berwyn Building	Ground	Store Room	Walls	No Asbestos Suspected		Brick			
Berwyn Building	Ground	Store Room	Floor	No Asbestos Suspected		Concrete			
Berwyn Building	Ground	Roof Void/Loft	Underside of Roof	No Asbestos Suspected		New Bitumen,Timber			
Berwyn Building	Ground	Roof Void/Loft	Walls	No Asbestos Suspected		Brick			
Berwyn Building	Ground	Roof Void/Loft	Insulation to Floor Area	No Asbestos Suspected		MMMMF			
Berwyn Building	Ground	Roof Void/Loft	Floor	No Asbestos Suspected		Plaster Board,Timber			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Berwyn Building	Ground	Roof Void/Loft	Loft Hatch	No Asbestos Suspected		Wood			
Berwyn Building	Ground	External	Roof Tiles	No Asbestos Suspected		Slate			
Berwyn Building	Ground	External	Soffits and Fascia Boards	No Asbestos Suspected		Wood			
Berwyn Building	Ground	External	Rainwater Goods	No Asbestos Suspected		Plastic			
Berwyn Building	Ground	External	Undercloak	Sampled	8	Cement	No Asbestos Detected	28m2	Not Applicable
Berwyn Building	Ground	External	Window Sills	No Asbestos Suspected		Concrete			
Berwyn Building	Ground	External	Walls	No Asbestos Suspected		Brick			
WRT Building	Ground	Main Room	Ceiling	No Asbestos Suspected		Plaster Board			
WRT Building	Ground	Main Room	Coating to Ceiling	Sampled	9	Textured Coating	No Asbestos Detected	20m2	Not Applicable
WRT Building	Ground	Main Room	Walls	No Asbestos Suspected		Brick			
WRT Building	Ground	Store Room	Ceiling	No Asbestos Suspected		Plaster Board			
WRT Building	Ground	Store Room	Coating to Ceiling	Visually Similar	9	Textured Coating	No Asbestos Detected	10m2	Not Applicable
WRT Building	Ground	Store Room	Walls	No Asbestos Suspected		Brick			
WRT Building	Ground	Store Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
WRT Building	Ground	Roof Void/Loft	Underside of Roof	No Asbestos Suspected		New Bitumen,Timber			
WRT Building	Ground	Roof Void/Loft	Walls	No Asbestos Suspected		Brick			
WRT Building	Ground	Roof Void/Loft	Insulation to Floor Area	No Asbestos Suspected		MMMMF			
WRT Building	Ground	Roof Void/Loft	Floor	No Asbestos Suspected		Plaster Board,Timber			
WRT Building	Ground	Roof Void/Loft	Loft Hatch	No Asbestos Suspected		Wood			
WRT Building	Ground	External	Roof Tiles	No Asbestos Suspected		Slate			
WRT Building	Ground	External	Soffits and Fascia Boards	No Asbestos Suspected		Wood			
WRT Building	Ground	External	Rainwater Goods	No Asbestos Suspected		Plastic			
WRT Building	Ground	External	Undercloak	Sampled	10	Cement	No Asbestos Detected	28Lm	Not Applicable
WRT Building	Ground	External	Window Sills	No Asbestos Suspected		Concrete			
WRT Building	Ground	External	Walls	No Asbestos Suspected		Brick			
Graveyard Building	Ground	Main Room	Ceiling	No Asbestos Suspected		Plaster Board			
Graveyard Building	Ground	Main Room	Coating to Ceiling	Sampled	11	Textured Coating	No Asbestos Detected	10m2	Not Applicable
Graveyard Building	Ground	Main Room	Walls	No Asbestos Suspected		Brick			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Graveyard Building	Ground	Main Room	Floor	No Asbestos Suspected		Concrete			
Graveyard Building	Ground	Roof Void/Loft	Underside of Roof	No Asbestos Suspected		New Bitumen,Timber			
Graveyard Building	Ground	Roof Void/Loft	Gable Ends	No Asbestos Suspected		Wood,New Bitumen			
Graveyard Building	Ground	Roof Void/Loft	Insulation to Floor Area	No Asbestos Suspected		MMMF			
Graveyard Building	Ground	Roof Void/Loft	Floor	No Asbestos Suspected		Plaster Board,Timber			
Graveyard Building	Ground	Roof Void/Loft	Loft Hatch	No Asbestos Suspected		Wood			
Graveyard Building	Ground	External	Roof Tiles	No Asbestos Suspected		Slate			
Graveyard Building	Ground	External	Soffits and Fascia Boards	No Asbestos Suspected		Wood			
Graveyard Building	Ground	External	Rainwater Goods	No Asbestos Suspected		Plastic			
Graveyard Building	Ground	External	Undercloak	Sampled	12	Cement	No Asbestos Detected	10lm	Not Applicable
Graveyard Building	Ground	External	Gable Ends	No Asbestos Suspected		Wood			
Graveyard Building	Ground	External	Window Sills	No Asbestos Suspected		Concrete			
Graveyard Building	Ground	External	Walls	No Asbestos Suspected		Brick,Concrete			
Coaching Building	Ground	Entrance Lobby	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Entrance Lobby	Coating to Ceiling	Sampled	13	Textured Coating	No Asbestos Detected	22m2	Not Applicable
Coaching Building	Ground	Entrance Lobby	Walls	No Asbestos Suspected		Brick,Plaster			
Coaching Building	Ground	Entrance Lobby	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Coaching Building	Ground	Office	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Office	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Coaching Building	Ground	Office	Floor	No Asbestos Suspected		Concrete,Carpet			
Coaching Building	Ground	Classroom	Ceiling	No Asbestos Suspected		Plaster Board			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Coaching Building	Ground	Classroom	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	30m2	Not Applicable
Coaching Building	Ground	Classroom	Walls	No Asbestos Suspected		Brick			
Coaching Building	Ground	Classroom	Floor	No Asbestos Suspected		Concrete, Carpet			
Coaching Building	Ground	Kitchen	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Kitchen	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	6m2	Not Applicable
Coaching Building	Ground	Kitchen	Walls	No Asbestos Suspected		Brick, Plaster, Ceramic			
Coaching Building	Ground	Kitchen	Sink Pad	No Asbestos Suspected		New Bitumen			
Coaching Building	Ground	Kitchen	Floor	No Asbestos Suspected		Concrete, New Vinyl			
Coaching Building	Ground	Disabled WC	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Disabled WC	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	6m2	Not Applicable
Coaching Building	Ground	Disabled WC	Walls	No Asbestos Suspected		Brick, Ceramic			
Coaching Building	Ground	Disabled WC	Toilet Cistern	No Asbestos Suspected		Ceramic			
Coaching Building	Ground	Disabled WC	Soil Vent Pipe	No Asbestos Suspected		Plastic			
Coaching Building	Ground	Disabled WC	Floor	No Asbestos Suspected		Concrete, New Vinyl			
Coaching Building	Ground	Cleaners Cupboard	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Cleaners Cupboard	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	1m2	Not Applicable
Coaching Building	Ground	Cleaners Cupboard	Walls	No Asbestos Suspected		Brick, Wood			
Coaching Building	Ground	Cleaners Cupboard	Floor	No Asbestos Suspected		Concrete, New Vinyl			
Coaching Building	Ground	Female WC	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Female WC	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	8m2	Not Applicable
Coaching Building	Ground	Female WC	Walls	No Asbestos Suspected		Brick, Ceramic			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Coaching Building	Ground	Female WC	Toilet Cisterns	No Asbestos Suspected		Ceramic			
Coaching Building	Ground	Female WC	Soil Vent Pipes	No Asbestos Suspected		Plastic			
Coaching Building	Ground	Female Changing Room	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Female Changing Room	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	18m2	Not Applicable
Coaching Building	Ground	Female Changing Room	Walls	No Asbestos Suspected		Brick,Ceramic			
Coaching Building	Ground	Female Changing Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Coaching Building	Ground	Male Changing Room	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Male Changing Room	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	16m2	Not Applicable
Coaching Building	Ground	Male Changing Room	Walls	No Asbestos Suspected		Brick,Ceramic			
Coaching Building	Ground	Male Changing Room	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Coaching Building	Ground	Male WC	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Male WC	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	8m2	Not Applicable
Coaching Building	Ground	Male WC	Walls	No Asbestos Suspected		Brick,Ceramic			
Coaching Building	Ground	Male WC	Toilet Cistern	No Asbestos Suspected		Ceramic			
Coaching Building	Ground	Male WC	Soil Vent Pipe	No Asbestos Suspected		Plastic			
Coaching Building	Ground	Male WC	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Coaching Building	Ground	Corridor	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Corridor	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Coaching Building	Ground	Corridor	Walls	No Asbestos Suspected		Brick			
Coaching Building	Ground	Corridor	Floor	No Asbestos Suspected		Concrete,New Vinyl			
Coaching Building	Ground	Garage	Underside of Roof	No Asbestos Suspected		New Bitumen,Timber			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Coaching Building	Ground	Garage	Walls	No Asbestos Suspected		Brick,Wood			
Coaching Building	Ground	Garage	Storage Tank	No Asbestos Suspected		Plastic			
Coaching Building	Ground	Garage	Floor	No Asbestos Suspected		Concrete,Wood			
Coaching Building	Ground	Boiler Room	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Boiler Room	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	4m2	Not Applicable
Coaching Building	Ground	Boiler Room	Walls	No Asbestos Suspected		Brick			
Coaching Building	Ground	Boiler Room	Boilers and Flue Pipes	No Asbestos Suspected		Metal,Plastic			
Coaching Building	Ground	Boiler Room	Floor	No Asbestos Suspected		Concrete			
Coaching Building	Ground	Electrical Cupboard	Ceiling	No Asbestos Suspected		Plaster Board			
Coaching Building	Ground	Electrical Cupboard	Coating to Ceiling	Visually Similar	13	Textured Coating	No Asbestos Detected	1m2	Not Applicable
Coaching Building	Ground	Electrical Cupboard	Walls	No Asbestos Suspected		Brick			
Coaching Building	Ground	Electrical Cupboard	Switch Gear	No Asbestos Suspected		Metal,Plastic			
Coaching Building	Ground	Electrical Cupboard	Backboard to Switch Gear	No Asbestos Suspected		Wood			
Coaching Building	Ground	Electrical Cupboard	Floor	No Asbestos Suspected		Concrete			
Coaching Building	First	Roof Void/Loft	Underside of Roof	No Asbestos Suspected		New Bitumen,Timber			
Coaching Building	First	Roof Void/Loft	Walls	No Asbestos Suspected		Brick			
Coaching Building	First	Roof Void/Loft	Fire Brake	No Asbestos Suspected		MMMF			
Coaching Building	First	Roof Void/Loft	Soil Vent Pipes	No Asbestos Suspected		Plastic			
Coaching Building	First	Roof Void/Loft	Insulation to Floor Area	No Asbestos Suspected		MMMF			
Coaching Building	First	Roof Void/Loft	Floor	No Asbestos Suspected		Plaster Board,Wood,Timber			
Coaching Building	First	Roof Void/Loft	Loft Hatch	No Asbestos Suspected		Wood			

Building	Floor	Room	Location	Level of ID	Sample Ref	Material Types	Asbestos Types	Amount	Material Risk Score
Coaching Building	Ground	External	Roof Tiles	No Asbestos Suspected		Slate			
Coaching Building	Ground	External	Soffits and Fascia Boards	No Asbestos Suspected		Wood			
Coaching Building	Ground	External	Rainwater Goods	No Asbestos Suspected		Plastic			
Coaching Building	Ground	External	Undercloak	Sampled	14	Cement	No Asbestos Detected	45LM	Not Applicable
Coaching Building	Ground	External	Soil Vent Pipe	No Asbestos Suspected		Plastic			
Coaching Building	Ground	External	Flue Pipes	No Asbestos Suspected		Plastic			
Coaching Building	Ground	External	Underside to Canopys	No Asbestos Suspected		Wood			
Coaching Building	Ground	External	Window Sills	No Asbestos Suspected		Concrete			
Coaching Building	Ground	External	Walls	No Asbestos Suspected		Brick,Concrete			

6.0 Bulk Analysis Certificates



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ASBESTOS BULK ANALYSIS CERTIFICATE

Report Number: LEL15071-BLK

Report Date: 26/01/2026

-----SAMPLE DETAILS-----

Site Address:

Canolfan Tryweryn,
Frongoch,
Bala LL23 7NU

Client:

NRW, Natural Resources
Wales, Ty Cambria, 29
Newport Road, Cardiff CF24
OTP

Sampled By: Neil Cokeley

Date Sampled: 26/01/2026
Submitted By: Neil Cokeley
Submitted On: 26/01/2026
Customer Ref:
Analysed By: Adrian White

-----ANALYSIS DETAILS-----

Sample Number	Origin / Location of Material	Material Type*	Asbestos Type(s)	Comments
1	Main Building, Building 3 - Main Room/Textured Coating Ceiling	Textured Coating	No Asbestos Detected	
2	Main Building, Building 3 - Staffroom/Sink Pad	Bitumen	No Asbestos Detected	
3	Main Building, Building 3 - Kitchen/Textured Coating Ceiling	Textured Coating	No Asbestos Detected	
4	Gym - Main Room/Textured Coating Ceiling	Textured Coating	No Asbestos Detected	
5	Gym - External/Undercloak	Stramit Board	No Asbestos Detected	
6	Gym - External/Undercloak	Stramit Board	No Asbestos Detected	
7	Berwyn Building - Main Room/Textured Coating Ceiling	Textured Coating	No Asbestos Detected	
8	Berwyn Building - External/Undercloak	Stramit Board	No Asbestos Detected	
9	W.R.T. Building - Main Room/Textured Coating Ceiling	Textured Coating	No Asbestos Detected	
10	W.R.T. Building - External/Undercloak	Stramit Board	No Asbestos Detected	
11	Graveyard Building - Main Room/Textured Coating Ceiling	Textured Coating	No Asbestos Detected	
12	Graveyard Building - External/Undercloak	Stramit Board	No Asbestos Detected	
13	Coaching Building - Entrance Lobby/Textured Coating Ceiling	Textured Coating	No Asbestos Detected	
14	Coaching Building - External/Undercloak	Cement	No Asbestos Detected	





Leftfield Environmental Ltd accepts no responsibility for sampling activities undertaken by the client. All analysis is in accordance with HSG 248/LSOP1. The results shown above relate only to the items tested. Samples are held for 6 months from the date of analysis; analysis results are held for 5 years from the date of analysis.

** The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations are outside the scope of accreditation for this laboratory.*

Authorisation

On Behalf of Leftfield Environmental Ltd

Name: Adrian White

Date: 26/01/26

Signature:

Position: Analyst

7.0 Site Plans

Job Reference:
LEL9923-SRV

Client:



Site:

Canolfan Tryweryn,
Frongoch
Bala, LL23 7NU

Area(s) Shown: Site

Inspection Date(s):
22/01/2026

Number of Plan Pages:
1

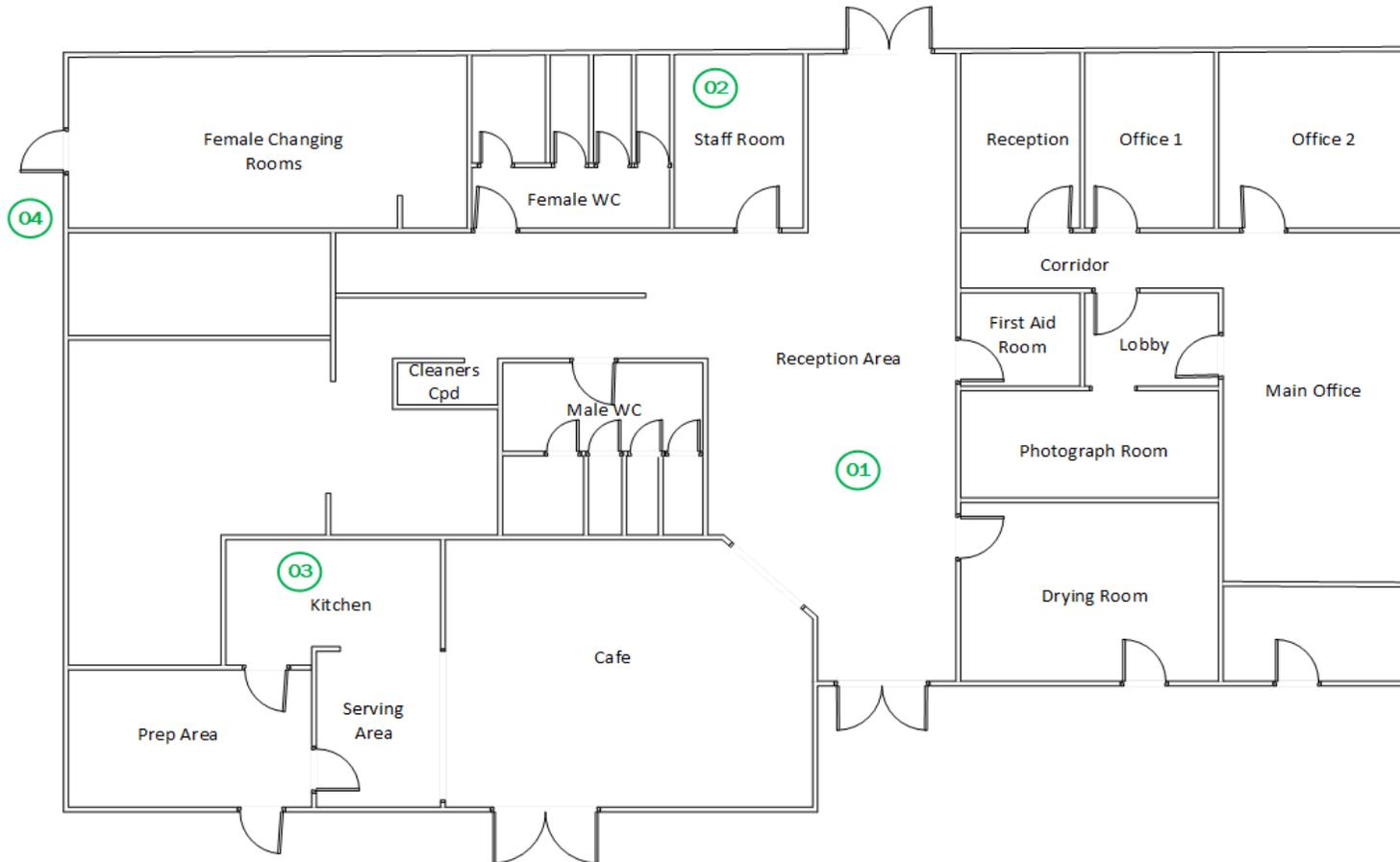
Key:

Samples in RED contain asbestos
Samples in GREEN do not contain asbestos

-  = Cement
-  = Insulating Board
-  = Insulation
-  = Textile
-  = Gasket
-  = Textured Coating
-  = Vinyl/Bitumen
-  = Composite Material
-  = No Access/ Outside Scope

Notes:

This plan is intended for reference purposes only and should only be used in conjunction with the entirety of the written report.



Job Reference:
LEL9923-SRV

Client:



Site:

Canolfan Tryweryn,
Frongoch
Bala, LL23 7NU

Area(s) Shown: Site

Inspection Date(s):
22/01/2026

Number of Plan Pages:
1

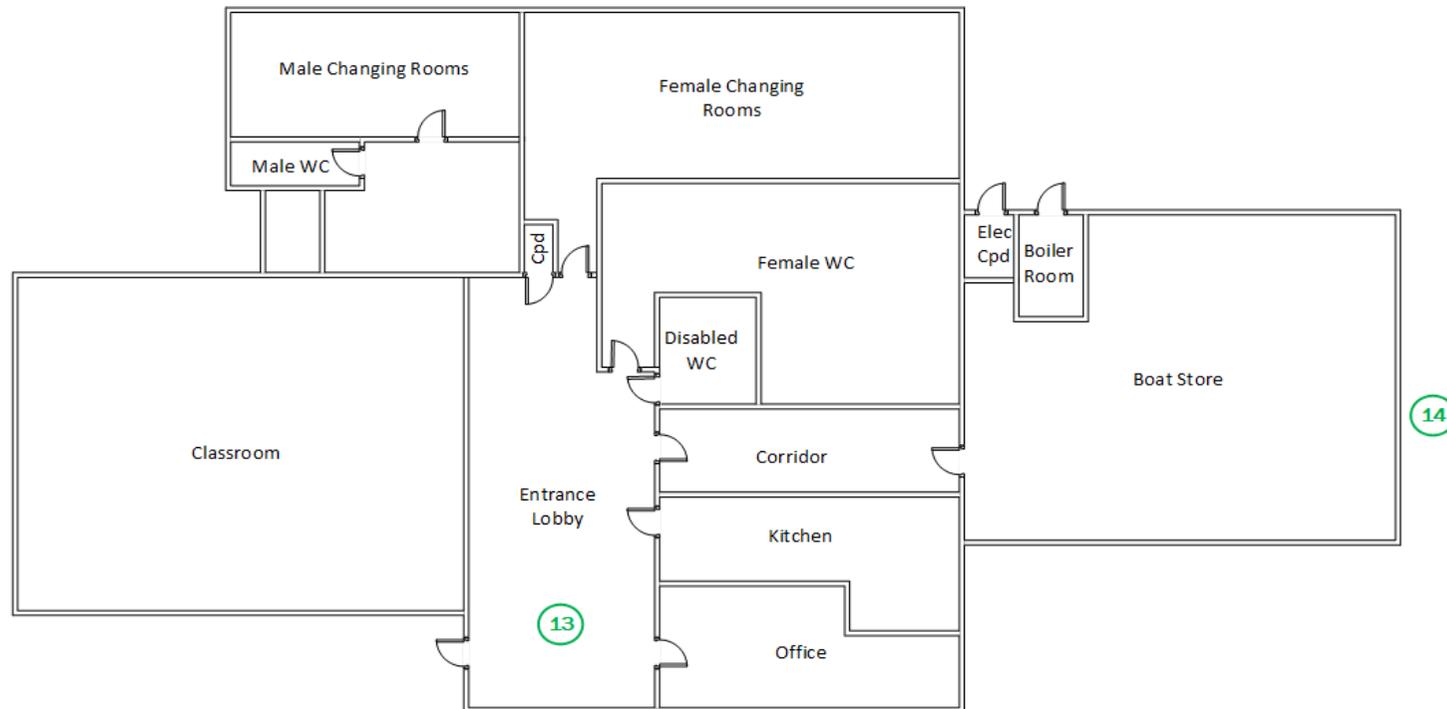
Key:

Samples in RED contain asbestos
Samples in GREEN do not contain asbestos

-  = Cement
-  = Insulating Board
-  = Insulation
-  = Textile
-  = Gasket
-  = Textured Coating
-  = Vinyl/Bitumen
-  = Composite Material
-  = No Access/
Outside Scope

Notes:

This plan is intended for reference purposes only and should only be used in conjunction with the entirety of the written report.

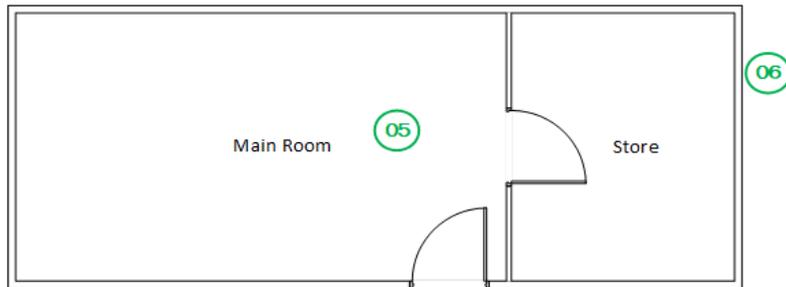


Samples in RED contain asbestos
Samples in GREEN do not contain asbestos

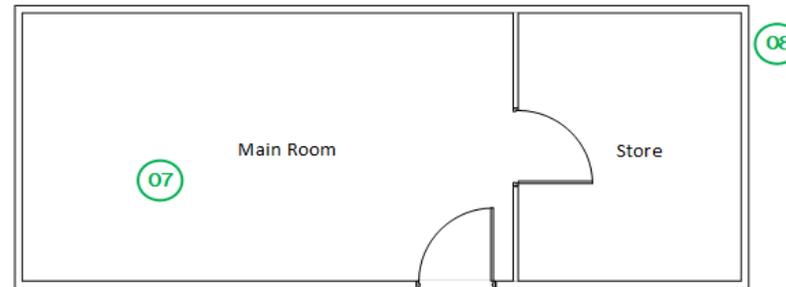
-  = Cement
-  = Insulating Board
-  = Insulation
-  = Textile
-  = Gasket
-  = Textured Coating
-  = Vinyl/Bitumen
-  = Composite Material
-  = No Access/
Outside Scope

This plan is intended for reference purposes only and should only be used in conjunction with the entirety of the written report.

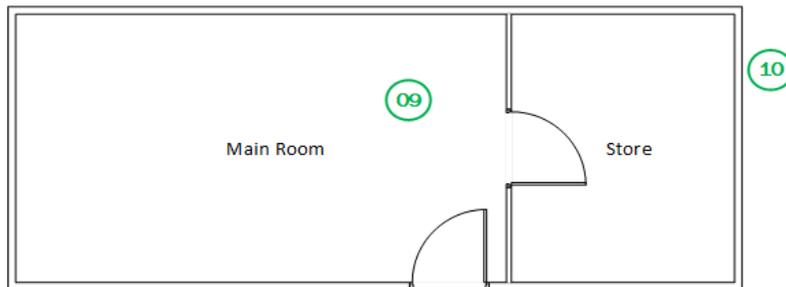
Gym



Berwyn Building



WRT Building



Graveyard Building



Appendix 1 Definitions and Recommended Guidance

Level of Identification

Sample - A physical sample was taken on site by the Surveyor and analysed by the laboratory.

Visually Similar - No sample was taken but the material is visually similar to a sample that has been analysed from the survey and has been cross referenced back to the original sample number. This is a form of Strong Presumption as defined in HSG264.

Strongly Presumed (SP) - No sample was taken but due to the appearance of the material and with the surveyor's knowledge and experience the material has been identified as containing asbestos.

Presumed (P) - No sample was taken and therefore due to this lack of information the material or item must be presumed to contain asbestos. This will often be because the item could not be sampled due to excessive height (such as soffits) or an item could not be inspected (or sampled) as this may have presented a risk to the Surveyor (e.g. opening up live plant and electrics).

No access areas are also treated as a presumption.

Inspected Area - This illustrates that a particular area within a room has been inspected and no suspect materials were identified. It is an opportunity for the surveyor to photograph and record that a particular element has been inspected without the need to sample. This will usually be during a refurbishment survey.

Non-suspect items

The surveyor will record non-suspect items as part of the survey. This will include non-asbestos materials which can be confused as containing asbestos by those who have less experience of ACMs. This will include non-asbestos boards (e.g. Supalux and Vermiculite), modern vinyl products, modern bitumen products, etc. The surveyor may record other non-asbestos items as determined during the course of the survey. Non-asbestos boards will also be sampled periodically throughout the building to confirm they are non-asbestos. Non-suspect items are recorded within the Location Register in Section 5.0

Recommendations

The various recommendations given within this report are explained below:

Manage & Re-inspect

Where asbestos is left in situ there is a duty to formulate and implement a Management Plan to help prevent accidental damage and exposure.

The basic requirements of this policy are (from HSG 264):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who will potentially come into contact with or disturb the material as to its location and condition
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

Label

A decision should be taken as to whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site can be effective.

Labelling ACMs should not be solely relied on as a control measure; however, it is an effective method of preventing exposure to building occupants (and, in particular, maintenance workers). It may not always be prudent or practical to label all installations of asbestos; for example, high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

Encapsulate

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. We recommend that sealing or painting of insulating board, insulation or spray coatings should be undertaken by a licensed contractor and is may be subject to a 14-day notification to the HSE, depending on the condition of the material (as per the Control of Asbestos Regulations 2012).

Repair

The material has sustained damage to some area or areas and requires attention to make good the material so that it can be managed safely. This will often involve some element of decontamination if debris is associated with the damage.

Remove

If an item is recommended for removal it has either sustained damage and is posing an increased risk in its current

condition; or due to its location it is considered high risk as it could easily be disturbed in the future.

Materials

recommended for removal will be given one of the following recommendations:

- **Removal by Licensed Contractor.** This will include removal of AIB, Insulation, and Spray Coatings and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).
- **Removal by a Competent Contractor.** This will include removal of lower risk materials such as Asbestos cement, bitumen products, reinforced composites, and floor tiles etc. Some such works may be considered Notifiable Non-Licensed Works (NNLW). The Control of Asbestos Regulations 2012 does not require such removal works to be undertaken by a licensed contractor. However, it is good practice, and we would strongly recommend that all removal works are undertaken by a licensed contractor.

Restrict Access

Materials have been identified that are in a damaged condition often with associated debris that can be easily disturbed. As such access to the area should be prevented to all persons until such a time when the area has been deemed safe for reoccupation. This will usually be once removal works have been completed.

No Access – Inspection Required

Access to the given location was either not possible at all or only limited access was possible. In both instances, there is the potential for unidentified asbestos being present and as such the area must be treated as containing asbestos until full access is possible.

Arrangements should be made at the earliest opportunity to revisit locations where access was not possible or access was limited in order that such areas can be inspected fully. Items and materials that are presumed to contain asbestos will also be given the recommendation of 'No Access – Inspection required'.

In these instances, the item or material should be treated as containing asbestos until arrangements can be made to access such items or materials in order to carry out an inspection or sample to confirm or otherwise the presence of asbestos.

No Recommendation Provided

Asbestos has not been identified and as such no further action is required.

General Guidance

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

- Undertake suitable and sufficient Risk Assessments of identified ACMs against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.
- The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2012.
- Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.
- During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access is identified within the data tables and executive summary of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.
- It is recommended that air monitoring is carried out within any area where ACMs have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 The Analyst Guide.
- Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted to these areas in accordance with Regulation 11 of the Control of Asbestos Regulations 2012 and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.
- All known asbestos to be appropriately identified and subject to Risk Assessment, management, and re-inspection. Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be referred to and complied with.
- It is recommended that work on, or removal of, both licensed and non-licensed ACMs is undertaken by a licensed asbestos removal contractor so that the Duty Holder / Client can have confidence that the contractor has provided the correct level of training and has the experience and knowledge necessary to deal with these products safely.
- It is a requirement of CAR 2012 that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, or similar activity is planned that may expose asbestos materials. This should be a refurbishment/demolition survey as documented by HSG 264.
- The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 2 Material and Priority Assessment Algorithms

Material Risk Assessment

Where ACMs have been identified or presumed to be present a Material Risk Assessment (MRA) algorithm has been calculated as detailed in HSG 264 and reproduced in line with the table overleaf.

The Material Assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This Material Risk Assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. These are considered in the Priority Assessment which is described later in this section. For each of the four variables given by the table a score is allocated. The four scores are added together to give a Material Assessment score of between 2 and 12.

HIGH RISK 10-12 - Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

MEDIUM RISK 7-9 - Those materials with a score between 7 and 9 are regarded as medium risk to release fibres.

LOW RISK 5-6 - Materials with a score between 5 and 6 are low risk to release fibres.

VERY LOW RISK 2-4 - Scores of 4 or less are very low risk.

Sample Variable	Score	Examples of Score
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint or decorative finishes, asbestos cement, etc).
	2	Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g.: pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of Damage/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 small 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, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed 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
Material Assessment Score = Product Type + Extent of Damage + Surface Treatment + Asbestos Type		

Priority Assessment Score

The Material Risk Assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the Material Risk Assessment will be the materials that should be given priority for remedial works. Management priority must be determined by carrying out a Risk Assessment which will also consider the likely maintenance activity; occupant activity; likelihood of disturbance; and human exposure potential.

The Priority Assessment Algorithm looks at the likelihood of someone disturbing the ACM. Please note Priority Assessments have not been undertaken as part of this survey.

A legal requirement to carry out a Risk Assessment for all work activities exists under the Management of Health and Safety at Work Regulations 1999. The requirement to assess the risk posed by asbestos is further enforced by the Control of Asbestos Regulations 2012. These regulations require that asbestos present in the workplace must not present a hazard to health.

The risks from asbestos should be assessed and managed for all identified or presumed ACMs. The Risk Assessment or priority rating will establish the likelihood of people being exposed to the hazard and identify the measures to be taken that will either eliminate the hazard or adequately control it.

The Priority Assessment Score is calculated on the average scores for each of the four human exposure factors given by the table on the following page.

It is the responsibility of the Duty Holder to complete the Priority Risk Assessment, and ensure it is accurate and remains up to date.

Total Risk Score

The Total Risk score is calculated by adding the Material Assessment Score obtained during the survey to the Priority Assessment Score.

HIGH RISK - 18 POINTS OR MORE - The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

MEDIUM RISK - 14-17 POINTS - This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore, all asbestos should be contained/sealed/encapsulated.

LOW RISK - 9-13 Points - This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

VERY LOW RISK 8 or less - Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

Please note priority assessments are outside the scope of Leftfield Environmental current accreditation

Sample Variable	Score	Examples of Score
Normal Occupant Activity		
Type of Activity	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activity (e.g. office)
	2	Periodic disturbance (may come into contact with ACM's)
	3	High level of disturbance (e.g. panel on door)
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasional disturbance
	2	Easily disturbed
	3	Routinely disturbed
Extent	0	Very small amounts
	1	<10m ² or <10Lm
	2	>10m ² or >10Lm
	3	>50m ² or >50Lm
Human Exposure Potential		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time in Use	0	<1 hour
	1	>1 hour and <3 hours
	2	>3 hours and <6 hours
	3	>6 hours
Maintenance Activity		
Type of Activity	0	Minor disturbance e.g. possible contact
	1	Low disturbance e.g. removing light bulb
	2	Medium disturbance
	3	High levels of disturbance
Frequency of Maintenance	0	ACM unlikely to be disturbed
	1	1 per year
	2	>1 per year
	3	>1 per month