



West Environmental Services Limited

Asbestos Register based upon a Management Survey of

**3 Tan Y Castell, Llwynygroes, Tregaron. SY25 6QB
for
Tai Ceredigion**

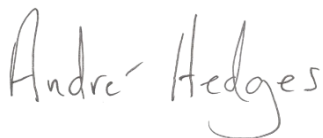
Lead Surveyor: Dale Hedges
Junior Surveyor: N A
Report No. WES 017596
Authorised By: Lead Surveyor
Technical Manager: Andre Hedges BSc(Hons) MRICS

Report Checked By:
Lead Surveyor

Report Reviewed By:
Andre Hedges BSc(Hons) MRICS



Issue Date: 27/10/2010
Copy No: 1



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1.0 Executive Summary

The Scope of the survey is as follows:

All areas have been inspected on a Management basis.

(For detailed scope information see section 3.0 of this report)

The table below represents a summary of the findings of this survey.

WES017596/001	Artex. G1, G2 and G3 ceilings.	Asbestos
WES017596/001P	No access. Cavities, voids and hidden materials.	Asbestos - Presumed
WES017596/002	Grey tiles and adhesive. G1 and G2 floors.	Asbestos
WES017596/002P	No access. G2 fire and G4, G7 and G8 storage radiators.	Asbestos - Presumed
WES017596/003	Brown tiles and adhesive. G3, G4, G5, G6, G8 and G9 floors.	No Asbestos Detected
WES017596/003P	Flat felt. External porch and rear flat roof.	Asbestos - Presumed
WES017596/004	Artex. G4, G5, G6 and G7 ceilings.	Asbestos
WES017596/005	Grey flex tiles and adhesive. G7 floor.	No Asbestos Detected
WES017596/006	Artex. G8 and G9 ceilings.	Asbestos
WES017596/007	Baffle. G8 sink unit.	No Asbestos Detected
WES017596/008	Pitched felt. RV1 main roof void.	No Asbestos Detected
WES017596/009	Composite slate. External roof.	Asbestos
WES017596/010	Insulating board. External soffit.	Asbestos

(All sample numbers suffixed with 'P' have been presumed whilst the remainder have been sampled and analysed.)

Any samples highlighted in red above are deemed by the surveyor to require immediate attention. Please review the survey results and recommendation section to decide if any additional works are required.

The following areas were not accessed at the time of survey:

- 1. No access was gained to cavities, voids and hidden materials as these areas are not destructively tested during a Management survey.**
- 2. No access was gained to the fire in G2 and the storage radiators in G4, G7 and G8 as plant and equipment are not destructively tested during a Management survey.**

It is the legal responsibility for the duty holder to ensure that the scope of this survey is suitable and sufficient for the purpose for which it is intended. All the no access areas listed above should be presumed to contain asbestos and MUST be investigated prior to the start of any maintenance, refurbishment, or demolition work. Failure to carry out such investigations may result in delays to the start of such works.

This report does not constitute a management plan, but it will assist you in the formulation of such a plan.

If you require further assistance, please do not hesitate to contact our Technical Manager Andre Hedges on 01633 613882 or 07971534075.

2.0 Introduction

Further to an initial request from Mr Wayne Williams and in accordance with Tai Ceredigion, West Environmental Services Limited was requested to conduct an asbestos Management survey of 3 Tan Y Castell, Llwynygroes, Tregaron. *(For full details of the scope of work please see Scope in Detail in section 3.0 in this report.)*

The purpose of this survey was to locate and identify the presence of any materials that might contain asbestos, ascertain any associated risk, and to provide recommendations.

The following report details, where applicable, all asbestos containing materials located during the survey within the area indicated on the photo or plan.

Included within the document is an asbestos register, listing the asbestos containing materials found during the survey and a basic explanation of current legislation requirements. These should be examined and consulted if any work or actions which may disturb asbestos containing materials, is being considered.

The site survey consists of: Domestic Premises constructed as follows:

Approx age:	1960s.
Roof covering:	Composite slate.
Roof cowls/vent pipes:	Steel.
Rainwater goods:	PVC.
Fascias:	Wood.
Soffits:	Insulating board.
Soil Pipe:	PVC.
Exterior wall covering:	Render and spar.
Porch roof:	Flat felt.
Porch soffit:	Insulating board.
Main wall construction:	Cavity.
Number of floors:	Ground only.
Suspended floor construction:	N/A.
Ceiling covering:	Artex.

Wall covering:	Plaster.
Sink Pad:	Bitumen.
Floor coverings:	Vinyl tiles and carpet.
Window boards:	UPVC.
Heating type:	Electric and solid fuel.
Outhouses:	N/A.

3.0 General Site and Survey Information

Surveys are carried out according to WES Ltd in-house survey procedure LSD-009. This procedure is in accordance with the HSE approved document HSG264 Asbestos: The Survey Guide.

The on site survey was conducted by Dale Hedges of West Environmental Services Limited, on 25 October 2010. This report was issued on 27/10/2010

SCOPE IN DETAIL

1) Description of areas surveyed:

All areas, internal & external including grounds.

2) Level of survey/area:

All areas described as above surveyed as Management Survey.

3) Method used:

Survey work was conducted in accordance with WES Ltd in-house survey procedure in 'LSD-009 The Surveyor's Handbook', which is based on the HSE publication HSG264 Asbestos: The Survey Guide.

4) Area of no access with reasons:

1. No access was gained to cavities, voids and hidden materials as these areas are not destructively tested during a Management survey.
2. No access was gained to the fire in G2 and the storage radiators in G4, G7 and G8 as plant and equipment are not destructively tested during a Management survey.

5) Deviations from methods described:

None.

6) Agreed exclusions:

As agreed on site:

No additional exclusions were agreed.

As described in quote:

1. The destructive testing of plant and equipment. This refers to items such as lifts, boilers, flues, switchgear, ovens, extractor fans, motors, hot and cold water systems etc. Only readily available acms will be sampled such as pipe lagging, accessible rope seals and gaskets etc. The remainder of the plant will be presumed to contain asbestos.
2. Where the presence of suspected acms prevents further access, no further inspection will be carried out. Any such incidences will be recorded as no access areas within the report.
3. Fixed floor finishes such as mastic sealed linoleum, gripper carpets, and laminate are not taken up for Management surveys.
4. Any underground drainage systems, chambers, or pits which would require excavation or specialist camera inspection.
5. All sealed hollows, voids, cavities, and fire doors, within the structure of the building which would have required destructive access.

Contact Information:

Client	
Tai Ceredigion Unit 4, Pont Steffan Business Park, Station Road, Lampeter, Ceredigion. SA48 7HH	Contact: Mr Wayne Williams Telephone: 01570 423 988 Fax: Email: wayne.williams@taiceredigion.org.uk

Site Address	
3 Tan Y Castell, Llwynygroes, Tregaron. SY25 6QB	Contact: Mr Wayne Williams Telephone: 01570 423 988 Fax: Email: wayne.williams@taiceredigion.org.uk

Lead Surveyor & Report Author: Dale Hedges	
Surveying Organisation Details	
West Environmental Services Limited Unit 5, Park Road Industrial Estate, Risca, Newport. NP11 6PU	Contact: Andre Hedges Telephone: 01633 613822 Mobile: 0797 1534 075 Email: enquiries@westenv.co.uk

4.0 Survey Results

ASBESTOS SAMPLE RECORD

Ref. No. 017596/001

DESCRIPTION: Artex. G1, G2 and G3 ceilings.



SAMPLE DETAILS:

Type Detail:	Textured Coating	Lab. Ref. No:	20156
Access:	Steps	Amount Present (approx):	19m2

Asbestos Present?	Yes
Lab Detail:	Chrysotile - White

MATERIAL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Low Damage	1
Surface Treatment:	Enclosed sprays and lagging, Artex, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Asbestos Type:	Chrysotile	1
Adjust:		0
	Material Assessment:	4

SURVEYOR COMMENTS

This material was found at more than one location but has the same material assessment score.

RECOMMENDATION (Based on material assessment above):

The Asbestos Management Plan will need to be updated to include the above material. This plan should state the means of managing the acm, eg: the frequency of a periodic inspection regime and whether or not labelling is required etc. Also a risk assessment will need to be undertaken if this acm is likely to be disturbed by maintenance or refurbishment works. This may confirm that the acm can be removed by a **competent contractor** under the control of Asbestos Regulations 2006 Approved Code of Practice L143 and disposed of as hazardous waste

ASBESTOS SAMPLE RECORD

Ref. No. 017596/001P

DESCRIPTION: No access. Cavities, voids and hidden materials.



SAMPLE DETAILS:

Type Detail:	N/A	Lab. Ref. No:	
Access:	N/A	Amount Present (approx):	Throughout

Asbestos Present?	Presumed asbestos present
Lab Detail:	

RECOMMENDATION:

This material has been presumed to contain asbestos.

This Management survey inspected readily available materials only. All hidden materials below other securely fixed materials or inaccessible cavities and voids have not been inspected. This is because this survey does not destructively and intrusively inspect the deeper fabric of the building. If intrusive maintenance, refurbishment or demolition is being planned, then you will need to requisition a Refurbishment and Demolition survey. While some potentially hidden asbestos containing materials have been highlighted within this report, they do not form an exhaustive list.

ASBESTOS SAMPLE RECORD

Ref. No. 017596/002

DESCRIPTION: Grey tiles and adhesive. G1 and G2 floors.



SAMPLE DETAILS:

Type Detail:	Vinyl Material	Lab. Ref. No:	20156
Access:	Good	Amount Present (approx):	17m2

Asbestos Present?	Yes
Lab Detail:	Chrysotile - White

MATERIAL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Low Damage	1
Surface Treatment:	Composites containing asbestos: reinforced plastics, resins, vinyl tiles, sealed A/C	0
Asbestos Type:	Chrysotile	1
Adjust:		0
	Material Assessment:	3

SURVEYOR COMMENTS

This material was found at more than one location but has the same material assessment score.

RECOMMENDATION (Based on material assessment above):

The Asbestos Management Plan will need to be updated to include the above material. This plan should state the means of managing the acm, eg: the frequency of a periodic inspection regime and whether or not labelling is required etc. Also a risk assessment will need to be undertaken if this acm is likely to be disturbed by maintenance or refurbishment works. This may confirm that the acm can be removed by a **competent contractor** under the control of Asbestos Regulations 2006 Approved Code of Practice L143 and disposed of as hazardous waste

ASBESTOS SAMPLE RECORD

Ref. No. 017596/002P

DESCRIPTION: No access. G2 fire and G4, G7 and G8 storage radiators.



SAMPLE DETAILS:

Type Detail:	N/A	Lab. Ref. No:	
Access:	N/A	Amount Present (approx):	4

Asbestos Present? Presumed asbestos present
Lab Detail:

RECOMMENDATION:

This material has been presumed to contain asbestos.

It is possible for all types of plant and equipment to contain asbestos. This could be in the form of rope seals, paper lining, insulating board, gaiters, and lagging etc. Sometimes an item can be disposed of without needing to open the casing. This can be done by a **competent contractor**. The product may also be a type which even though it might need to be disturbed can again be done by a **competent contractor** eg: Gaskets, gaiters, rope seals etc. However, some products such as insulating board and lagging need to be removed by a **HSE licensed contractor**.

ASBESTOS SAMPLE RECORD

Ref. No. 017596/003

DESCRIPTION: Brown tiles and adhesive. G3, G4, G5, G6, G8 and G9 floors.



SAMPLE DETAILS:

Type Detail:	Vinyl Material	Lab. Ref. No:	20156
Access:	Good	Amount Present (approx):	38m2

Asbestos Present?	None detected
Lab Detail:	

ASBESTOS SAMPLE RECORD

Ref. No. 017596/003P

DESCRIPTION: Flat felt. External porch and rear flat roof.



SAMPLE DETAILS:

Type Detail:	Bitumen	Lab. Ref. No:	
Access:	Steps	Amount Present (approx):	8m2

Asbestos Present?	Presumed asbestos present
Lab Detail:	

MATERIAL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Low Damage	1
Surface Treatment:	Composites containing asbestos:	0
	reinforced plastics, resins, vinyl tiles, sealed A/C	
Asbestos Type:	Crocidolite	3
Adjust:		0
	Material Assessment:	5

RECOMMENDATION (Based on material assessment above):

This material has been presumed to contain asbestos.

The Asbestos Management Plan will need to be updated to include the above material. This plan should state the means of managing the acm, eg: the frequency of a periodic inspection regime and whether or not labelling is required etc. Also a risk assessment will need to be undertaken if this acm is likely to be disturbed by maintenance or refurbishment works. This may confirm that the acm can be removed by a **competent contractor** under the control of Asbestos Regulations 2006 Approved Code of Practice L143 and disposed of as hazardous waste

ASBESTOS SAMPLE RECORD

Ref. No. 017596/004

DESCRIPTION: Artex. G4, G5, G6 and G7 ceilings.



SAMPLE DETAILS:

Type Detail:	Textured Coating	Lab. Ref. No:	20156
Access:	Steps	Amount Present (approx):	27m2

Asbestos Present?	Yes
Lab Detail:	Chrysotile - White

MATERIAL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Low Damage	1
Surface Treatment:	Enclosed sprays and lagging, Artex, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Asbestos Type:	Chrysotile	1
Adjust:		0
	Material Assessment:	4

SURVEYOR COMMENTS

This material was found at more than one location but has the same material assessment score.

RECOMMENDATION (Based on material assessment above):

The Asbestos Management Plan will need to be updated to include the above material. This plan should state the means of managing the acm, eg: the frequency of a periodic inspection regime and whether or not labelling is required etc. Also a risk assessment will need to be undertaken if this acm is likely to be disturbed by maintenance or refurbishment works. This may confirm that the acm can be removed by a **competent contractor** under the control of Asbestos Regulations 2006 Approved Code of Practice L143 and disposed of as hazardous waste

ASBESTOS SAMPLE RECORD

Ref. No. 017596/005

DESCRIPTION: Grey flex tiles and adhesive. G7 floor.



SAMPLE DETAILS:

Type Detail:	Vinyl Material	Lab. Ref. No:	20156
Access:	Good	Amount Present (approx):	4m2

Asbestos Present?	None detected
Lab Detail:	

ASBESTOS SAMPLE RECORD

Ref. No. 017596/006

DESCRIPTION: Artex. G8 and G9 ceilings.



SAMPLE DETAILS:

Type Detail:	Textured Coating	Lab. Ref. No:	20156
Access:	Steps	Amount Present (approx):	13m2

Asbestos Present?	Yes
Lab Detail:	Chrysotile - White

MATERIAL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Low Damage	1
Surface Treatment:	Enclosed sprays and lagging, Artex, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Asbestos Type:	Chrysotile	1
Adjust:		0
	Material Assessment:	4

SURVEYOR COMMENTS

This material was found at more than one location but has the same material assessment score.

RECOMMENDATION (Based on material assessment above):

The Asbestos Management Plan will need to be updated to include the above material. This plan should state the means of managing the acm, eg: the frequency of a periodic inspection regime and whether or not labelling is required etc. Also a risk assessment will need to be undertaken if this acm is likely to be disturbed by maintenance or refurbishment works. This may confirm that the acm can be removed by a **competent contractor** under the control of Asbestos Regulations 2006 Approved Code of Practice L143 and disposed of as hazardous waste

ASBESTOS SAMPLE RECORD

Ref. No. 017596/007

DESCRIPTION: Baffle. G8 sink unit.



SAMPLE DETAILS:

Type Detail:	Bitumen	Lab. Ref. No:	20156
Access:	Good	Amount Present (approx):	1

Asbestos Present? None detected
Lab Detail:

ASBESTOS SAMPLE RECORD

Ref. No. 017596/008

DESCRIPTION: Pitched felt. RV1 main roof void.



SAMPLE DETAILS:

Type Detail:	Bitumen	Lab. Ref. No:	20156
Access:	Scaffold Required	Amount Present (approx):	65m2

Asbestos Present? None detected
Lab Detail:

ASBESTOS SAMPLE RECORD

Ref. No. 017596/009

DESCRIPTION: Composite slate. External roof.



SAMPLE DETAILS:

Type Detail:	Cement Product	Lab. Ref. No:	20156
Access:	Scaffold Required	Amount Present (approx):	65m2
Asbestos Present?	Yes		
Lab Detail:	Chrysotile - White		

MATERIAL ASSESSMENT:

Product Type:	Asbestos-Reinforced Composites	1
Extent of Deterioration:	Low Damage	1
Surface Treatment:	Enclosed sprays and lagging, Artex, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Asbestos Type:	Chrysotile	1
Adjust:		0
	Material Assessment:	4

RECOMMENDATION (Based on material assessment above):

The Asbestos Management Plan will need to be updated to include the above material. This plan should state the means of managing the acm, eg: the frequency of a periodic inspection regime and whether or not labelling is required etc. Also a risk assessment will need to be undertaken if this acm is likely to be disturbed by maintenance or refurbishment works. This may confirm that the acm can be removed by a **competent contractor** under the control of Asbestos Regulations 2006 Approved Code of Practice L143 and disposed of as hazardous waste

ASBESTOS SAMPLE RECORD

Ref. No. 017596/010

DESCRIPTION: Insulating board. External soffit.



SAMPLE DETAILS:

Type Detail:	Insulating Board	Lab. Ref. No:	20156
Access:	Steps	Amount Present (approx):	28m

Asbestos Present?	Yes
Lab Detail:	Amosite - Brown

MATERIAL ASSESSMENT:

Product Type:	AIB, or Textile	2
Extent of Deterioration:	Low Damage	1
Surface Treatment:	Unsealed AIB, or encapsulated lagging and sprays	2
Asbestos Type:	Amphibole excluding crocidolite	2
Adjust:		0
	Material Assessment:	7

RECOMMENDATION (Based on material assessment above):

The Asbestos Management Plan will need to be updated to include the above material. This plan should state the means of managing the acm, eg: the frequency of a periodic inspection regime and whether or not labelling is required etc. Also a risk assessment will need to be undertaken if this acm is likely to be disturbed by maintenance or refurbishment works. This may confirm that the acm can be removed by a **HSE Licensed contractor** under the control of Asbestos Regulations 2006 Approved Code of Practice L143 and disposed of as hazardous waste

SITE PLAN LEGEND

B1 = Basement (area 1)

G3 = Ground (area 3)

F2 = First (area 2)

S5 = Second (area 5)

001 = Negative Sample

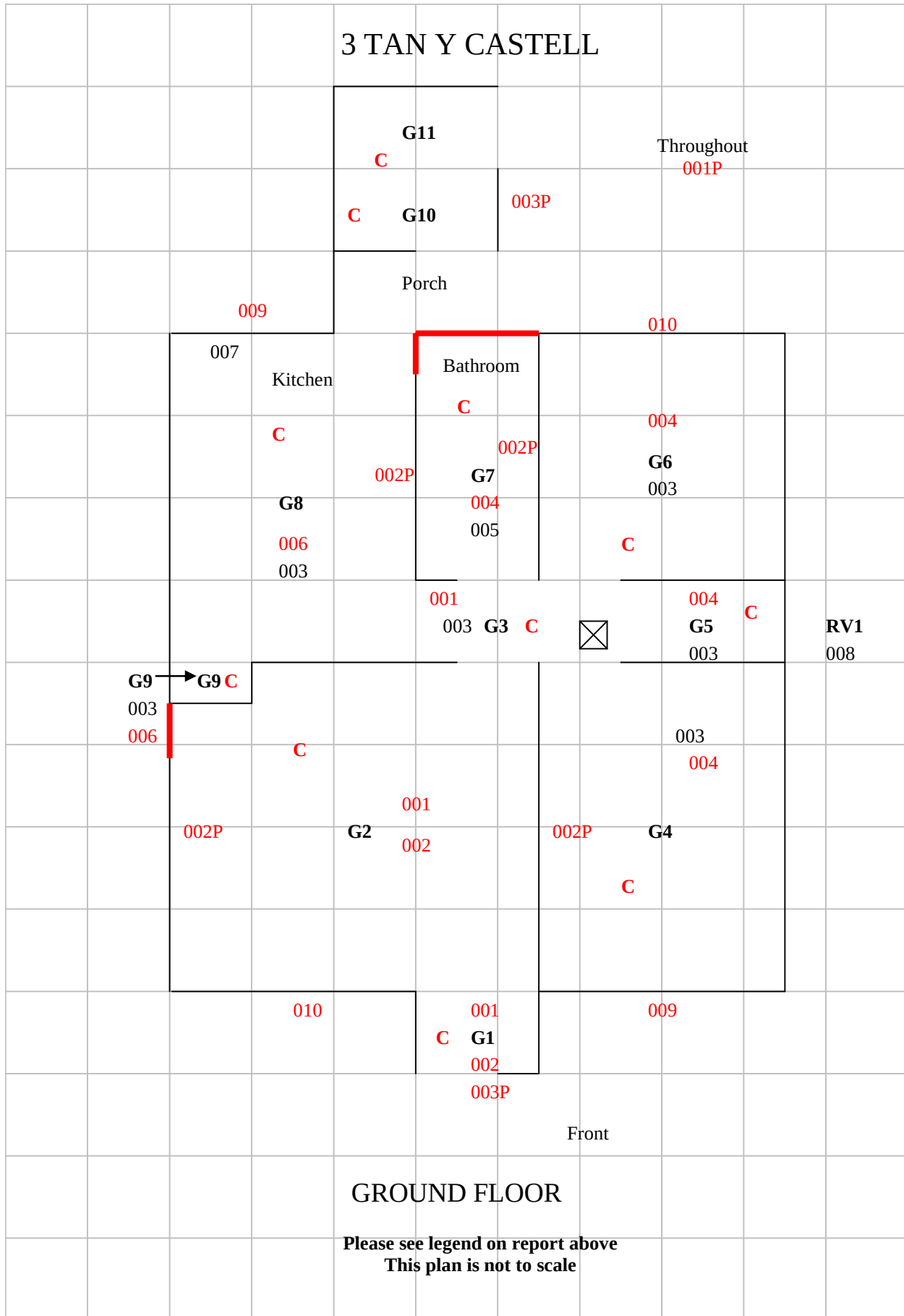
001 = Positive Sample

 = Not Destructively Tested

C = Hollow Ceiling

 = Roof Void Hatch

Approximate Scale 1sq = 1m



5.0 Conclusions and Actions

Client: Tai Ceredigion
Project Title/Site: 3 Tan Y Castell, Llwynygroes, Tregaron.SY25 6QB
Project Reference/Job No: WES017596
Register Compilation Date: 27 October 2010
Register Review Date: October 2011
Date Surveyed: 25 October 2010



Sample No	Location	Description	Analysis/ Content	Material Assessment	Recommend
WES017596/001	Artex. G1, G2 and G3 ceilings.	Textured Coating	Chrysotile - White	4	See Sample Sheet
WES017596/001P	No access. Cavities, voids and hidden materials.	N/A	Presumptive	N/A	See Sample Sheet
WES017596/002	Grey tiles and adhesive. G1 and G2 floors.	Vinyl Material	Chrysotile - White	3	See Sample Sheet
WES017596/002P	No access. G2 fire and G4, G7 and G8 storage radiators.	N/A	Presumptive	N/A	See Sample Sheet
WES017596/003P	Flat felt. External porch and rear flat roof.	Bitumen	Presumptive	5	See Sample Sheet
WES017596/004	Artex. G4, G5, G6 and G7 ceilings.	Textured Coating	Chrysotile - White	4	See Sample Sheet
WES017596/006	Artex. G8 and G9 ceilings.	Textured Coating	Chrysotile - White	4	See Sample Sheet
WES017596/009	Composite slate. External roof.	Cement Product	Chrysotile - White	4	See Sample Sheet
WES017596/010	Insulating board. External soffit.	Insulating Board	Amosite - Brown	7	See Sample Sheet

(All sample numbers suffixed with 'P' have been presumed whilst the remainder have been sampled and analysed.)

Any samples highlighted in red above are deemed by the surveyor to require immediate attention.

The following list helps to prioritise your response to this register:

1. If this report has flagged up any issues which need immediate attention such as Hot Spots then address these as soon as possible.
2. Make sure that the scope of this survey report is suitable for the purpose for which you intended. For example, the correct areas have been surveyed and to the correct degree eg: destructive if necessary.
3. Remember that asbestos materials in good condition do not have to be removed. It is generally safer to leave them in place and manage them. This will of course depend on what you have planned for the building.
4. Write a Management Plan explaining how you intend to manage your asbestos now that you know where it is and have made safe any immediate issues. The following items are some of the things your management plan will need to cover:
 - The persons responsible for ensuring that the requirements of the regulations are implemented.
 - The asbestos assessment system adopted by the Company, together with details of any external consultants employed for all or part of the process.
 - Options for dealing with asbestos-containing materials (ACM's) in its premises.
 - Details of the methods employed for recording and disseminating information on ACM's.

- Procedures for monitoring the condition of ACM's.
- Procedures for the ongoing review and improvement of the Management Plan.
- Policy on providing training, information and awareness programmes for employees and contractors.
- Policy on dealing with emergencies.

If you require any assistance with these or any other matters please do not hesitate to contact the W.E.S. Ltd Technical manager, Andre Hedges, on 01633 613882 or 07971534075.

6.0 Bulk Analysis



REPORT NO	20156	REPORT DATE	27/10/10
CLIENT:	West Environmental Services		
CLIENT ADDRESS:	Unit 5, Park Road Industrial Estate, Risca, Newport. NP11 6PU		
SITE ADDRESS:	WES 017 596 – 3 Tan Y Castell		
TECHNICIAN:	Elise Unger		
ANALYSIS DATE:	27/10/10	NO OF SAMPLES	10

[illegible]

[Signature]

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