



Care Environmental Surveying Ltd.
Asbestos Removal, Surveying, Collection, Disposal and Consultancy
Services
Improving the Future of our Environment

Demolition Asbestos Survey
Empty Unit
Ron Skinner & Sons
Tredegar NP22 3AA



Survey undertaken by Steve Ingram
Care Environmental Surveying Limited

Survey Undertaken: 14th June 2024
Report Completed: 26th June 2024

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Refurbishment Asbestos Survey

Date of Survey: 14th June 2024

Surveyor: Steve Ingram

Report Issue and Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description (Including amendments)	Checked	Date	Signed
1	0	Report	Steve Ingram	26 th June 2024	

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1 Executive Summary

Care Environmental Services Ltd has undertaken a Refurbishment Asbestos Survey at The Empty Unit Ron Skinner & Sons Tredegar NP22 3AA. The survey was undertaken by Steve Ingram of Care Environmental Services Ltd on 14th June February 2024.

The report was commissioned by Mr Gareth Musgrove Ron Skinner & Sons to address the potential risk of asbestos containing materials (ACMs) within the property as part of the client’s commitment to the Control of Asbestos Regulations 2012 (CAR2012).

The scope of the survey included a Demolition Survey of the entire building. The layout of the survey can be seen on the appended plan.

The survey was carried out utilising standard access equipment as stated in our terms and conditions, unless otherwise agreed. The scope excludes sub-surface areas and soil contamination.

Full details of all materials, their locations, full MRA scores and management recommendations can be found within the asbestos register section of the report. Areas not accessed are also recorded.

In summary, the following materials were identified:

Asbestos Register & Risk Assessment: The Empty Unit Ron Skinner & Sons Tredegar.			
Risk Rating	Material	Location	Recommendation
No Risk	Textured Coating	Male W/C Ceiling	NAD No action required
No Risk	Textured Coating	Female W/C Ceiling	NAD No action required
No Risk	Textured Coating	Corridor Ceiling	NAD As above ceilings.
No Risk	Textured Coating	Office 1 Ceiling	NAD No action required
Low Risk	Textured Coating	Office 2 Ceiling	NAD No action required
Low Risk Presumed Asbestos	Presumed Asbestos Gaskets	Heater Unit – Main Warehouse	Dismantle to further inspect when isolation cert issued.
Low Risk Presumed Asbestos	Presumed Asbestos Flash guards		Dismantle to further inspect when isolation cert issued.

2 Introduction

2.1 General

Care Environmental Surveying Ltd, 16 Pencisely Road, Llandaff, Cardiff, CF5 1DG has carried out a Demolition Asbestos Survey at The Empty Unit Ron Skinner & Sons Tredegar NP22 3AA. The survey was undertaken by Steve Ingram of Care Environmental Surveying Ltd on the 14th June 2024.

The survey was commissioned by Mr Gareth Musgrove Ron Skinner & Sons. The purpose of this report is to address the potential for asbestos containing materials (ACMs) within the property as part of the client's commitment to the Control of Asbestos Regulations (CAR). Appendix A shows the layout of the areas surveyed.

2.2 Scope

The scope of the survey included a Demolition survey to the entire building. The layout of the survey can be seen on the appended plan. The survey was carried out utilising standard access equipment as stated in our terms and conditions, unless otherwise agreed. The scope excludes sub-surface areas and soil contamination.

2.3 Legislation

A Demolition Survey is required prior to any demolition works being carried out. This type of survey is used to locate and describe, as far as is reasonably practicable, all ACMs within the building prior to demolition, as defined by the scope section of this report. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas included in the scope.

There is a specific requirement in CAR2012(regulation7) for all ACMs to be removed as far as reasonably practical before demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (eg removal of partitions, walls, units etc).

The survey report should be supplied by the client to designers and contractors who may be tendering for or undertaking the planned work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos materials identified so it can be removed prior to demolition.

A Demolition Asbestos survey has been undertaken and the technique used in accordance with Care Environmental Surveying Limited in-house procedures and the Health and Safety Executive (HSE) Guidance HSG264 Asbestos: The survey guide. This report will describe the work carried out and document the results to enable the asbestos risk prior to demolition to be eliminated in accordance with the appropriate regulations prior to demolition.

The survey will aim to identify suspect material, confirm by testing and presume by inspection, those areas of asbestos containing material (ACM). These areas can then be dealt with in the appropriate manner to prevent contamination of the building or exposure of subcontractors, employees or members of the public to unnecessary risk.

2.4 Asbestos Surveyors

CAR2012 and HSG 264 refer to asbestos surveys being carried out by “competent persons” with experience, training and suitable qualifications.

2.5 Demolition Asbestos Survey

This report is a description of a demolition asbestos survey undertaken to comply with legislation. The purpose of which is to determine the nature and extent of any ACM within the building prior to demolition.

A demolition asbestos survey is used to locate and describe, as far as is reasonably practicable, all ACMs in the building or in the whole building if full demolition is planned. The survey will be fully intrusive and will involve destructive inspection, as necessary, to gain access to all areas within the scope, including those that may be difficult to reach.

Generally, unless stated, a demolition asbestos survey will not include access outside of the specified area of a property and will be undertaken to the level specified by the client, See Paragraph 2.2 for the detailed scope of the survey.

2.6 Limitations of the Report

This report is based on the information that has been made available to us from the client regarding site operations. The conclusions drawn in the report are considered correct although any subsequent additional information may allow refinement of the conclusions. It should be noted that:

- The report has been prepared under the express instructions and solely for the use of Mr Gareth Musgrove Ron Skinner & Sons.
- The findings of this report represent the professional opinion of experienced asbestos surveyors and is produced in accordance with Care Environmental Surveying in house procedures based upon the guidelines within the Health and Safety (HSE) Guidance Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide. Care Environmental Surveying Limited does not provide legal advice and the advice of lawyers may also be required.
- All work carried out in preparing this report has utilised, and is based upon, Care Environmental Surveying’s current professional knowledge and understanding of current relevant UK standards, codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect. Care Environmental Surveying does not accept responsibility for advising Ron Skinner & Sons or other interested parties of the facts or implications of any such changes.

- It is stressed that while every effort was made to identify the locations and full extent of all asbestos materials in the specified area, such material may be located within the structural matrix of the building or in other inaccessible areas. It should be noted that this survey is an intrusive level survey but responsibility cannot be accepted for any hidden materials located within the building structure. If asbestos materials have been suspected but not sampled, this has been highlighted in the report.
- The report is limited to the areas identified by Care Environmental Surveying Limited on this site.
- All samples were analysed at a UKAS accredited laboratory in accordance with their "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining and the methods outlined in HSG248. The certificates of analysis are included in appendix B of this report.

3 Survey Description

3.1 Building description

This is a demolition asbestos survey to a steel frame metal clad industrial building. There was no access into electrical and mechanical equipment as the electricians were live at the time of the survey and therefore suspected of containing asbestos material.

3.2 Areas Not accessed

In accordance with the HSE Guidance HSG264 Asbestos: The survey guide, areas which cannot be accessed or inspected at the time of the survey must be presumed to contain asbestos, unless there is strong evidence to prove otherwise. The areas highlighted are only those that the surveyor could safely access. Presumed asbestos instances require further inspection when safe access is made available.

The areas not accessed during the survey can be found in the 'No Access' register within Section 4.

3.3 Sampling Strategy

Sampling was not carried out where it would have caused structural damage to the building's fabric or where it would be unsafe to do so. In some cases, asbestos materials have been identified without sampling.

All sampling was undertaken in accordance with Care Environmental Surveying Limited in-house procedures based upon the guidelines within Health and Safety (HSE) Guidance HSG264 Asbestos: The survey guide. The samples were double bagged, labelled and submitted to laboratory as bulk samples.

Samples taken during the survey are detailed on the test certificate in Appendix B. Each sample, along with a photograph of each sampling point, is included within the asbestos register in section 4 of this report; positive materials, along with presumed materials, will be evaluated and risk assessed in accordance with HSG264.

3.4 Presumed materials

In areas where sampling was not possible or practical, materials are either presumed or strongly presumed in accordance with Care Environmental Surveying's in-house procedures based upon the guidelines within the HSE Guidance HSG264 Asbestos: The survey guide.

As defined by the HSE, materials that are strongly presumed look as if they may contain asbestos, upon visual inspection by an experienced, trained surveyor. Materials that are presumed to contain asbestos where there is insufficient evidence to confirm that it is asbestos free, or where a duty holder/surveyor decides that it is easier under planned management arrangements to presume certain materials to contain asbestos.

Presumed materials should be treated as asbestos-containing materials until proven otherwise and therefore are included in the asbestos register within this report.

4 Survey Results

4.1 Introduction

All samples were analysed at a UKAS accredited laboratory in accordance with their "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining and the methods outlined in HSG248. The certificates of analysis are included in appendix B of this report.

4.2 Material Risk Assessment

Each ACM has been risk assessed in accordance with the algorithm within HSG264 Asbestos: The survey guide; this is shown below. The Material Risk Assessment (MRA) score identifies the risk level of the materials, that is, the risk that the material will release airborne fibres if disturbed. Presumed materials are scored as asbestos, as if they were asbestos containing.

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non-asbestos materials are not scored.

For presumed materials the asbestos type must be calculated as Crocidolite until proved otherwise. In most cases it is unlikely that Crocidolite has been used; but unless the material risk assessment highlights a medium or high potential for fibre release it is acceptable to manage the presumed materials on the presumption of Crocidolite. Further investigation may be required before major maintenance or demolition.

Variable	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 finishes, asbestos cement etc.)
	2	Asbestos insulating board, asbestos millboard, other low-density insulation boards, asbestos textiles, gaskets ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. Pipe and boiler lagging) loose and sprayed asbestos, asbestos mattresses and packing.
Extent of damage or deterioration	0	Good condition – no visible damage
	1	Low damage – a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials containing asbestos.: reinforced plastics, resins and vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Risk Rating	Very Low	Scores of 4 or less have a very low potential for fibre release if disturbed.
	Low	Scores of between 5 and 6 have a low potential to release fibres if disturbed.
	Med.	Scores of between 7 and 9 have a medium potential to release fibres if disturbed
	High	Materials with assessment scores of 10 and more are regarded as having a high potential to release fibres if disturbed

4.3 Asbestos Register

The asbestos register for the site, including the MRA scores, can be found overleaf. The asbestos register contains materials both proven and presumed to contain asbestos; the register also offers guidance as to whether work with each product is likely to be classified as licensed, therefore requiring a licensed contractor and a 14-day notification period. The basis for determining tasks that require a license is dependent upon a risk assessment of the potential fibre release during work with the product. Therefore, further assessment or consultation with the HSE may be required.

Some work with Non-Licensed products may require notification to the HSE under the category Notifiable Non-Licensed Work, again this is task dependant and each task will require a specific risk assessment.

Along with the MRA scores recommendations have been made for future management of the materials.



4.4 Negative Samples Register

Samples that have tested negative for the presence for asbestos are presented within the following register, along with photographs of each sampling point.


4.5 Areas Not Accessed Register


Areas that have not been accessed during the survey are presented within the following register with a photograph of each location.

These areas have not been risk assessed but a worst-case scenario of 'High Risk' of fibre release should be applied if these areas are disturbed.

Asbestos Register & Risk Assessment											
Unit 25 Ty Verlon Industrial Estate Barry CF63 2BE											
Location /Description	Photograph	Sample ref /Presumed	Licensed?	Quality	Access	Product	Condition	Surface	Asbestos Type	MRA Score	Comments / Recommendations
Female W/C – Textured Coating to ceiling.		S001	No	6m ²	Easy	0	0	0	NAD No asbestos detected in sample	0	No action required
Male W/C – Textured Coating to ceiling		S002	No	6m ²	Easy	0	0	0	NAD No asbestos detected in sample	0	No action required

Demolition Asbestos Survey, Empty Unit Ron Skinner & Sons Tredegar NP22 3AA

Office 1 – Textured Coating to ceiling		S003	No	15m ²	Easy	0	0	0	NAD No asbestos detected in sample	0	No action required
Office 2 – Textured Coating to	PHOTOGRAPH NOT AVAILABLE	S004	No	15m ²	Easy	1	0	2	NAD No asbestos detected in sample	0	No action required

Areas not accessed			
Location / Description	Photograph	No Access	Comments / Recommendations
Main Warehouse / Heater Unit and flue.outlet.		Presumed to contain asbestos material - Live at time of survey	Dispose as asbestos containing waste in accordance with Hazardous Waste Regulation 2015 or re inspect when isolation certification is available.
Entrance Corridor / Electrical Switchgear.	PHOTOGRAPH NOT AVAILABLE	Presumed to contain asbestos material Live at time of survey	Dispose as asbestos containing waste in accordance with Hazardous Waste Regulation 2015 or re inspect when isolation certification is available.

5 Conclusions

5.1 General

During the survey asbestos materials have been identified / presumed on the site. Any identified / presumed materials and associated material risk assessment are detailed in the tables in Section 4 of this report. In addition, any no accessed areas are recorded in the relevant table.

5.2 Conclusions and Recommendations

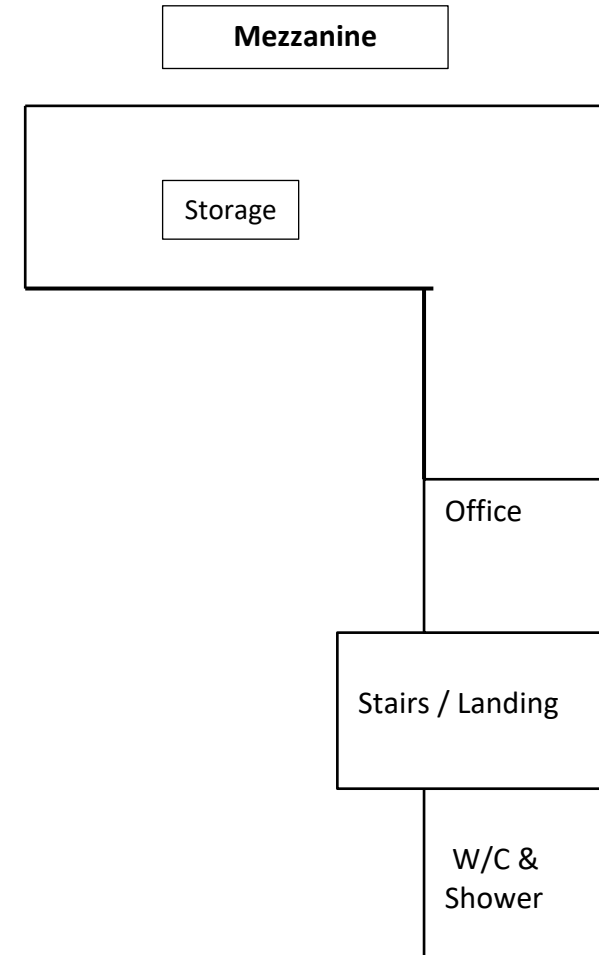
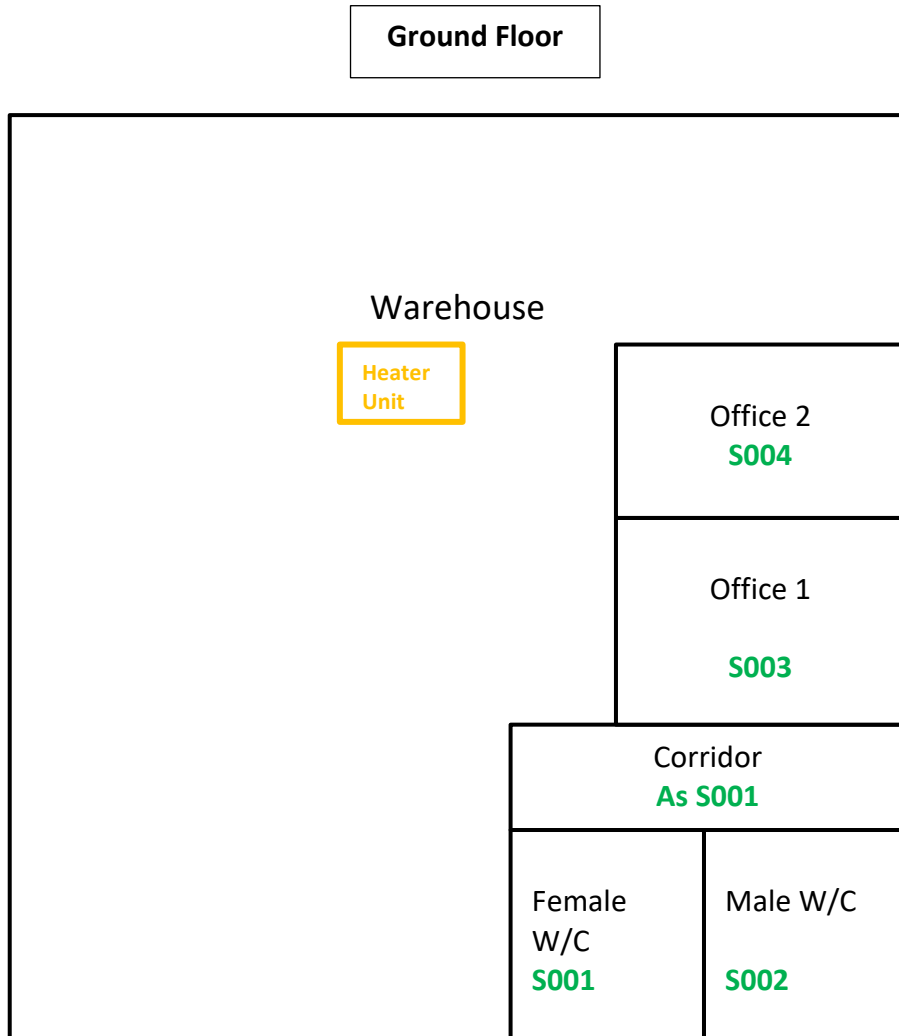
Under CAR 2012, there is a legal duty to remove asbestos during a major refurbishment or prior to demolition.

The asbestos register states if removal of a material is likely to require a licensed contractor. If a licensed contractor is required the HSE will require a 14day notification period prior to commencement of the works.

Depending on the materials identified some remedial or removal tasks may not require a licensed contractor but may be considered Notifiable Non Licensed Work (NNLW). A suitable risk assessment should be carried out prior to any work with asbestos in accordance with CAR2012 and the correct procedures put into place.

Until such time as the identified materials are removed there is a legal duty to manage the asbestos containing products and an asbestos management plan for the building is required.

Appendix A Site Plan



Appendix B Test Results



Certificate of Bulk Fibre Analysis

Certificate No: E-43702/1

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Client: Care Environmental Surveying 16 Pencisely Road, Cardiff CF5 1DG	Site: Ron Skinner Tredegar
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Sampled by: As Received Analyst: Shannon Duckett	Date received: 20/06/2024 Date of analysis: 21/06/2024
Analysed at: Offices 4&5, JR Quarter, Moy Road Industrial Estate, Taffs Well, CF157QR	

Results:

Lab Ref. No.	Client/Site Ref No.	Sample Description	Material Type	Asbestos Type Present
001	S001	Female W/C, Ceiling	Textured Coating	No Asbestos Detected
002	S002	Male W/C, Ceiling	Textured Coating	No Asbestos Detected
003	S003	Ground Floor, Office 1, Ceiling	Textured Coating	No Asbestos Detected
004	S004	Ground Floor, Office 2, Ceiling	Textured Coating	No Asbestos Detected

Signed Analyst: *S Duckett*

Analyst Name: Shannon Duckett

Date: 21/06/2024

Notes:

1. The method of analysis is EMS procedure P1 and as described in HSG 248 'The Analysts Guide' - Fibre identification by PLM and dispersion staining techniques
2. EMS are accredited for the analysis of bulk samples for asbestos in accordance with ISO17025. Any opinions & interpretations of test results expressed are outside the scope of accreditation
3. The results reported above only relate to the samples received & tested. Samples are assessed using information supplied by the client and EMS accepts no liability for the future use of the information contained in this certificate
4. All samples will be retained for a minimum of six months

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Appendix C

HSE Documents List

LEGISLATIVE REFERENCE DOCUMENTS – WORKING WITH ASBESTOS MATERIALS

- SI Health and Safety at Work etc Act 1974
SI 1974/1439 ISBN 0 10 543774 3
- SI The Control of Asbestos Regulations 2012
SI 2006/2739 2005 ISBN 0 11 075291 4
- L143 The Control of Asbestos Regulations 2012
Approved Code of Practice ISBN 0 7176 6206 3
- L127 The management of asbestos in non-domestic premises 2006
Approved Code of Practice ISBN 0 7176 6209 8

The following guidance notes are relevant to work with asbestos materials

- HSG248 The Analysts Guide 2005
ISBN 0 7176 2875 2
- HSG247 The Licensed Contractors Guide 2006
ISBN 0 7176 2874 4
- MS13 Asbestos: Medical guidance notes 1999
ISBN 0 7176 2417 X
- MDHS100 Surveying, sampling and assessment of asbestos coating materials
2001
ISBN 0 7176 2076
- HSG53 The selection, use and maintenance of respiratory protective
equipment 1998
ISBN 0 7176 1537 5
- HSG189/1 Controlled asbestos stripping techniques for work requiring a licenc
1999
ISBN 0 7176 1666 5
- HSG189/2 Working with asbestos cement 1999
ISBN 0 7176 1667 3
- HSG210 Asbestos essentials task manual
ISBN 0 7176 1887 0

HSG213 Introduction to asbestos essentials
ISBN 0 7176 1901 X

HSG227 A comprehensive guide to managing asbestos in premises
ISBN 0 7176 2381 5

Further reading

EN ISO/IEC 17020 General criteria for the operation of various types of bodies performing (BS EN 45004:1995) inspection

EN ISO/IEC 17025 General requirements for the competence of testing and calibration laboratories (2000) European Standard

BSI ISO 9001 Quality Management Systems

BSI ISO 14001 Environmental Management Systems

European Standards are available from:

Website: www.bsi-global.com

Health and Safety Executive:

Website: www.hse.gov.uk

Every effort has been made to ensure that this list is accurate but no legal responsibility is accepted for any errors or omissions.

Documentation correct at time of last update: February 2012.

Appendix D

Caveat

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain **undetected** in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e paint, over boarding, disguising etc. where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2012) or other similar subsequent Regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- Care Environmental Surveying Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

Care Environmental Surveying Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.