



Management Asbestos Survey

Towyn Infants School (Ysgol Y Foryd)
Morfa Avenue
Towyn
Abergele
LL18 5LE



Northstar Environmental Ltd
Compass House
Bank Farm
Ledsham La
Ellesmere Port
CH66 0NA

Company Details
Email: info@northstarencvironmental.co.uk
Tel: 0151 538 3141



Contents :

Contents

1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction - Purpose, Aims and Objectives / Scope of works
4. Desk Top Review and Survey Planning
5. Survey Method
6. Exclusions and Caveats
7. Sampling and Analysis
8. Survey Results - Interpretation
9. Recommendations

APPENDICES - Survey Results

Appendix 1 - Asbestos Register - Results

Appendix 2 - Survey Data Sheets

Appendix 3 - Areas Surveyed

Appendix 4 - Analysis Certificates

Appendix 5 - Plans

1.0 Executive summary :

Asbestos containing materials have been identified during the Management Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Northstar Environmental Ltd.

HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
----------	-------	------	------	----------	-----------------------	-----------------

There were no results found.

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
----------	-------	------	------	----------	-----------------------	-----------------

There were no results found.

1.0 Executive summary :

LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Toilet - Pupils (Unisex) A048	Toilet cisterns (shires)	Bituminous Product	VERY LOW (4)	Manage

1.0 Executive summary :

PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

Building	Floor	Room/Area	Recommendation
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Circulation A014	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A013	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A019	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A020	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A026	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A036	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A041	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A043	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Cleaner A006	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Family Room A029	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Food Room/Nursery/Cloaks A044/A045/A046	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Foyer/Entrance Hall A004	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Girls Toilet A011	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Hall A016	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Hall A016	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Headteacher's Office A001	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Library A051	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Office A003	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Practical Area A035	Inspection Required
Towyn Infants School	Ground Floor	Staff Room A030	Inspection Required

Issue No: 1 (Ysgol Y Foryd)	Issue Date: 11 Mar 2022	Issued By: James Doherty	Report - Management Survey (with MA only)
--------------------------------	-------------------------	--------------------------	---

Issue No: 1

Issue Date: 11 Mar 2022

Issued By: James Doherty


Report - Management Survey (with MA only)

Building	Floor	Room/Area	Recommendation
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Toilet - Pupils (Boys) A025	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Toilet - Pupils (Unisex) A048	Inspection Required
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Toilet - Staff (Female) A018	Inspection Required

Building Notes :




Internal notes: School.

External notes: Brick construction.

Customer Name	Comments	Signature
N/A	Surveyed as scope.	

Scope of work: Management Survey to All Accessible Room/Areas of the Schools Including External Areas

2.0 Contract Review :

Site address :	Towyn Infants School (Ysgol Y Foryd), Morfa Avenue, Towyn, Abergele, LL18 5LE		
Client details :	Conwy County Borough Council, Bodlondeb, Bangor Road, Conwy, LL32 8DU		
Client contact :	George Meigh		
Type of survey :	Management Survey (with MA only)		
Date of survey :	7 Mar 2022		
Report Revision Number :	1		
Report reference :	J069989		
Lead surveyor[s]:	James Doherty	Signature:	
Quality check by:	Yasmin Peers	Signature:	
Final approval:	James Doherty	Signature:	
Report issue date:	11 Mar 2022		

3.0 Introduction/Objectives :

Northstar Environmental Ltd received an order of confirmation to undertake a Management Survey from Conwy County Borough Council. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a management survey of:

Towyn Infants School (Ysgol Y Foryd)
Morfa Avenue
Towyn
Abergele
LL18 5LE

The survey was carried out by James Doherty.

The Type of survey selected / requested by the client was a management survey.

The defined scope of works as agreed by the client was - Management Survey to All Accessible Room/Areas of the Schools Including External Areas

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premises.

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this Management Survey is to help the duty holder manage asbestos in these 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 management plan in accordance with regulation of the Control of Asbestos Regulations 2012 (CAR 2012).

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

3.0 Introduction/Objectives (Cont.):

- Type of Survey

3.3 Type of Survey – Management Survey

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to confirm the presence or absence of asbestos containing materials, however presumptions may have also been used within this report to presume or strongly presume the presence of ACM's.

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties eg type of building, nature of construction, etc.

The survey report can be used as a basis to start developing a management plan and prioritise actions, but in itself does not constitute a management plan as required under CAR 2012.

In order for the building occupier under regulation 4 of CAR 2012 they must implement a management policy and plan for confirmed or presumed asbestos containing materials.

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

4.0 Desk Top Review and Survey Planning :

Details of information requested from the Duty Holder by Northstar Environmental Ltd in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by George Meigh on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of :

Towyn Infants School (Ysgol Y Foryd)
Morfa Avenue
Towyn
Abergele
LL18 5LE

The survey was carried out to All Accessible Room/Areas of the Schools Including External Areas

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawing were not provided by the client at the time of the survey.

5.0 Survey Method

5.1 This survey has been undertaken in accordance with HSG264 and Northstar Environmental Ltd in house procedures.

5.2 Clients of Northstar Environmental Ltd that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

5.4 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.5 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.8 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey and referenced against the original sampled material.

5.9 Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

5.10 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM's present until proven otherwise.

5.11 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics, concrete slabs and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

5.12 Older electrical equipment, which cannot be shown to contain ACM's, has been presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats :

6.1 For safety reasons it is not possible to inspect internal areas of plant and machinery.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

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 are identified within the Data Sheets 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 further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings 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 samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

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

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Northstar Environmental Ltd Ltd documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results :

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

*N.A.D.I.S = No Asbestos Detected In Sample

8.0 Survey Results - Interpretation :

Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

8.0 Survey Results - Interpretation (cont):

Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper.
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos Type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Material Risk Assessment Score

Risk	Score Range	Fibre release potential
HIGH	10 and above	High risk with a high potential to release fibres if disturbed
MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
VERY LOW	4 and below	Very low risk with and having very low potential to release fibres if disturbed

9.0 Recommendations :

9.1 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:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials 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.

9.3 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 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 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 are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials 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.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 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 taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following :

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

- If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to :
- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment survey as documented in HSG264.

9.14 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 1 - Asbestos Register

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Circulation A014, No access beyond flooring. Due to risk of causing excessive.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A013, No access within heater. Due to risk of causing excessive damage.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A019, No access within heaters. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	Two present.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A020, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	Two present.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A026, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A036, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A041, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Classroom A043, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A

Issue No: 1 Foryd)		Issue Date: 11 Mar 2022		Issued By: James Doherty						Report - Management Survey (with MA only)	
-----------------------	--	-------------------------	--	--------------------------	--	--	--	--	--	---	--

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 1 - Asbestos Register (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Cleaner A006, No access within electrical boxes. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Family Room A029, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Food Room/Nursery/Cloaks A044/A045/A046, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Foyer/Entrance Hall A004, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Girls Toilet A011, No access beyond floor panel. Due to unable to lift item.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Hall A016, No access beyond flooring. Due to risk of causing excessive damage.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Hall A016, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Headteacher's Office A001, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A

Issue No: 1	Issue Date: 11 Mar 2022	Issued By: James Doherty	Report - Management Survey (with MA only)
-------------	-------------------------	--------------------------	---

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 1 - Asbestos Register (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Library A051, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Office A003, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Practical Area A035, No access beyond floor hatch. Due to unable to lift.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Staff Room A030, No access within heater. Due to item live.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Toilet - Pupils (Boys) A025, No access beyond floor panel. Due to unable to lift.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Toilet - Pupils (Unisex) A048, No access beyond floor hatch. Due to unable to lift.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	Two present.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	Toilet - Pupils (Unisex) A048, Toilet cisterns (shires) to wall.	S JD010688	Bituminous Product	Low Damage	Completely Sealed	Amosite	4no.	Occasionally likely to be disturbed	4	Manage	N/A
Towyn Infants School	Ground Floor	Toilet - Staff (Female) A018, No access beyond floor hatch. Unable to lift.	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection Required	N/A

Issue No: 1 (Ysgol Y Foryd)		Issue Date: 11 Mar 2022		Issued By: James Doherty						Report - Management Survey (with MA only)	
-----------------------------------	--	-------------------------	--	--------------------------	--	--	--	--	--	---	--

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets

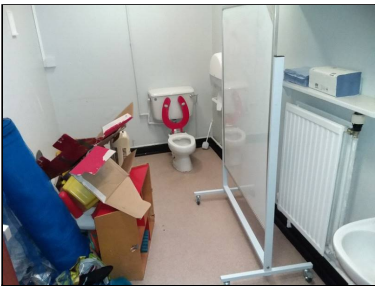
Service Type	Management Survey		
Report Revision Number	1	Surveyors	James Doherty
North Star Job Number	J069989	Survey Date	7 Mar 2022
Site Address:	Towyn Infants School (Ysgol Y Foryd) Morfa Avenue Towyn Abergele LL18 5LE	Bulk Analysis Laboratory	N/A
		Sample Analysis Date	10 Mar 2022

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 1

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Family Room A029	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 2


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Disabled A023	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 3

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Headteacher's Office A001	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 4

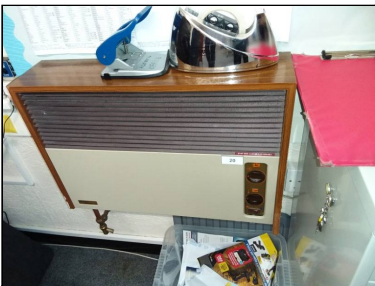
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Headteacher's Office A001	Bitumen pad to underside of sink unit.	0.1m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	JD010686 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 5

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Office A003	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 6

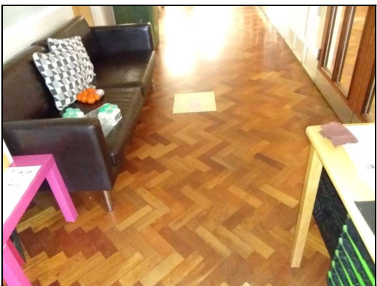
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Circulation A015	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 7

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Circulation A014	No access beyond flooring. Due to risk of causing excessive.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 8


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A019	No access within heaters. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		Two present.			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 9

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A019	Bitumen pad to underside of sink unit.	0.1m ²	Accessibility
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	
	JD010687 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 10


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A017	No suspect materials found.	N/A	Accessibility
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 11

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Hall A016	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 12


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Hall A016	No access beyond flooring. Due to risk of causing excessive damage.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 13

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A049	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 14


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Office A021	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

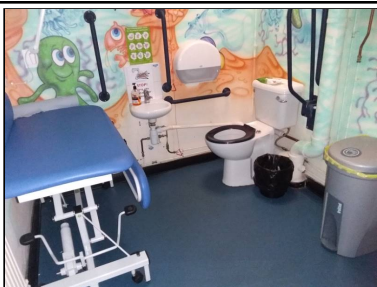
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 15

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Staff (Female) A018	No access beyond floor hatch. Unable to lift.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	Inspection Required				
Surveyor comments	N/A				

Inspection No. 16


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Disabled A050	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

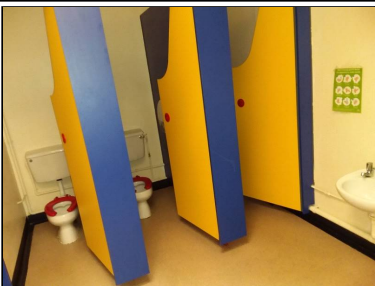
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 17

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Foyer/Entrance Hall A004	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 18


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Pupils (Girls) A031	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

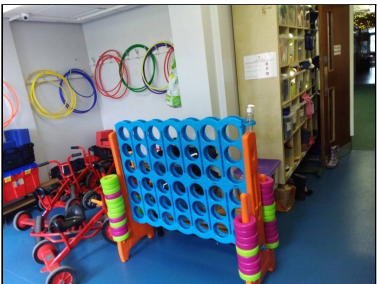
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 19

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Pupils (Boys) A032	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 20

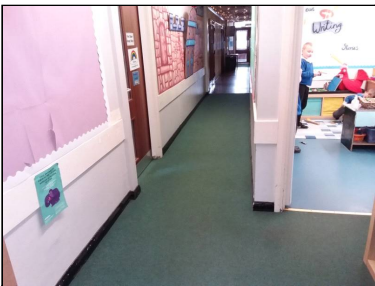
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Cloaks A033	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 21

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Circulation A028	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 22


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Practical Area A035	Bitumen pad to underside of sink unit.	0.1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As JD010687 (SP)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 23

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Practical Area A035	No access beyond floor hatch. Due to unable to lift.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 24


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A036	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 25

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A037	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 26


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A038	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

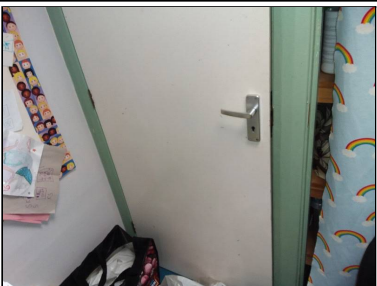
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 27

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A039	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 28


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A040	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 29

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A041	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	Inspection Required				
Surveyor comments	N/A				

Inspection No. 30


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	IT Area A002	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 31

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A026	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 32


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A026	Bitumen pad to underside of sink unit.	0.1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As JD010687 (SP)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 33

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A027	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 34


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Library A051	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

KEY:

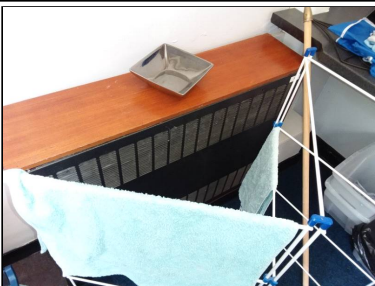
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 35

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A024	No suspect materials found	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 36

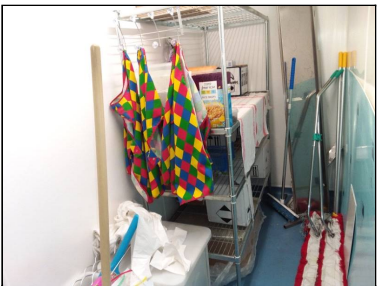
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Staff Room A030	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 37

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Kitchen Store A008/A009	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 38


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Kitchen Staff A007	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 39

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Kitchen A010	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 40


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Cleaner A006	No access within electrical boxes. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 41

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Kiln A005	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 42

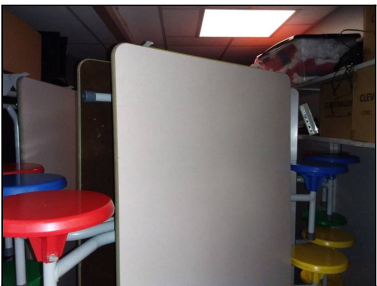
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A052	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 43

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A022	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 44


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Food Room/Nursery/Cloaks A044/A045/A046	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

KEY:

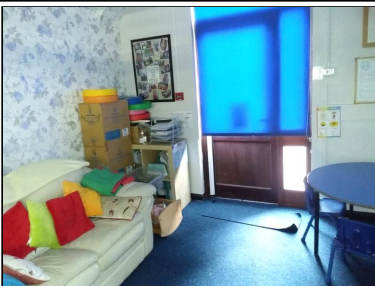
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 45

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Food Room/Nursery/Cloaks A044/A045/A046	Bitumen pad to underside of sink unit.	0.1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As JD010687 (SP)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 46

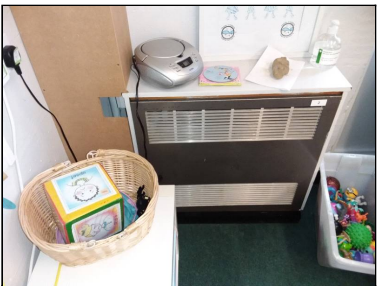
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Office - Deputy Head A042	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 47

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A043	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 48


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store A047	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

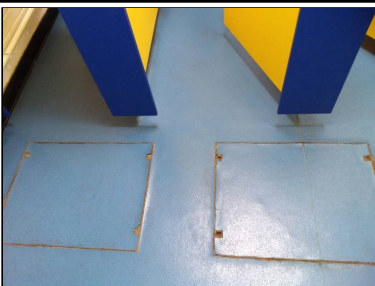
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 49

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	Amosite (2)
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Pupils (Unisex) A048	Toilet cisterns (shires) to wall.	4no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	JD010688 (S)	Bituminous Product (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score					
4					
Recommended action		Manage			
Surveyor comments		N/A			

Inspection No. 50


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Pupils (Unisex) A048	No access beyond floor hatch. Due to unable to lift.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action		Inspection Required			
Surveyor comments		Two present.			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 51

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom B001	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

Inspection No. 52

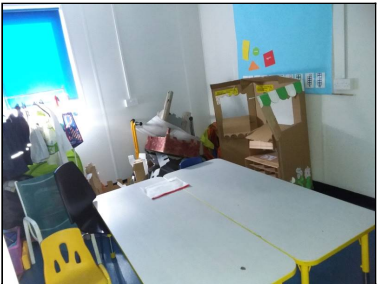
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet B002	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 53

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom B003	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 54


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet B004	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 55

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom B005	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 56

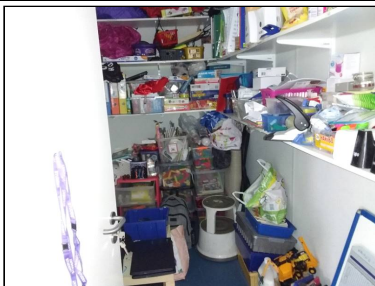
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store B006	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 57

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Store B007	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

Inspection No. 58

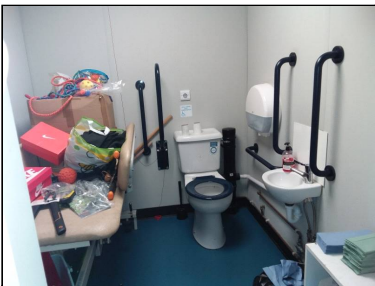
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Kitchen B008	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 59

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet B009	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 60


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Circulation B010	No suspect materials found.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 61

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A013	No access within heater. Due to risk of causing excessive damage.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 62

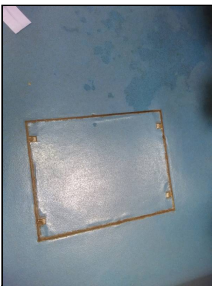
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A013	Bitumen pad to underside of sink unit.	0.1m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As JD010687 (SP)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 63

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Girls Toilet A011	No access beyond floor panel. Due to unable to lift item.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		N/A			

Inspection No. 64


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A020	No access within heater. Due to item live.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		Two present.			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 65

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Classroom A020	Bitumen pad to underside of sink unit.	0.1m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As JD010687 (SP)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	N/A				

Inspection No. 66


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Toilet - Pupils (Boys) A025	No access beyond floor panel. Due to unable to lift.	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	Inspection Required				
Surveyor comments	N/A				

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 67

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Externals 999	Insulation board fascia panels to top of glazing adjacent A016.	18lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	JD010689 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 68


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Externals 999	Insulation board panels to canopies adjacent A019 and A026.	10m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	JD010690 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:


S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 69

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Externals 999	Cement infill panels below windows to Building A.	35m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	JD010691 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

Inspection No. 70


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Externals 999	Corrugated cement sheets to canopy adjacent A046.	12m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	JD010692 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Issue No: 1 Issue Date: 11 Mar 2022 Issued By: James Doherty Report - Management Survey (with MA only)

Inspection No. 71

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	07 Mar 2022	James Doherty	Management Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	Towyn Infants School (Ysgol Y Foryd)	Externals 999	Damp proof course inset to brickwork of Building A.	200lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	JD010693 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
Towyn Infants School (Ysgol Y Foryd)	External	999	Externals	Building A - non-asbestos felt lined roof, plastic rainwater goods, plastic fascia/infill above windows, with timber viewed behind, plastic canopy sections, brick construction. Building B - metal clad exterior.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A001	Headteacher's Office	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, wall mounted storage heater, ceramic wall tiles, fibreboard unit with a metal sink, plastic window frame, plastic infill panel, timber skirting boards, carpet flooring, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A002	IT Area	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, plasterboard partition walls, timber door frame, timber door with glass panels, glass door header, timber internal window frame, timber internal window sill, timber skirting boards, carpet floor tiles, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A003	Office	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window, and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, wall mounted heater, plastic window frame, plastic infill panel, timber skirting boards, carpet flooring, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A004	Foyer/Entrance Hall	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber entry door frame, timber door with glass panels, glass door header, wall mounted storage heater, timber skirting boards, carpet flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A005	Kiln	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, floor mounted gas meter, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A006	Cleaner	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, section of plasterboard ceiling, plaster lined solid walls, timber door frame, timber door, glass door header, fibreboard shelves, foil insulated mmmf lined metal pipework, wall mounted boilers with metal flues, metal calorifier, wall mounted electrical boxes on timber, timber skirting boards, altro flooring, solid floor.

Issue No: 1

Issue Date: 11 Mar 2022

Issued By: James Doherty

Report - Management Survey (with MA only)

Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A007	Toilet - Kitchen Staff	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, fibreboard cubicle, porcelain cistern and toilet, plastic waste pipe, plastic and metal pipework, porcelain basin, metal radiator, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A008/A009	Kitchen Store	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A010	Kitchen	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, plastic entry door frame, plastic entry door with glass panels, plastic window frame, wall mounted boiler with a metal flue pipe, post 2000 fibreboard kitchen units with a metal sink, metal kitchen equipment, metal sink units, porcelain basin, altro flooring, solid floor.

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A011	Girls Toilet	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, brick and breeze block walls, timber door frame, glass door header, wall mounted storage heater, ceramic wall tiles, porcelain basin, plastic and metal pipework, fibreboard cubicles, porcelain cistern and toilet, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A013	Classroom	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, wall mounted storage heater, ceramic wall tiles, fibreboard unit with a metal sink, plastic window frame, fibreboard pipe boxing, plastic infill panel, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A014	Circulation	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, glass infill panels, timber skirting boards, parkay flooring.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A015	Circulation	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber skirting boards, carpet flooring, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A016	Hall	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, glass infill panels, wall mounted storage heater, metal roller shutters, plastic window frame, timber window sill, timber skirting boards, parkay flooring.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A017	Store	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A018	Toilet - Staff (Female)	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, metal radiator, ceramic wall tiles, porcelain basin, plastic and metal pipework, fibreboard cubicles, porcelain cisterns and toilets, rubber nosing, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A019	Classroom	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, wall mounted storage heater, ceramic

Issue No: 1

Issue Date: 11 Mar 2022

Issued By: James Doherty

Report - Management Survey (with MA only)

				wall tiles, fibreboard unit with a metal sink, plastic window frame, fibreboard pipe boxing, plastic infill panel, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A020	Classroom	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, wall mounted storage heater, ceramic wall tiles, fibreboard unit with a metal sink, plastic window frame, fibreboard pipe boxing, plastic infill panel, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A021	Office	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, timber skirting boards, carpet flooring, solid floor.

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A022	Store	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, wall mounted electrics on timber, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A023	Toilet - Disabled	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber and metal surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, porcelain cistern and toilet, metal radiator, porcelain basins, metal pipework, rubber skirting, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A024	Classroom	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, timber skirting boards, carpet flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A025	Toilet - Pupils (Boys)	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, brick and breeze block walls, timber door frame, glass door header, wall mounted storage heater, ceramic wall tiles, porcelain basin, plastic and metal pipework, fibreboard cubicles, porcelain cistern and toilet, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A026	Classroom	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, wall mounted storage heater, ceramic wall tiles, fibreboard unit with a metal sink, plastic window frame, fibreboard pipe boxing, plastic infill panel, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A027	Store	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, timber skirting boards, carpet flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A028	Circulation	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, timber door frame, timber door with glass panels, glass and timber infill panels, timber skirting boards, carpet flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A029	Family Room	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber and metal surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, plasterboard partition walls, timber door frame, timber door with glass panels, wall mounted storage heater, timber

Issue No: 1

Issue Date: 11 Mar 2022

Issued By: James Doherty

Report - Management Survey (with MA only)

				internal window frame, timber internal window sill, timber skirting boards, carpet floor tiles, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A030	Staff Room	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, glass door header, wall mounted storage heater, ceramic wall tiles, post 2000 fibreboard kitchen units with a metal sink, timber skirting boards, carpet flooring, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A031	Toilet - Pupils (Girls)	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, timber door frame, glass door header, metal radiator, fibreboard cubicles, porcelain cistern and toilet, porcelain basin, wall mounted boiler with calorifier, rubber skirting, altro flooring, solid floor.

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A032	Toilet - Pupils (Boys)	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, timber door frame, timber door, metal radiator, fibreboard cubicles, porcelain cistern and toilet, porcelain basin, plastic cistern to porcelain urinals, rubber skirting, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A033	Cloaks	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, timber entry door frame, timber entry door with glass panels, glass door header, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A035	Practical Area	Suspended mmmf ceiling tiles with a metal corrugated roof sheets on metal framework, and cables above, timber door frame, timber door with glass panels, metal, ceramic wall tiles, fibreboard units with a metal sink, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A036	Classroom	Suspended mmmf ceiling tiles with a metal corrugated roof and framework and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, plastic window frame, plastic infill panels, plastic entry door frame, plastic entry door with glass panels, fibreboard riser boxing containing plastic downpipe, wall mounted heater, timber skirting boards, altro flooring.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A037	Store	Timber ceiling panel, plaster lined solid walls, timber door frame, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A038	Store	Timber ceiling panel, plaster lined solid walls, timber door frame, timber door, altro flooring.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A039	Store	Timber ceiling panel, plaster lined solid walls, timber door frame, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A040	Store	Timber ceiling panel, plaster lined solid walls, timber door frame, timber door, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A041	Classroom	Suspended mmmf ceiling tiles with a metal corrugated roof and framework and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, plastic window frame, plastic infill panels, plastic entry door frame, plastic entry door with glass

Issue No: 1

Issue Date: 11 Mar 2022

Issued By: James Doherty

Report - Management Survey (with MA only)

Foryd)				panels, fibreboard riser boxing containing plastic downpipe, wall mounted heater, timber skirting boards, altro flooring.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A042	Office - Deputy Head	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, glass door header, timber entry door frame, timber entry door with glass panels, glass infill panels, metal radiator, timber skirting boards, carpet flooring, solid floor.

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A043	Classroom	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, glass door header, wall mounted storage heater, ceramic wall tiles, plastic window frame, fibreboard pipe boxing, plastic infill panel, timber skirting boards, carpet flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A044/A045/A046	Food Room/Nursery/Cloaks	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, plaster lined solid walls, timber door frame, timber door with glass panels, wall mounted storage heater, ceramic wall tiles, fibreboard unit with a metal sink, plastic window frame, fibreboard pipe boxing, plastic infill panel, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A047	Store	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, breeze block and brick lined solid walls, timber door frame, timber door, glass door header, wall mounted boiler, ceramic wall tiles, porcelain basin, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A048	Toilet - Pupils (Unisex)	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework, non-asbestos felt lining to infill above window and cables above, brick and breeze block walls, ceramic wall tiles, porcelain basins, plastic and metal pipework, fibreboard cubicles, porcelain toilet, metal radiator, altro flooring.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A049	Store	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, glass door header, wall mounted electrics on timber, timber skirting boards, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A050	Toilet - Disabled	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, timber door header, metal radiator, ceramic wall tiles, porcelain basin, porcelain cistern and toilet, plastic and metal pipework, timber skirting boards,

Issue No: 1

Issue Date: 11 Mar 2022

Issued By: James Doherty

Report - Management Survey (with MA only)

				altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A051	Library	Suspended mmmf ceiling tiles with a timber roof on metal framework, timber surround to skylights, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, plasterboard partition walls, timber door frame, timber door with glass panels, glass door header, wall mounted storage heater, timber skirting boards, carpet flooring, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	A052	Store	Suspended mmmf ceiling tiles with a timber roof on metal framework, foil insulated mmmf lined metal pipework, hessian lined metal pipework and cables above, plaster lined solid walls, timber door frame, timber door, timber skirting boards, carpet flooring, altro flooring, solid floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B001	Classroom	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door with glass panel, plastic window frame, timber window surround, timber entry door frame, timber entry door, wall mounted heater, post 2000 fibreboard kitchen units with a metal sink, altro flooring, timber floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B002	Toilet	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door, porcelain basin, fibreboard cabinet, plastic window frame, timber window surround, fibreboard cubicles, porcelain cisterns and toilets, wall mounted heater, altro flooring, timber floor.

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B003	Classroom	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door with glass panel, plastic window frame, timber window surround, wall mounted heater, altro flooring, timber floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B004	Toilet	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door, porcelain basin, fibreboard cabinet, plastic window frame, timber window surround, fibreboard cubicles, porcelain cisterns and toilets, wall mounted heater, altro flooring, timber floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B005	Classroom	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door with glass panel, plastic window frame, timber window surround, timber entry door frame, timber entry door, wall mounted heater, post 2000 fibreboard kitchen units with a metal sink, altro flooring, timber floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B006	Store	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door, altro flooring, timber floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B007	Store	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door, altro flooring, timber floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B008	Kitchen	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door with glass panel, post 2000 fibreboard kitchen units with a metal sink, altro flooring, timber floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B009	Toilet	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber door frame, timber door, porcelain cistern and toilet, plastic and metal pipework, porcelain basin, altro flooring, timber floor.
Towyn Infants School (Ysgol Y Foryd)	Ground Floor	B010	Circulation	Suspended mmmf ceiling tiles with a timber roof lined with foil lined mmmf insulation, plasterboard walls, timber entry door frame, timber entry door with glass panel, plastic window frame, timber window surround, altro flooring, timber floor.

Appendix 4 – Analysis Certificates

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J069989
Issue No : 1
Date Received : 08/03/2022
Samples Analysed By : Farrah Hughes
Date Analysis Completed : 10/03/2022
Date Reported : 11/03/2022
Site Address : Towyn Infants School (Ysgol Y Foryd), Morfa Avenue, Towyn, Abergele, LL18 5LE
Samples Taken By : James Doherty
Client Ref (if required) : Not Provided

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
JD010686	Ground Floor, Headteacher's Office	Bitumen pad to underside of sink unit.	JD010686	N.A.D.I.S	
JD010687	Ground Floor, Classroom	Bitumen pad to underside of sink unit.	JD010687	N.A.D.I.S	
JD010688	Ground Floor, Toilet - Pupils (Unisex)	Toilet cisterns (shires) to wall.	JD010688	Amosite	
JD010689	External, Externals	Insulation board fascia panels to top of glazing adjacent A016.	JD010689	N.A.D.I.S	
JD010690	External, Externals	Insulation board panels to canopies adjacent A019 and A026.	JD010690	N.A.D.I.S	
JD010691	External, Externals	Cement infill panels below windows to Building A.	JD010691	N.A.D.I.S	
JD010692	External, Externals	Corrugated cement sheets to canopy adjacent A046.	JD010692	N.A.D.I.S	

*N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSDOC62 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

Conwy County Borough
Council
Bodlondeb
Bangor Road
Conwy
LL32 8DU



Farrah Hughes

Farrah Hughes
Lab Technician

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : J069989
Issue No : 1
Date Received : 08/03/2022
Samples Analysed By : Farrah Hughes
Date Analysis Completed : 10/03/2022
Date Reported : 11/03/2022
Site Address : Towyn Infants School (Ysgol Y Foryd), Morfa Avenue, Towyn, Abergele, LL18 5LE
Samples Taken By : James Doherty
Client Ref (if required) : Not Provided

Client Sample Ref	Location	Description	Lab Ref	Asbestos Identification	Comments
JD010693	External, Externals	Damp proof course inset to brickwork of Building A.	JD010693	N.A.D.I.S	

*N.A.D.I.S = No Asbestos Detected In Sample

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

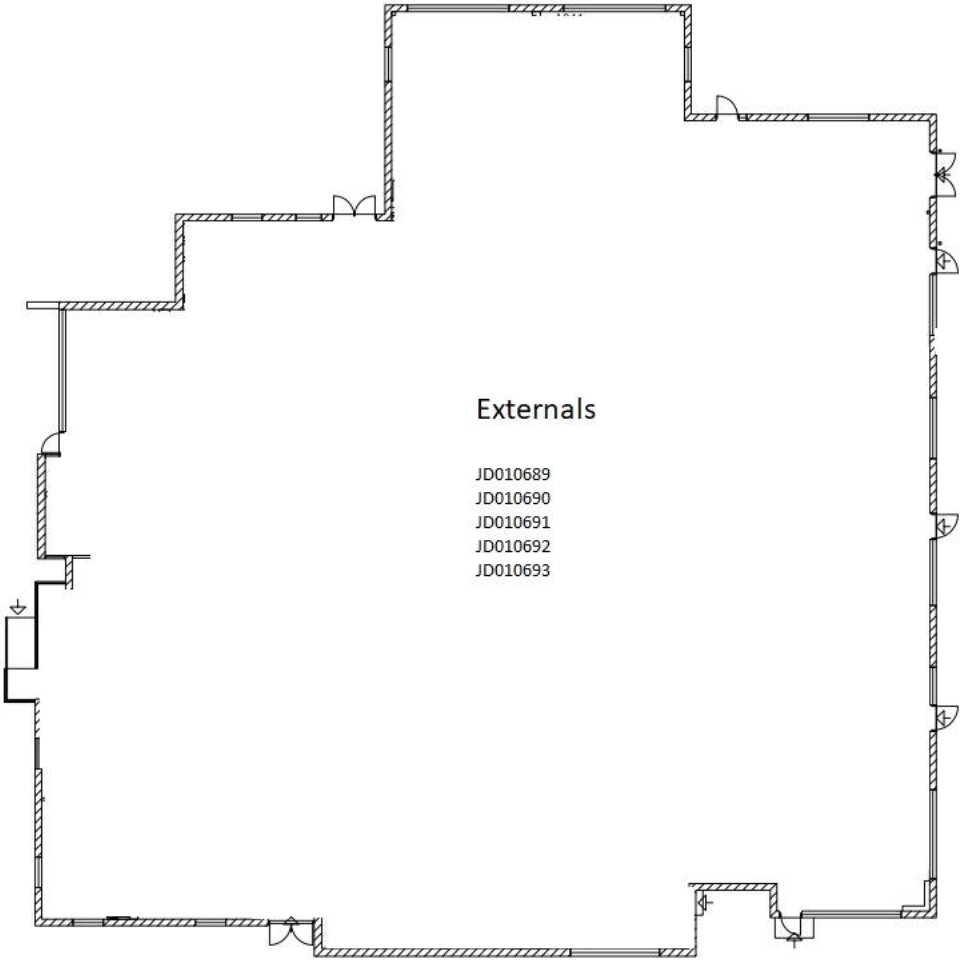
Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSDOC62 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd



Farrah Hughes
Lab Technician

Appendix 5 – Plans



Client: Conwy County Borough Council
Site: Towyn Infants School (Ysgol Y Foryd), Morfa Avenue, Towyn, Abergele
Floor: External
UPRN No: N/A

Plan Key:

Red Text = Positive Item

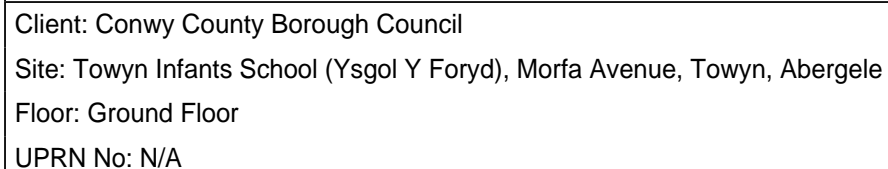
Blue Text = No Access Item

Black Text = No Asbestos Detected Item

Positive or Strongly Presumed Asbestos in area / room

No Access within or to area / room





No Access within or
to area / room

