



Bridgend Asbestos Services Ltd

ASBESTOS SURVEY REPORT

MANAGEMENT SURVEY


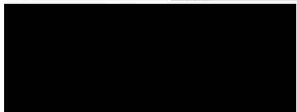
at

**HARLECH COURT
BUTE TERRACE
CARDIFF
CF10 2FE**



for

LUDLOW STREET INVESTMENT CORPORATION

Survey reference:	Report Issue		Lead surveyor	Authorised signatory
A397	01	10/04/18	 S Sleep	 G Barton

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This report is produced solely for the use of *Ludlow Street Investment Corporation*; no account is taken for any reliance placed on it by any other party unless specifically agreed otherwise in writing.

Any reproduction of this report should be in full.

Section 1. Executive summary

Client	Ludlow Street Investment Corporation Harlech Court Bute Terrace Cardiff CF10 2FE	Site	Harlech Court Bute Terrace Cardiff CF10 2FE
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Survey	Type	Date	By
	Management	27/03/18	Steven Sleep & Tomos Garbett-Davies

Scope	All reasonably accessible areas
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Asbestos-containing materials
<ul style="list-style-type: none"> • Plant room gaskets • Insulating board presumed within live switchgear

Access limitations
<ul style="list-style-type: none"> • Third floor, office 1 - no key available • First floor, female toilets - access not permitted by tenant • Ground floor, cinema room - in use at time of survey • Ground floor, BT cupboard - no key available

Recommended actions
<ul style="list-style-type: none"> • An asbestos management plan should be in place to ensure that asbestos-containing materials are managed to avoid uncontrolled disturbances • The electrical switchgear & plant room flange joints should be inspected when access is possible, ie. during planned maintenance • A suitably intrusive refurbishment and/or demolition survey should be carried out prior to any refurbishment or demolition works at the site that go beyond the scope of this survey

Section 2. Introduction

2.1 General

Bridgend Asbestos Services Ltd was commissioned by Tony Griffiths of Ludlow Street Investment Corporation to carry out an asbestos management survey at Harlech Court in Bute Terrace, Cardiff.

The site inspection was undertaken on Tuesday, 27th March, 2018 by Steven Sleep and Tomos Garbett-Davies.

2.2 Types of asbestos survey

Management survey: standard sampling, identification and assessment survey

The purpose of a management survey is to locate, as far as is reasonably practicable, the presence and extent of any suspect asbestos-containing materials in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Representative samples may be collected and analysed for the presence of asbestos. If a material is positively identified, other similar homogeneous materials can be strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. Where samples are not taken, suspect materials are presumed to contain asbestos.

Refurbishment and demolition surveys: full access sampling and identification survey

Refurbishment and demolition surveys are used to locate and describe, as far as is reasonably practicable, all asbestos-containing materials within a building or specified area(s) of a building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. As the intrusive survey may be carried out some time ahead of the proposed works, materials are assessed so that they may be managed appropriately during the intervening period.

2.3 Survey limitations

The survey was limited to those areas accessed at the time of the survey. All reasonably accessible areas have been thoroughly inspected but the survey must not be considered exhaustive. Whilst every effort has been made to examine all suspect materials there is no guarantee that all have been located. Some asbestos-containing materials may be hidden within the fabric of the building and may only be discovered when the building is demolished or refurbished.

2.4 Site description

The premises consists of six floors of office suites with a nightclub occupying part of the ground floor. Internal division is as shown in the client supplied survey plans at Appendix A.

Section 3. Survey methodology

3.1 Safe working procedure

All surveys are carried out in accordance with our documented in-house technical procedure, *SP1 Surveying and bulk sampling procedures*, based on current Health and Safety Executive (HSE) guidance in *Asbestos: The survey guide* (HSG264, HSE Books, 2012).

Where taken, all samples have been analysed by a pre-approved UKAS-accredited laboratory using polarised light microscopy and dispersion staining techniques.

Prior to the survey commencing, a site specific risk assessment was carried out and control measures implemented to ensure that the risks to survey personnel and to other building occupants were reduced to as low as is reasonably practicable. The assessment considered the risks posed by the disturbance of asbestos and other site hazards.

3.2 Surveyor competence

All our lead surveyors have over fifteen years experience as asbestos specialists, hold the British Occupational Hygiene Society's (BOHS) *Certificate of Competence in Asbestos*, and have successfully completed the BOHS Proficiency Module *P402: Buildings surveys and bulk sampling for asbestos*.

3.3 Bulk sampling

It is important that any sample truly represents the location and the material from which it is taken. After assessing the extent of the suspect material and any variations or repairs, representative samples of about 3 cm² area and through the entire depth of the material are taken. Where possible, samples are collected from areas that are already damaged. Otherwise a discreet area is selected such as a corner or edge.

The sampling strategy is based on the types of suspect materials present and the appropriate number of samples per location is decided following close inspection of the materials involved. Sample numbers reflect the extent of variation within the materials (including material types, colour, texture, depth, coating). For each distinct type of material one or two samples is usually sufficient.

All sampling equipment is thoroughly cleaned prior to use to avoid any cross-contamination of samples. Suitable respiratory and personal protective equipment is worn according to the findings of the surveyor's risk assessment.

The sampling method differs according to the material sampled but usually involves use of small hand tool to cut/snap/scrape a representative sample of pre-wetted material. After sampling, all samples are individually "double-bagged" in self-seal polythene bags marked with a unique sample identifier. Where necessary, the sample point is sealed to prevent release of fibres.

3.4 Material assessment and hazard rating

The purpose of the material assessment is to identify those materials that will most readily release fibres if disturbed. Each confirmed or presumed asbestos-containing material is assessed using a simple four-parameter additive algorithm and categorised by hazard rating.

The hazard rating should not be used in isolation to prioritise management actions. Management priorities must be determined by carrying out a risk assessment which will include factors not assessed during the survey, such as the occupancy of the area and activities undertaken in that area.

Hazard rating (potential for fibre release)	Material assessment score
High	10 - 12
Medium	7 - 9
Low	5 - 6
Very low	2 - 4

Assessment parameters are assigned scores according to the following table.

Parameter	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative plasters, asbestos cement etc)
	2	Asbestos Insulating board, mill boards, other low density insulation boards, textiles, gaskets, ropes, paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, mattresses and packing
Extent of damage / deterioration	0	None: no visible damage
	1	Low: a few scratches or surface marks; broken edges on boards, tiles etc
	2	Medium: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
Surface treatment	3	High damage or delamination of materials, sprays and thermal insulation; visible asbestos debris
	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, boards with exposed face painted or encapsulated, cement sheets etc
	2	Unsealed board, or encapsulated lagging and sprays
Asbestos type	3	Unsealed lagging and sprays
	1	Chrysotile
	2	Amosite or other amphibole (excluding crocidolite)
	3	Crocidolite

Section 4. Results, conclusions and actions

4.1 Access limitations

The following rooms were not accessed during the survey:

- Third floor, office 1 - no key available
- First floor, female toilets - access not permitted by tenant
- Ground floor, cinema room - in use at time of survey
- Ground floor, BT cupboard - no key available

Reasonable access was gained to all other areas within the scope of the management survey.

4.2 Survey results

A material assessment record (MAR) is included at Appendix C describing each suspect material and its location. The records are numbered sequentially and include any useful comments, a photograph, and its level of identification, ie. sampled, strongly presumed, or presumed.

For materials confirmed by sample analysis or presumed to contain asbestos, the record includes the following additional information:

- approximate extent/amount;
- material assessment and hazard rating (as described in section 3.4);
- *accessibility* or vulnerability to disturbance due to its position (easy, medium, difficult); and
- any specific recommendations.

A summary of the MARs is included as a register at Appendix B. The register is a single reference point for suspect materials and includes materials that have been shown to be non-asbestos. Each entry includes a cross-reference to the corresponding MAR. The locations of suspect materials are indicated/highlighted on marked up survey plans at Appendix A. Results of bulk analysis are at Appendix D.

4.3 Managing asbestos materials

Although asbestos is a hazardous material, it can only pose a risk to health if the asbestos fibres become airborne and are then inhaled. Asbestos-containing materials left in place must be maintained in a good state of repair and their condition monitored at regular intervals (at least annually). Options for managing the condition of asbestos-containing materials include labelling, enclosing, encapsulation, repair and removal.

Information must be provided to any persons, ie. employees, contractors and others, who may disturb the materials. Arrangements and procedures should be implemented so that work which may disturb the materials complies with current legislation and guidance.

4.4 Working with asbestos

All work with asbestos-containing materials must be carried out in accordance with The Control of Asbestos Regulations 2012.

Work with asbestos insulating board, as presumed within live switchgear, must be carried out by licensed asbestos removal contractors and notified to the enforcing authority at least 14 days prior to the start date.

A licensed contractor is not required for works with asbestos-containing gaskets and textiles (that may also be in live switchgear).

Asbestos waste is subject to strict waste management controls set out in the Hazardous Waste Regulations 2005 and can only be disposed of at a licensed site.

4.5 Conclusions and actions

An asbestos management plan should be in place to ensure that asbestos-containing materials are managed to avoid uncontrolled disturbances. The plan should assign responsibilities for asbestos management and outline arrangements for regular monitoring of condition and effective communication with relevant staff and contractors.

The electrical switchgear & plant room flange joints should be inspected when access is possible, ie. during planned maintenance.

A suitably intrusive refurbishment and/or demolition survey should be carried out prior to any refurbishment or demolition works at the site that go beyond the scope of this survey.

APPENDIX A

SURVEY PLANS

01
Beam coating
(above suspended ceilings throughout)



Notes

Not to scale

- Sample locations (positive)
- Sample locations (negative)

Refer to report for scope and limitations of survey

Plans supplied by client

Project reference: A397

Site: Harlech Court, Cardiff

Title: 1 of 6. Fifth floor

Date: April 2018



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As 01
Beam coating
(above suspended ceilings throughout)



Notes:

Not to scale

- XX Sample locations (positive)
- XX Sample locations (negative)

Refer to report for scope and limitations of survey

Plans supplied by client

Project reference: **AB97**

Site: **Harlech Court, Cardiff**

Title: **2 of 6. Fourth floor**

Date: **April 2018**

BAS ///

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As 01
Beam coating
(above suspended ceilings throughout)

Not
accessed

02
Floor tiles



Notes:

Not to scale

-  Sample locations (positive)
-  Sample locations (negative)

Refer to report for scope and limitations of survey

Shading represents extent of floor tiles

Plans supplied by client

Project reference: A387

Site: Harlech Court, Cardiff

Title: 3 of 6. Third floor

Date: April 2018

BAS ///

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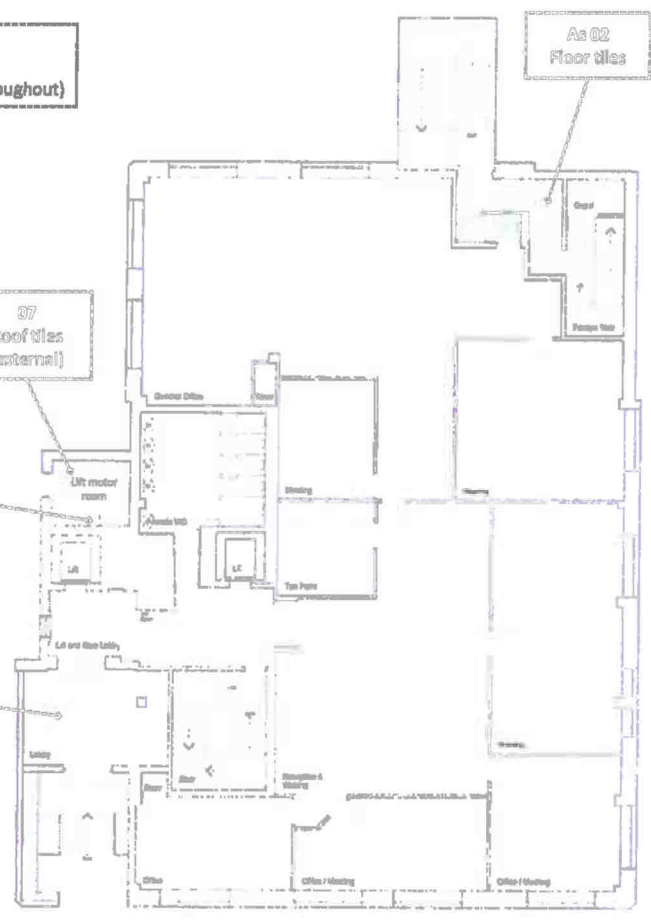
As 01
Beam coating
(above suspended ceilings throughout)

As 02
Floor tiles

07
Roof tiles
(external)

As 06
Insulating panel
(mica board)

08
Textured coating



Notes:

Not to scale

- XXX Sample locations (positive)
- XXX Sample locations (negative)

Refer to report for scope and limitations of survey

Shading represents extent of floor tiles

Plans supplied by client

Project reference: ABS7

Site: Harlech Court, Cardiff

Title: 4 of 6. Second floor

Date: April 2018



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Aa 01
Beam coating
(above suspended ceilings throughout)

06
Packer
(mica board, in
ceiling void)

04
Beam coating

**Not
accessed**



Notes:

Not to scale

- XX Sample locations (positive)
- XX Sample locations (negative)

Refer to report for scope and limitations of survey

Plans supplied by client

Project reference: A397

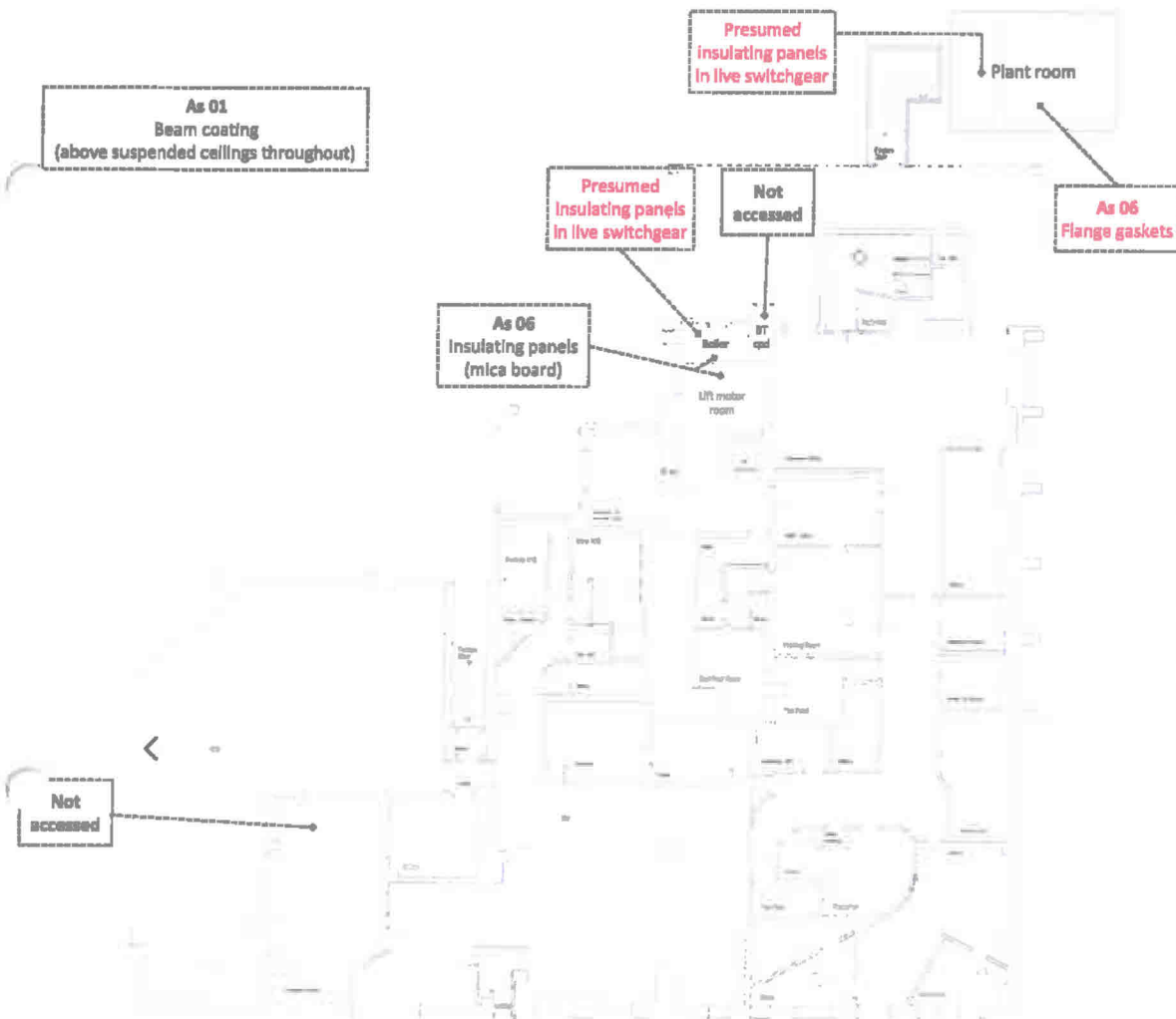
Site: Harlech Court, Cardiff

Title: 6 of 6. First floor

Date: April 2018

BAS ///

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Notes:

Not to scale

- XX Sample locations (positive)
- XX Sample locations (negative)

Refer to report for scope and limitations of survey

Plans supplied by client

Project reference: **A997**

Site: Harlech Court, Cardiff

Title: 6 of 6. Ground floor

Date: April 2018



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APPENDIX B

SURVEY REGISTER



Asbestos survey register

Project reference: A397

Site address: **Herlech Court, Cardiff**

Notes:

Assessment date: **27/03/18** Review date: **Annual**

This table is a summary of all suspect materials located during the survey and should be interpreted with reference to the full report and its scope, limitations and exclusions.

Floor	Location	Suspect material	Level of Identification	Sample ref	Asbestos type	Product type	MA score	Hazard rating	Approx extent	Accessibility	Recommendations	Record (Appx C)
All floors	Throughout, above suspended ceiling tiles	Beam coating	Sampled	01	-	-	-	-	-	-	No further action required	MAR/01
Third floor	General office, floor	Floor tiles	Sampled	02	-	-	-	-	-	-	No further action required	MAR/02
	Entrance lobby, floor	Floor tiles	Strongly presumed	As 02	-	-	-	-	-	-	No further action required	MAR/03
	Server room, floor	Floor tiles	Strongly presumed	As 02	-	-	-	-	-	-	No further action required	MAR/04
	Office 2, floor	Floor tiles	Strongly presumed	As 02	-	-	-	-	-	-	No further action required	MAR/05
	Office 3, floor	Floor tiles	Strongly presumed	As 02	-	-	-	-	-	-	No further action required	MAR/06
	Escape stair lobby, floor	Floor tiles	Strongly presumed	As 02	-	-	-	-	-	-	No further action required	MAR/07
Second floor	Escape stair lobby, floor	Floor tiles	Strongly presumed	As 02	-	-	-	-	-	-	No further action required	MAR/08
	Entrance lobby, ceiling	Textured coating	Sampled	03	-	-	-	-	-	-	No further action required	MAR/09
	Lift motor room, walls	Insulating panels	Sampled	As 05	-	-	-	-	-	-	No further action required	MAR/10
	Lift motor room, external	Roof tiles	Sampled	07	-	-	-	-	-	-	No further action required	MAR/11
First floor	Store, above suspended ceiling tiles	Beam coating	Sampled	06	-	-	-	-	-	-	No further action required	MAR/12
	Tea point, above suspended ceiling tiles	Padder	Sampled	05	-	-	-	-	-	-	No further action required	MAR/13
Ground floor	Lift motor room, walls	Insulating panels	Strongly presumed	As 05	-	-	-	-	-	-	No further action required	MAR/14
	Boiler room, electrical switchgear	Insulating panels	Presumed	-	Amosite	Board	5	LOW	Unk	Difficult	Inform & manage; inspect during planned maintenance	MAR/15
	Boiler room, wall	Insulating panel	Strongly presumed	As 05	-	-	-	-	-	-	No further action required	MAR/16
	Plant room	Gaskets	Sampled	06	Chrysotile	Gasket	4	VERY LOW	Unk	Difficult	Inform & manage; inspect during planned maintenance	MAR/17
	Plant room, electrical switchgear	Insulating panels	Presumed	-	Amosite	Board	5	LOW	Unk	Difficult	Inform & manage; inspect during planned maintenance	MAR/18

APPENDIX C

MATERIAL ASSESSMENT RECORDS

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/01
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Site:	Harlech Court, Cardiff
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Floor:	All floors	Location:	Throughout	Position:	Above suspended ceiling tiles
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Suspect material:	Beam coating
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Approximate extent:	-	Level of Identification:	Sampled
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Accessibility:	-	Sample reference:	01
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Comments:

Composite sample from several locations

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:

No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/02
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Site:	Harlech Court, Cardiff
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Floor:	Third floor	Location:	General office	Position:	Floor
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Suspect material:	Floor tiles
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Approximate extent:	-	Level of identification:	Sampled
Accessibility:	-	Sample reference:	02



Comments:
Under carpet tiles

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/03
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Site:	Harlech Court, Cardiff
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Floor:	Thlrd floor	Location:	Entrance lobby	Position:	Floor
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Suspect material:	Floor tiles
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Approximate extent:	-	Level of identification:	Strongly presumed
Accessibility:	-	Sample reference:	As 02



Comments:
Under carpet tiles

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record			
Date:	27/03/18	Assessor:	S Sleep
Record:	MAR/04		
Site:	Harlech Court, Cardiff		
Floor:	Third floor	Location:	Server room
Position:	Floor		
Suspect material:	Floor tiles		
Approximate extent:	-	Level of identification:	Strongly presumed
Accessibility:	-	Sample reference:	As 02



Comments:
Under carpet tiles

Material assessment			Hazard rating
Parameter	Score	Description	
Product type:	-	Composite	-
Damage/deterioration:	-	-	
Surface treatment:	-	-	
Asbestos type:	-	No asbestos detected	
Total:	-		

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/05
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Site:	Harlech Court, Cardiff
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Floor:	Third floor	Location:	Office 2	Position:	Floor
--------	-------------	-----------	----------	-----------	-------

Suspect material:	Floor tiles
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Approximate extent:	-	Level of identification:	Strongly presumed
Accessibility:	-	Sample reference:	As 02



Comments:
Under carpet tiles

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/06
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Site:	Harlech Court, Cardiff
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Floor:	Thirld floor	Location:	Office 3	Position:	Floor
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Suspect material:	Floor tiles
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Approximate extent:	-	Level of identification:	Strongly presumed
Accessibility:	-	Sample reference:	As 02



Comments:
Under carpet tiles

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/07
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Site:	Harlech Court, Cardiff
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Floor:	Thlrd floor	Location:	Escape stair lobby	Position:	Floor
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Suspect material:	Floor tiles
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Approximate extent:	-	Level of identification:	Strongly presumed
Accessibility:	-	Sample reference:	As 02



Comments:
None

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected

Total: -

Hazard rating
-

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/08
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Site:	Harlech Court, Cardiff
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Floor:	Second floor	Location:	Escape stair lobby	Position:	Floor
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Suspect material:	Floor tiles
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Approximate extent:	-	Level of identification:	Strongly presumed
Accessibility:	-	Sample reference:	As 02



Comments:
None

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record		
Date:	27/03/18	Assessor: S Sleep
Record:	MAR/09	

Site:	Harlech Court, Cardiff
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Floor:	Second floor	Location:	Entrance lobby	Position:	Ceiling
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Suspect material:	Textured coating
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Approximate extent:	-	Level of Identification:	Sampled
Accessibility:	-	Sample reference:	03



Comments:
None

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected

Hazard rating
-

Total: -

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/10
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Site:	Harlech Court, Cardiff
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Floor:	Second floor	Location:	Lift motor room	Position:	Walls
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Suspect material:	Insulating panels
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Approximate extent:	-	Level of identification:	Sampled
Accessibility:	-	Sample reference:	As 05



Comments:
Mica board

Material assessment		
Parameter	Score	Description
Product type:	-	Board
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/11
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Site:	Harlech Court, Cardiff
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Floor:	Second floor	Location:	Lift motor room	Position:	External
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Suspect material:	Roof tiles
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Approximate extent:	-	Level of identification:	Sampled
Accessibility:	-	Sample reference:	07



Comments:
None

Material assessment		
Parameter	Score	Description
Product type:	-	Cement
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

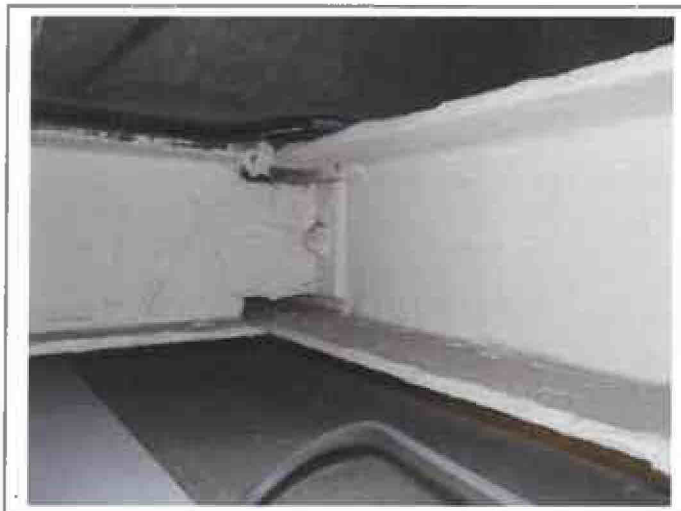
Material assessment record			
Date:	27/03/18	Assessor:	S Sleep
Record:	MAR/12		

Site:	Harlech Court, Cardiff
-------	------------------------

Floor:	First floor	Location:	Store	Position:	Above suspended ceiling tiles
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Suspect material:	Beam coating
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Approximate extent:	-	Level of Identification:	Sampled
Accessibility:	-	Sample reference:	04



Comments:
None

Material assessment		
Parameter	Score	Description
Product type:	-	Composite
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/13
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Site:	Harlech Court, Cardiff
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Floor:	First floor	Location:	Tea point	Position:	Above suspended ceiling tiles
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Suspect material:	Packer
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Approximate extent:	-	Level of Identification:	Sampled
Accessibility:	-	Sample reference:	05



Comments:
Mica board

Material assessment		
Parameter	Score	Description
Product type:	-	Board
Damage/deterloration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/14
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Site:	Harlech Court, Cardiff
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Floor:	Ground floor	Location:	Lift motor room	Position:	Walls
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Suspect material:	Insulating panels
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Approximate extent:	-	Level of identification:	Strongly presumed
Accessibility:	-	Sample reference:	As 05



Comments:
 Mica board boxing and panel between boiler & lift motor rooms

Material assessment		
Parameter	Score	Description
Product type:	-	Board
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
 No further action required

Material assessment record			
Date:	27/03/18	Assessor:	S Sleep
Record:	MAR/15		

Site:	Harlech Court, Cardiff
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Floor:	Ground floor	Location:	Boiler room	Position:	Electrical switchgear
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Suspect material:	Insulating panels
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Approximate extent:	Unk	Level of identification:	Presumed
Accessibility:	Difficult	Sample reference:	-



Comments:
 Presumed within live switchgear
 May also contain textiles

Material assessment		
Parameter	Score	Description
Product type:	2	Board
Damage/deterioration:	0	None
Surface treatment:	1	Enclosed
Asbestos type:	2	Chrysotile
Total:	5	

Hazard rating
VERY LOW

Recommendations:
 Inform & manage
 Inspect with electrician during planned maintenance

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/16
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Site:	Harlech Court, Cardiff
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Floor:	Ground floor	Location:	Boiler room	Position:	Wall
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Suspect material:	Insulating panel
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Approximate extent:	-	Level of identification:	Strongly presumed
Accessibility:	-	Sample reference:	As 05



Comments:
Mica panel between boiler & lift motor rooms

Material assessment		
Parameter	Score	Description
Product type:	-	Board
Damage/deterioration:	-	-
Surface treatment:	-	-
Asbestos type:	-	No asbestos detected
Total:	-	

Hazard rating
-

Recommendations:
No further action required

Material assessment record					
Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/17
Site:	Harlech Court, Cardiff				
Floor:	Ground floor	Location:	Plant room	Position:	Floor
Suspect material:	Gaskets				
Approximate extent:	Unk	Level of Identification:	Sampled		
Accessibility:	Difficult	Sample reference:	06		



Comments:
Two loose gaskets removed as sample Potentially more within flange joints

Material assessment		
Parameter	Score	Description
Product type:	2	Gasket
Damage/deterioration:	0	None
Surface treatment:	1	Enclosed
Asbestos type:	1	Chrysotile
Total:	4	

Hazard rating
VERY LOW

Recommendations:
Inform & manage Inspect during planned maintenance

Material assessment record

Date:	27/03/18	Assessor:	S Sleep	Record:	MAR/18
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Site:	Harlech Court, Cardiff
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Floor:	Ground floor	Location:	Plant room	Position:	Electrical switchgear
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Suspect material:	Insulating panels
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Approximate extent:	Unk	Level of identification:	Presumed
Accessibility:	Difficult	Sample reference:	-



Comments:
 Presumed within live switchgear
 May also contain textiles

Material assessment		
Parameter	Score	Description
Product type:	2	Board
Damage/deterioration:	0	None
Surface treatment:	1	Enclosed
Asbestos type:	2	Amosite
Total:	5	

Hazard rating
VERY LOW

Recommendations:
 Inform & manage
 Inspect with electrician during planned maintenance

APPENDIX D

ANALYSIS RESULTS



6371



Forgeside House, Cardiff Bay Business Centre, Forgeside Close,
Lewis Road, Cardiff, CF24 5FA

Tel: 02920 493000 Email: info@phhenv.co.uk
www.phhenv.co.uk

CERTIFICATE OF ASBESTOS FIBRE ANALYSIS

Certificate Reference: PHH5193

Client: Bridgend Asbestos Services,
Brynmenyn Industrial Estate,
Unit 22 Brynmenyn Business Centre,
St Theodore's Way,
Bridgend, CF32 9TZ,

Site Address: Harlech Court,
Cardiff

Sampled by: Client

Date Received: 28/03/2018

Project Reference: A397

Analysis Date: 29/03/2018

Results:-

Number	Lab Reference	Sample Location	Sample Description	Asbestos Type(s)
1	E19366	Fifth floor	Above ceiling tiles - Beam coating	No Asbestos Detected
2	E19367	Third floor	General office - Floor tiles	No Asbestos Detected
3	E19368	Second floor	Entrance lobby - Textured coating	No Asbestos Detected
4	E19369	First floor	Store - Beam coating	No Asbestos Detected
5	E19370	First floor	Tea point - Packer	No Asbestos Detected
6	E19371	Ground floor	Plant room - Gaskets	Chrysotile
7	E19372	Second floor	Lift motor room - Roof tiles	No Asbestos Detected

Authorised Signature:



Analyst Name: Lucy Hanlon

Certificate Issue Date: 29/03/2018

Notes:

For and on behalf of PHH Environmental UK Limited

- Notes:
- The method of analysis is conducted by Polarised Light Microscopy (PLM) using PHH Environmental's P43 procedure and Appendix 2 of the HSG 248 'The Analysts Guide' 2005'.
 - Samples are collected in accordance with HSG247 'The Survey Guide' where PHH Environmental conducted the survey. External sample reports are prepared using the samples and information provided by the client.
 - The analytical method does not quantify the amount of asbestos present, however if 1 or 2 asbestos fibres are identified then the description "trace" is permitted. THIS REPORT MAY ONLY BE REPRODUCED OR INTERPRETED IN ITS ENTIRETY.

* Opinions or interpretations expressed in this report are outside the scope of our UKAS accreditation.

** Comments refer to supplementary information relevant to samples analysed e.g. sample sizes