

NG Associates (UK) Limited

Refurbishment Asbestos Survey of: 47 and 48 St Mary's Street, Cardiff



Report no: NGA2017/S/092/R001

Issued: November 2017

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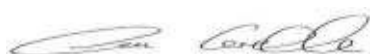
NG Associates (UK) Limited

Refurbishment Asbestos Survey of: 47 & 48 St. Mary's Street, Cardiff

Original Author: Rebecca Rowlands



Approved Neil Grabham



Report no: NGA2017/S/092/R001

Date: October 2017

This report has been prepared for **Optima Healthcare c/o RBL Partnership Ltd, 51 Newton Road, Swansea** by NG Associates (UK) Limited who cannot accept any responsibility for any use of or reliance on the contents of this report by any third party. Whilst every effort has been made to locate and identify all elements of asbestos containing materials within the defined site, it is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so it is not possible to regard the findings of this survey as being definitive. Care must be taken when carrying out demolition or refurbishment works that asbestos containing materials may be uncovered which should then be sampled and analysed for identification. No claim will be entertained for any costs incurred as a result of further elements of asbestos containing materials being discovered at a later date. Caveat in Appendix 6 provides details on exclusions applicable to this survey.

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1 Executive Summary

- 1.1 A Refurbishment Asbestos Survey was undertaken of 47 & 48 St. Mary's Street, Cardiff on the 13th October 2017.
- 1.2 A total of thirty two samples were collected, eight of which was found to contain asbestos. Two types of asbestos were identified, namely: Amosite (brown) asbestos and Chrysotile (white) asbestos.
- 1.3 Asbestos containing materials were identified during the survey in the following areas/locations:

Description of material	Location
Cement boards	0/002, 0/015 (stairs), 1/001 and 2/001 Presumed ceiling of 0/016 Presumed cement flue in -1/002
AIB boards	2/006 and 3/004
Sink pad	3/005
Green vinyl floor tiles	0/013, 0/008, 0/009, 0/011, 1/010

- 1.4 A summary of asbestos findings can be found in the asbestos Register in Appendix 1.
- 1.5 No access was possible to the 'live' electrics.
- 1.6 Please note that should suspect materials come to light in any subsequent demolition/refurbishment activities then work should be suspended until the composition of these materials can be ascertained.

2 Introduction

- 2.1 Instructions were received from Fred Whitcomb of Optima Healthcare c/o RBL Partnership to carry out a Refurbishment Asbestos Survey of 47 and 48 St. Mary's Street, Cardiff on the 13th October 2017.
- 2.2 A Refurbishment Survey was carried out in accordance with the requirements of the Health and Safety Executive guidance document HSG264 – *Asbestos: The survey guide* as it is understood that the building is shortly to be let.
- 2.3 The purpose of a Refurbishment Survey is to locate and identify the presence or suspected presence of any asbestos containing materials in order that they can be suitably managed or removed prior to refurbishment works.

3 Site Surveyed

3.1 The scope of the asbestos survey was to include for inspection all reasonably accessible elements of 47 & 48 St. Mary's Street, Cardiff.

Walls – Were found to be brick/block, lathe and plaster, plasterboard, ceramic tiles, glass, plaster and wood.

Ceiling – Were found to be plasterboard, textured coating, plastic, fibreboard, lathe and plaster, plaster, wood and cement.

Floors – Were found to be concrete with carpet, vinyl floor tiles, vinyl sheet, wood, bitumen, concrete.

Roofs – Were found to be constructed with natural slates or bitumen felt with glass skylights. A presumed asbestos cement roof was noted to Room 0/016.

3.2 Asbestos Register in Appendix 1 details all occurrences of asbestos materials.

The drawings in Appendix 4 show the location of sample points.

4 Report and Survey Conditions

- 4.1 Access to the site was arranged through Fred Whitcomb of Optima Healthcare c/o RBL Partnership.
- 4.2 Tomos Lewis and Jeff Lapham conducted the survey on 13th October 2017 under the supervision of Neil Grabham.
- 4.3 The survey report was written and compiled by Rebecca Rowlands in November 2017.
- 4.4 All samples were analysed by NG Associates (UK) Limited.

5 Areas of the site not accessed

- 5.1 All safe and reasonably accessible areas of the site were visually inspected to determine the potential presence of asbestos containing materials.
- 5.2 Only the areas identified are covered in this report. Areas not identified should be considered as not accessed for the purposes of this survey.
- 5.3 During the survey, every reasonable effort was made to gain access into those areas within the survey brief.
- 5.4 No excavation activities were undertaken on the site and no estimate has been made for asbestos materials buried on the site.
- 5.5 No access was possible to 'live' electrics
- 5.6 No access was possible to Room -1/002
- 5.7 No access was possible to the ceiling of 0/016. This should be presumed as asbestos cement.

6 Types of Survey

There are two types of survey referred to in HSG264, for the purposes of this commission a refurbishment survey was undertaken. This is defined in HSG264 as:

6.1 Refurbishment/Demolition survey

A Refurbishment/Demolition survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas including those that may be difficult to reach. A full sampling programme is undertaken to identify possible ACMs.

The survey is designed to be used as a basis for tendering for the removal of ACMs from the building prior to demolition or major refurbishment and estimates of the quantities of ACMs are made. The survey does not assess the condition, surface treatment or accessibility of the asbestos or provide material risk assessments for potential fibre release.

7 Sampling and Asbestos Survey Strategy

- 7.1 The asbestos survey was conducted by means of visual inspection of all safe and reasonably accessible areas of the defined site. For this particular site, when carrying out a Refurbishment Survey, where the surveyor suspected that a material on the site contained asbestos, a bulk sample was taken for analysis. The objective of carrying out sampling was to identify the asbestos fibre type of the suspected asbestos containing materials.
- 7.2 Aggressive surveying techniques were employed to access all areas of the site, as far as was reasonably practicable. Access will have been made into wall cavities, risers, below carpets etc (where appropriate). Where the client has indicated that no such inspections are required or where access was not physically possible, then these areas are listed in Section 5 of this report.
- 7.3 Samples were taken using a variety of hand tools including a chisel, sharp knife, pliers, a core sampler, or screwdriver, as appropriate. In all cases of sampling, care was taken to ensure that the samples were representative of the material involved and that sufficient quantity of material was sampled. In the case of pipe/thermal insulation, this means ensuring that the full depth of the material was sampled – for example by using a hand borer. In the case of board or tile materials, the sample was taken from the full thickness of the element.
- 7.4 In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area. Therefore, visually similar materials in the same areas where asbestos has been located should be assumed to contain asbestos fibres.
- 7.5 Where there are a large number of identical items distributed throughout the site, a single or a few sample analyses will have been carried out by the surveyor. In such cases the client should assume that identical items on the site will have the same composition as the elements sampled.

8 Methods of Bulk Sample Analysis

- 8.1 All samples taken for the survey were analysed by **NG Associates (UK) Limited**.
- 8.2 Analysis of the samples was carried out using in-house method P1 based on HSE document HSG 248, '*The Analysts Guide*' – Appendix 2. Please note that no other method of analytical evaluation of asbestos materials is legally allowed in the UK.
- 8.3 Identification of asbestos fibres was based on the following analytical procedures:
- a) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage
 - b) Sample treatment was undertaken (if required) to release or isolate fibres
 - c) A detailed and thorough search under the microscope was made to classify the fibre types present
 - d) Representative fibres were mounted in appropriate RI (refractive index) liquids on microscope slides
 - e) The different fibrous components were identified using a polarised light microscope
- 8.4 **NG Associates (UK) Limited** are UKAS (United Kingdom Accreditation Service) accredited to ISO17025 for bulk sample analysis.

9 Health & Safety Statement

- 9.1 All sampling was undertaken causing the minimum possible nuisance and potential risk to the health and safety of the building occupants and site visitors.
- 9.2 As required under the Control of Asbestos Regulations 2012, dust release during sampling was reduced to as low as reasonable practicable and an assessment in respect of likely dust release dictated the need for precautionary measures to be taken. Where applicable this included the following measures:
- 1) Isolation of the sampling area
 - 2) Damping of the material by spray or injection to suppress dust release
 - 3) The use of a vacuum to prevent the fibre particles from becoming airborne ('Type H' vacuum cleaner).
 - 3) Appropriate cleaning and removal of any fallen debris
 - 4) Use of personal protective equipment and respiratory protective equipment
- 9.3 After sampling any broken or unsealed material with potential to cause airborne dust was sealed by suitable means (i.e. by tape, fillers, PVA sealant, etc) and any remaining dust or debris was removed by wet wiping or by using an approved 'Type H' vacuum cleaner. Immediately after collection, all samples were double-sealed in self-seal plastic sample bags. Each sampling position has been allocated with a unique identification number that is also recorded on the survey report form, sample bags and site plans. If required to do so by the Client, site-sampling positions have been labelled with the same identification markings. Each sampling tool was carefully cleaned after each use and great care was taken to prevent cross-contamination between samples. Any disposable material used in sampling, or dust created while sampling was treated as if contaminated by asbestos and was taken away in sealed asbestos waste bags and disposed of as asbestos waste.
- 9.4 Sampling did not impair the structural integrity of the building or plant.

10 Discussion & Recommendations

- 10.1 Three types of asbestos products were identified within the building surveyed, namely:

Asbestos insulating board

Asbestos insulating boards, containing Amosite & Chrysotile, were identified in rooms 2/006 and 3/004.

This type of asbestos material is generally considered medium risk and should be removed fully controlled manner and disposed of according to the requirements of the Hazardous Waste Regulations 2009 prior to any refurbishment works.

Asbestos cement

Asbestos cement, containing Chrysotile, was identified in rooms 0/002, 0/015 (stairs), 1/001 and 2/001. The ceiling of 0/016 was unable to be accessed but it is strongly presumed to also be an asbestos cement material. A cement flue was also presumed in -1/002.

This type of asbestos material is generally considered low risk and should be removed in a suitably controlled manner and disposed of according to the requirements of the Hazardous Waste Regulations 2009 prior to any refurbishment works.

Sink pad

Bitumen sink pad, containing Chrysotile, was identified in room 3/005. This type of asbestos material is generally considered a very low risk but should be disposed of according to the requirements of the Hazardous Waste Regulations 2009 prior to any refurbishment works.

Vinyl floor tiles

Vinyl floor tiles, containing Chrysotile, were identified in rooms 0/008, 0/009, 0/011, 0/013 and 1/010. This type of asbestos material is generally considered a low risk but should be removed suitably controlled manner and disposed of according to the requirements of the Hazardous Waste Regulations 2009 prior to any refurbishment works.

- 10.2 Please note that whilst every effort has been made to locate and identify all elements of asbestos containing materials within the defined site, it is known that asbestos materials are frequently concealed within the structure and fabric of buildings or within sealed building voids so it is not possible to regard the findings of this survey as being definitive. Nevertheless, care must therefore be taken when carrying out demolition or refurbishment works. If any materials suspected of containing asbestos are uncovered, then they should be sampled and analysed before work continues.

APPENDIX 1

Summary asbestos register

2 pages (including this cover page)

Asbestos Register

Client: Optima Healthcare

Page 1 of 2

Date: 13/10/17

Site: 47 & 48 St. Mary's Street, Cardiff

Assessment Details									
Location	Sample Ref NGA	Extent	Position	Product type	Extent of damage	Surface treatment	Asbestos type	Material score	Comments
-1/001	Presumed	2m	Cement flue	1	0	1	1	3	Should be sampled when access is possible, must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
0/002	2017/S/092/S001	10m ²	Cement panel	1	0	1	1	3	Must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
0/008	2017/S/092/VS029	10m ²	Vinyl floor tiles	1	0	0	1	2	Must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
0/009	2017/S/092/VS029	10m ²	Vinyl floor tiles	1	0	0	1	2	Must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
0/017	2017/S/092/VS029	4m ²	Vinyl floor tiles	1	0	0	1	2	Must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
0/013	2017/S/092/S029	4m ²	Vinyl floor tiles	1	0	0	1	2	Must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
0/015	2017/S/092/S025	10m ²	Stairway ceiling	1	0	1	1	3	Must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
0/016	Presumed	6m ²	Cement roof sheet	1	0	1	1	3	Should be sampled when access is possible, must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
1/001	2017/S/092/VS001	4m ²	Cement panel	1	0	1	1	3	Must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
1/010	2017/S/092/VS029	6m ²	Vinyl floor tiles	1	0	0	1	2	Must be removed under suitably controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.

Asbestos Register

Client: Optima Healthcare

Page 2 of 2

Date: 13/10/17

Site: 47 & 48 St. Mary's Street, Cardiff

Assessment Details									
Location	Sample Ref NGA	Extent	Position	Product type	Extent of damage	Surface treatment	Asbestos type	Material score	Comments
2/001	2017/S/092/S008	40m ²	Cement panel	1	0	1	1	3	Must be removed under suitably controlled conditions and dispose of according to the Hazardous Waste Regulations 2009.
2/006	2017/S/092/S016	5m ²	AIB	2	0	1	2	5	Must be removed under fully controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
3/004	2017/S/092/S011	5m ²	AIB	2	0	1	2	5	Must be removed under fully controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
3/005	2017/S/092/S012	1m ²	AIB	2	0	1	2	5	Must be removed under fully controlled conditions and disposed of according to the Hazardous Waste Regulations 2009.
	2017/S/092/S013	2 items	Sink pad	1	0	0	1	2	Must be removed under suitably controlled conditions and dispose of according to the Hazardous Waste Regulations 2009.

APPENDIX 2

Building register

5 pages (including this cover page)

NG Associates (UK) Limited - Building survey register

page 1 of 4

Site: 47 & 48 St Mary's Street, Cardiff	Client: Optima Health Care Ltd	Project No. 2017/S/092	Date: 13/10/17
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Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
-1/001 - Store	Brick/Block Plaster	Concrete Brick/Block	Vinyl floor tiles Concrete	Boxing accessed	VS019 - Vinyl Floor Tiles S020 - Supalux to door S021 - Fibreboard tiles S027 - Pipe wrap	
Room No or name	Building element			Other	Samples	Comments
Room No or name	Walls	Ceiling	Floor			
-1/002 - Store	Brick/Block Plaster	Concrete Brick/Block	Vinyl floor tiles Concrete	Boxing accessed	S019 - Vinyl floor tile S026 - Supalux	Unopenable door
Room No or name	Building element			Other	Samples	Comments
Room No or name	Walls	Ceiling	Floor			
0/001 - Porch 0/002 - Hall	Brick/Block Wood Plastic	Plasterboard Wood. Lathe & plaster Pastic	Carpet Concrete Wood	Wood boxing with lagging housing live electrics (not accessed)	S001 - Board to underneath of stairs	
Room No or name	Building element			Other	Samples	Comments
Room No or name	Walls	Ceiling	Floor			
0/003 - Men's W.C.	Ceramic tiles Brick/Block	Plasterboard	Linoleum	Plastic cisterns	S006 - linoleum	
Room No or name	Building element			Other	Samples	Comments
Room No or name	Walls	Ceiling	Floor			
0/004 - Kitchen	Plasterboard Brick/Block Ceramic tiles	Plasterboard	Linoleum Concrete		VS006 - Linoleum S007 - Sinkpad	
Room No or name	Building element			Other	Samples	Comments
Room No or name	Walls	Ceiling	Floor			
0/005 - Women's W.C.	Plasterboard Brick/Block Ceramic tiles	Plasterboard	Linoleum Concrete	Plastic cistern	VS006 - Linoleum	

NG Associates (UK) Limited - Building survey register

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Site: 47 & 48 st Mary's street, Cardiff	Client: Optima Health Care Ltd	Project No. 2017/S/092	Date: 13/10/17
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Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
0/007 - Shop floor	Brick/Block Glass	Fibreboard tiles Plasterboard Concrete. Lathe & plaster	Carpet Vinyl. Concrete Floorboards	Shutter mechanism	S017 - Step nosing S018 - vinyl	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
0/008 - 0/012	Brick/Block Plasterboard	Brick/Block. Lathe & plaster Plasterboard Fibreboard tiles	Carpet Concrete Floorboards			
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
0/013 - W.C.	Brick/Block	Plasterboard Lathe & plaster	Vinyl sheet Concrete	Plastic cistern	S028 - Grey vinyl S029 - Green vinyl	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
0/014 - 0/015	Brick/Block Plasterboard	Brick/Block. Lathe & plaster Plasterboard Fibreboard tiles	Carpet Concrete Floorboards		S022 - Sink pad S023 - Textured coating S024 -Step nosing S025 - Cement	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
0/016 - Store	Brick/Block	Wood Cement (Roof above wood)	Concrete		Presumed asbestos cement	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
1/001 - Landing	Brick/Block Plasterboard	Plasterboard Wood laminate Board behind wood	Carpet Hardboard		VS001 - Board	

NG Associates (UK) Limited - Building survey register

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Site: 47 & 48 st Mary's street, Cardiff	Client: Optima Health Care Ltd	Project No. 2017/S/092	Date: 13/10/17
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Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
1/002 - 1/006 Offices	Brick/Block. Plaster Plasteboard Glass	Fibreboard tiles Plasterboard	Carpet tiles Bitumen Hardboard	Windowsills accessed Plasterboard boxing	S002 - Bitumen S003 - Fibreboard	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
1/007 - Store 1/008 - Store 1/009 - Landing	Plasteboard Brick/Block	Fibreboard Lathe & plaster	Carpet Bitumen Hardboard		S004 - Black step nosing S005 - White step nosing VS002. VS003	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
1/010 - Bathroom	Plasterboard Brick/Block	Lathe & Plaster Plasterboard Textured coating	Blue vinyl sheet Green vinyl sheet Wood	Boxing accessed	S030 - Blue vinyl VS029 - Green vinyl	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
1/011 - W.C.	Plasterboard Brick/Block	Plasterboard Textured coating	Blue vinyl Wood	Bakelite cistern	S031 - Textured coating S032 - Cistern VS010 - Asbestos rope VS030 - Blue vinyl	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
2/001 - Landing	Brick/Block Plaster	Plasterboard Wood laminate Board behind wood	Carpet Hardboard		S008 - Board	S009 - external bitumen
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
2/002 - 2/010	Lathe & Plaster Brick/Block Plaster. Wood	Lathe & Plaster	Carpet Bitumen Hardboard		S010 - Rope S016 - AIB panel	

NG Associates (UK) Limited - Building survey register

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Site: 47 & 48 st Mary's street, Cardiff	Client: Optima Health Care Ltd	Project No. 2017/S/092	Date: 13/10/17
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Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
3/001 - Landing	Plasterboard Brick/Block	Lathe & plaster Plasterboard Wood laminate	Carpet Wood		VS008 - Board	Boxing accessed
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
3/002 W.C.	Plasterboard Brick/Block	Plasterboard	Carpet Wood	Plastic cistern Loft hatch		
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
3/003 - Office	Plasterboard Wood lagging Brick/Block	Lathe & plaster Plasterboard	Carpet Wood	Skylight		
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
3/004 - Office	Plasterboard Wood lagging Brick/Block	Lathe & plaster Plasterboard	Carpet Wood		S011 - AIB to wall S012 - AIB to ceiling	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
3/005 - Communal/kitchen 3/005C1	Plasterboard Brick/Block Lathe & plaster	Lathe & plaster	Carpet Wood	Boiler	S013 - Sink pad S015 - Supalux VS014 - Linoleum	
Room No or name	Building element			Other	Samples	Comments
	Walls	Ceiling	Floor			
3/006 - W.C.	Plasterboard Lathe & Plaster Brick/Block	Plasterboard	Linoleum	Plastic cistern	S014 - Linoleum	Boxing accessed











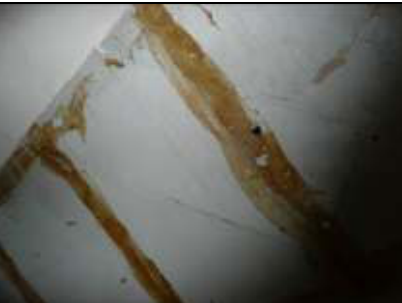

APPENDIX 3

Sample Photographs

Samples not found to contain asbestos 2017/S/000
Samples found to contain asbestos 2017/S/000

2 pages (including this cover page)

Sample Photographs: 47 & 48 St. Mary's Street, Cardiff

		
Sample 2017/S/092/S001 0/002 – Cement ceiling	Sample 2017/S/092/S002 1/002 - Bitumen	Sample 2017/S/092/S003 1/003 – Fibreboard tile
		
Sample 2017/S/092/S004 1/009 – Step nosing	Sample 2017/S/092/S005 1/009 - Step nosing	Sample 2017/S/092/S006 0/003 – Lino floor
		
Sample 2017/S/092/S007 0/004 – Sink pad	Sample 2017/S/092/S008 2/001 – Cement ceiling	Sample 2017/S/092/S009 External – Bitumen felt
		
Sample 2017/S/092/S010 2/010 - Rope	Sample 2017/S/092/S011 3/004 – AIB panel	Sample 2017/S/092/S012 3/001 – AIB panel

Sample Photographs: 47 & 48 St. Mary's Street, Cardiff

		
Sample 2017/S/092/S013 3/005 – Sink pad	Sample 2017/S/092/S014 3/006 – Lino floor	Sample 2017/S/092/S015 3/005 - Supalux
		
Sample 2017/S/092/S016 2/006 – AIB panel	Sample 2017/S/092/S017 0/007 – Step nosing	Sample 2017/S/092/S018 0/007 – Vinyl
		No picture available
Sample 2017/S/092/S019 -1/002 – Vinyl floor tiles grey	Sample 2017/S/092/S020 -1/001 – Supalux	Sample 2017/S/092/S021 0/007 – Fibreboard tiles
		No picture available
Sample 2017/S/092/S022 0/014 – Sink pad	Sample 2017/S/092/S023 0/014 – Textured coating	Sample 2017/S/092/S024 0/015 – Step nosing

Sample Photographs: 47&48 St. Mary's Street, Cardiff

	<p align="center">No picture available</p>	
<p align="center">Sample 2017/S/092/S025 0/015 – Cement</p>	<p align="center">Sample 2017/S/092/S026 -1/002 – Supalux</p>	<p align="center">Sample 2017/S/092/S027 -1/007 – Pipewrap</p>
<p align="center">No picture available</p>	<p align="center">No picture available</p>	
<p align="center">Sample 2017/S/092/S028 0/013 – Vinyl floor tiles grey</p>	<p align="center">Sample 2017/S/092/S029 0/013 – Vinyl floor tiles green</p>	<p align="center">Sample 2017/S/092/S030 1/010 – Blue vinyl</p>
		
<p align="center">Sample 2017/S/092/S031 1/011 – Textured coating</p>	<p align="center">Sample 2017/S/092/S032 1/011 - Cistern</p>	

APPENDIX 4

Site Plans

Note: Drawings are not to scale and should be used for indicative purposes only. Contractors visiting site should establish the extent of asbestos materials for tendering purposes

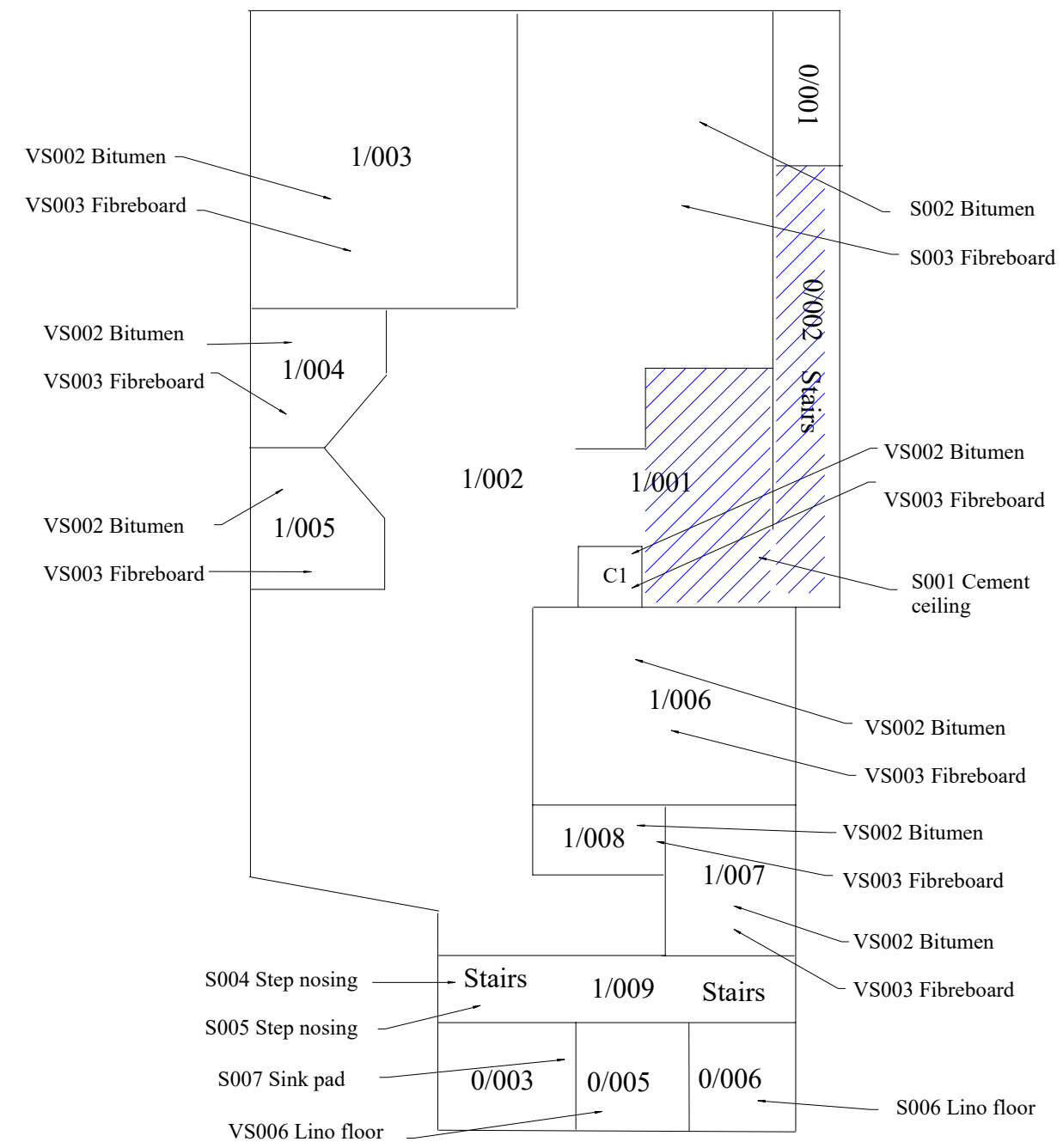
7 pages (including this cover page)

Drawings:

- 2017/S/092/D001 – GF & 1st Floor
- 2017/S/092/D002 – 2nd Floor
- 2017/S/092/D003 – 3rd Floor
- 2017/S/092/D004 – GF Shop
- 2017/S/092/D005 – Basement below shop
- 2017/S/092/D006 – 1st Floor to rear of shop

47 & 48 St Mary's Street, Cardiff
 GF & 1st Floor
 Drawing Ref: 2017/S/092/D001

- Key:-
- Asbestos insulating board
 - Asbestos cement
 - Asbestos insulation
 - Asbestos cloth
 - Asbestos Bitumen
 - Asbestos gasket
 - Asbestos plastic toilet cistern
 - Asbestos vinyl
 - Asbestos artex
 - Negative sample
 - Positive sample
 - No access



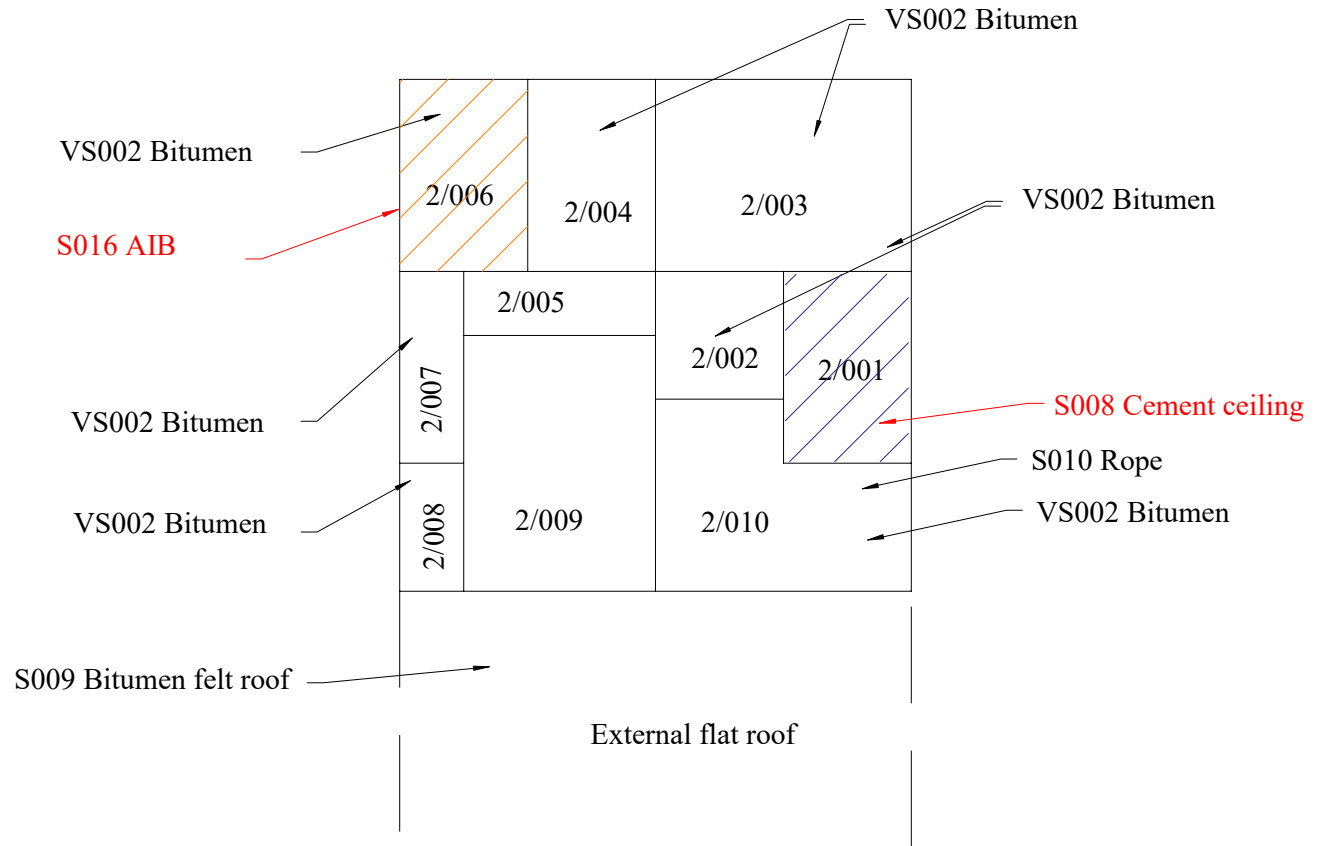
47 & 48 St Mary's Street, Cardiff

Second Floor

Drawing Ref: 2017/S/092/D002

Key:-

Orange	Asbestos insulating board
Dark Blue	Asbestos cement
Purple	Asbestos insulation
Pink	Asbestos cloth
Grey	Asbestos Bitumen
Yellow	Asbestos gasket
Light Orange	Asbestos plastic toilet cistern
Green	Asbestos vinyl
Cyan	Asbestos artex
Black	Negative sample
Red	Positive sample
Blue	No access



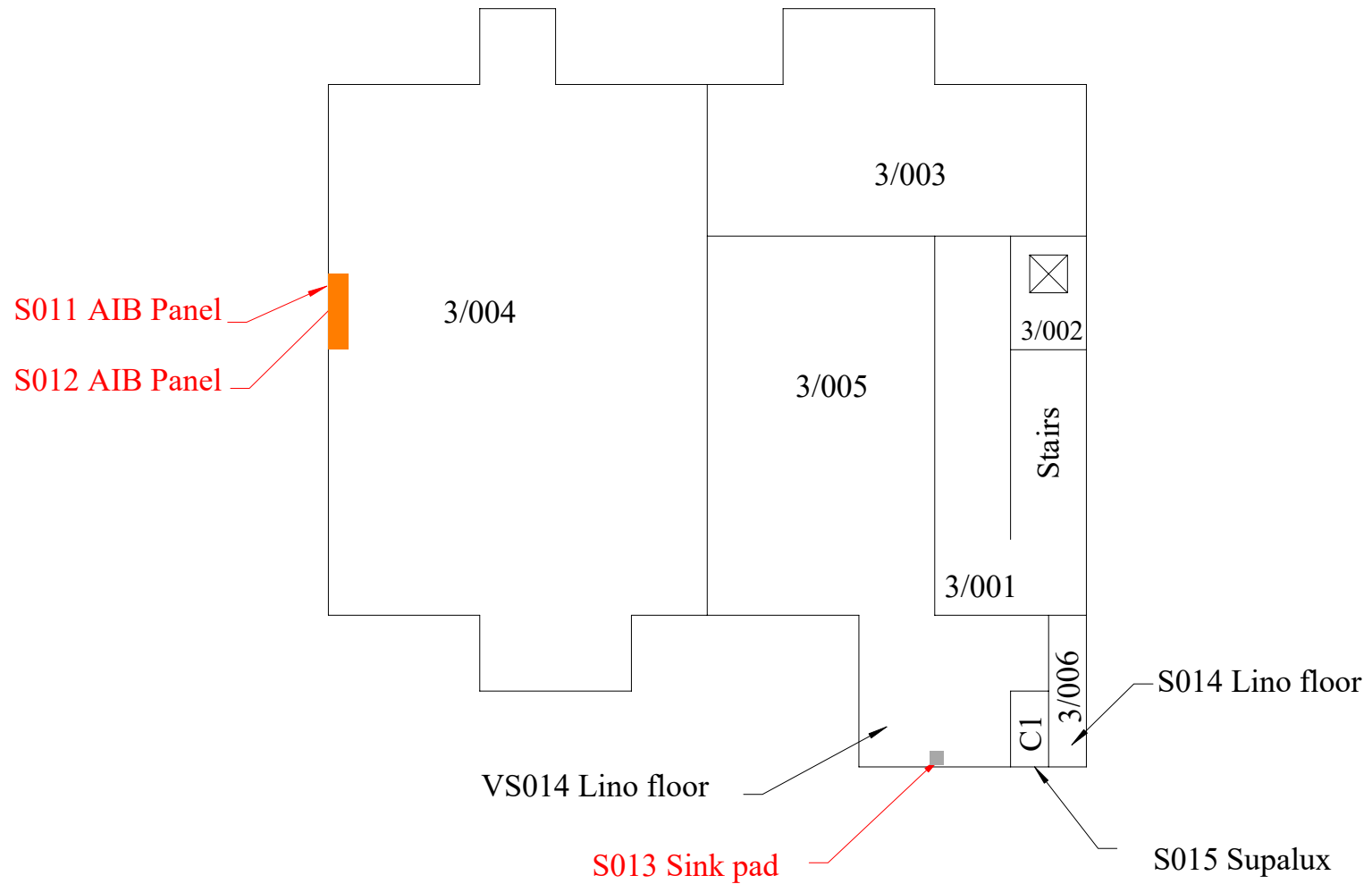
47 & 48 St Mary's Street, Cardiff

Third floor

Drawing Ref: 2017/S/092/D003

Key:-













Orange	Asbestos insulating board
Dark Blue	Asbestos cement
Purple	Asbestos insulation
Magenta	Asbestos cloth
Grey	Asbestos Bitumen
Yellow	Asbestos gasket
Light Orange	Asbestos plastic toilet cistern
Green	Asbestos vinyl
Cyan	Asbestos artex
Black	Negative sample
Red	Positive sample
Blue	No access

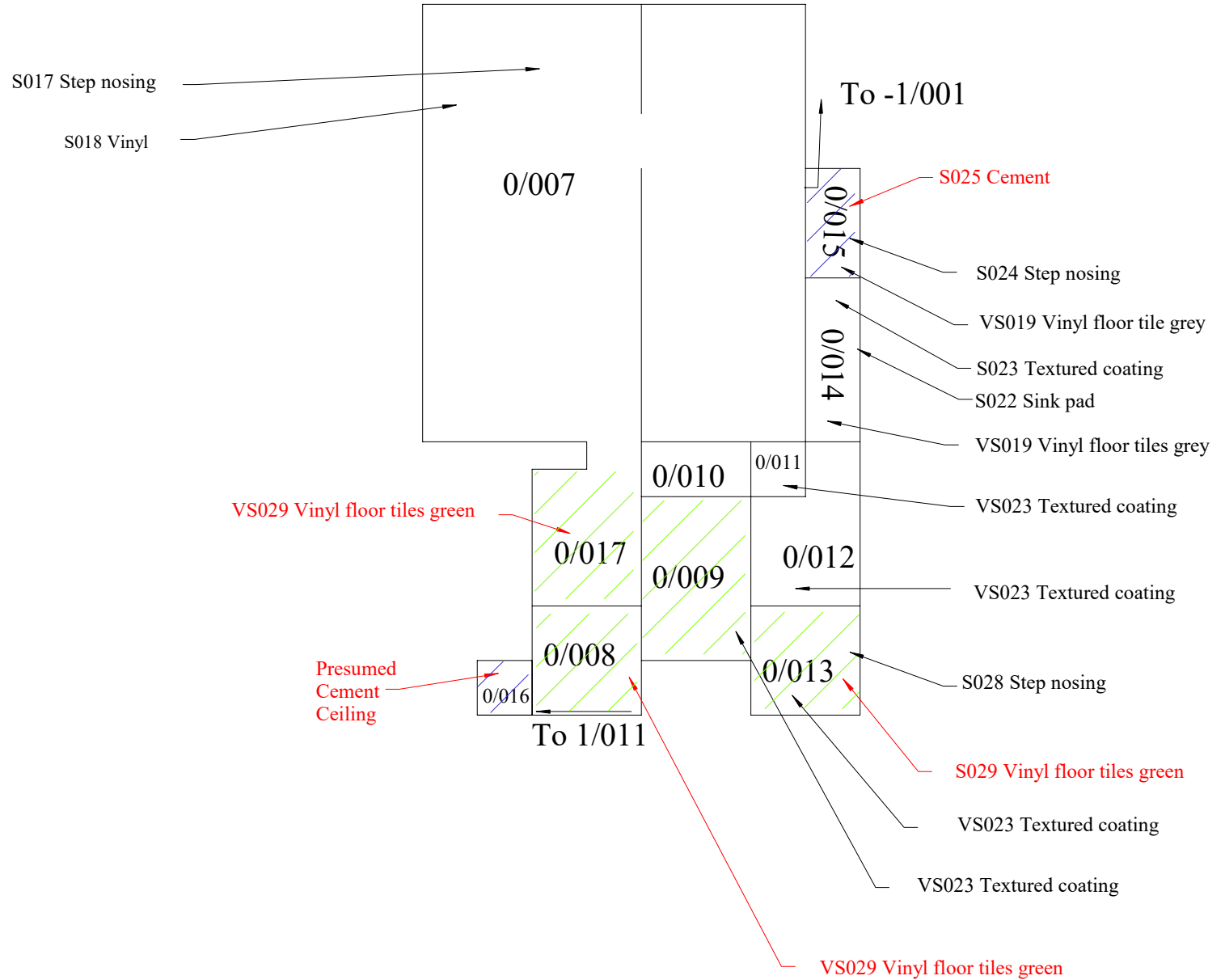


47 & 48 St Mary's Street, Cardiff

Ground Floor Shop

Drawing Ref: 2017/S/092/D004

Key:-	
	Asbestos insulating board
	Asbestos cement
	Asbestos insulation
	Asbestos cloth
	Asbestos Bitumen
	Asbestos gasket
	Asbestos plastic toilet cistern
	Asbestos vinyl
	Asbestos artex
	Negative sample
	Positive sample
	No access

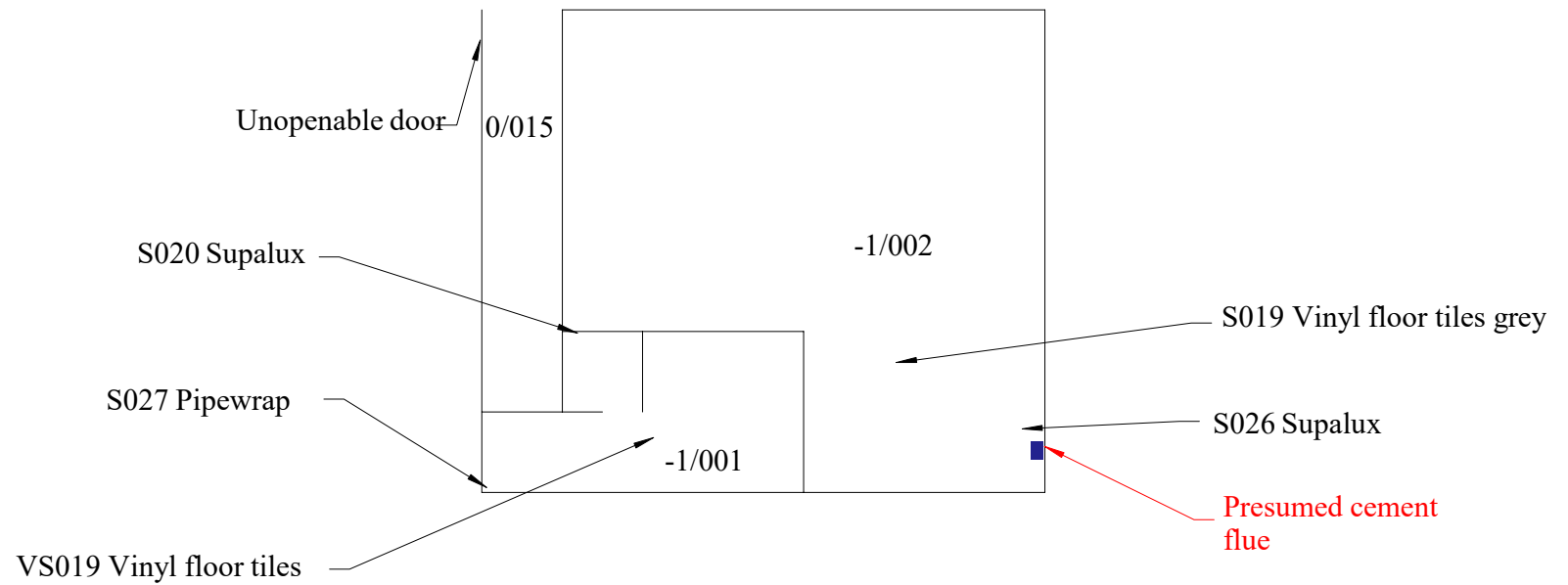


47 & 48 St Mary's Street, Cardiff

Basement below Shop

Drawing Ref: 2017/S/092/D005

Key:-	
	Asbestos insulating board
	Asbestos cement
	Asbestos insulation
	Asbestos cloth
	Asbestos Bitumen
	Asbestos gasket
	Asbestos plastic toilet cistern
	Asbestos vinyl
	Asbestos artex
	Negative sample
	Positive sample
	No access



47 & 48 St Mary's Street, Cardiff

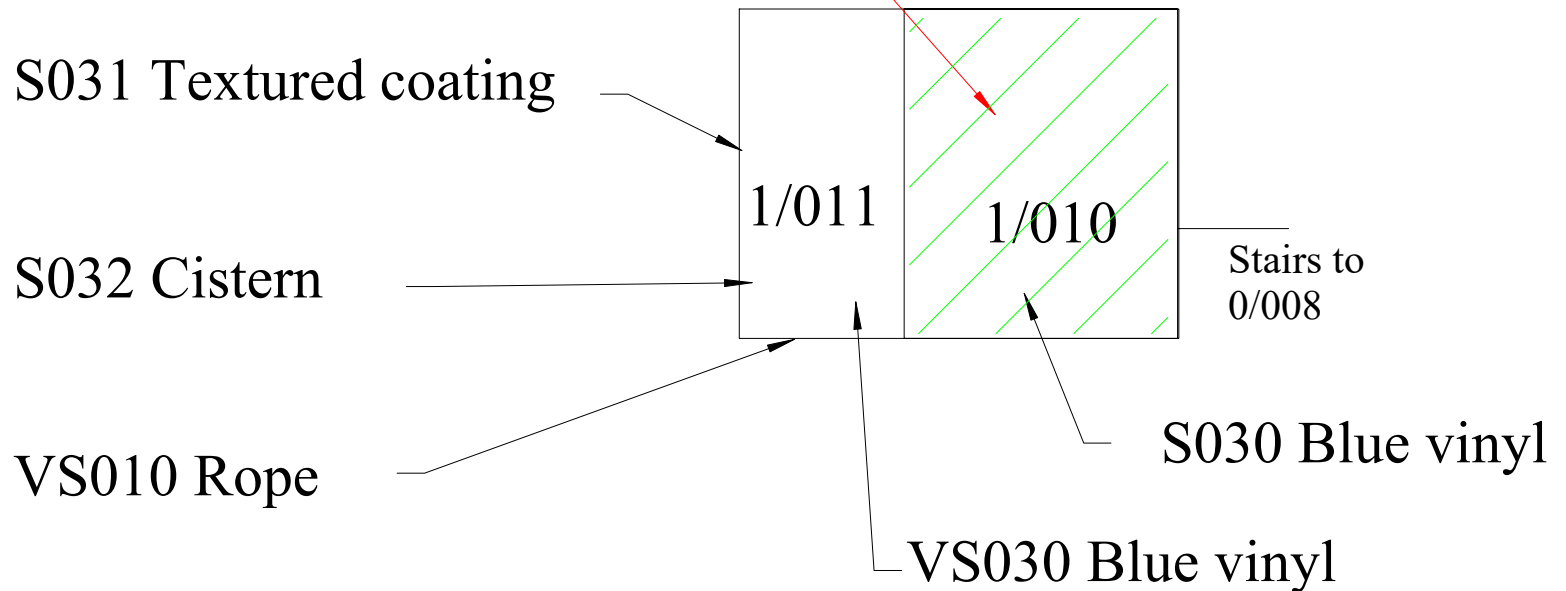
First floor to rear of shop

Drawing Ref: 2017/S/092/D006

Key:-

Orange	Asbestos insulating board
Dark Blue	Asbestos cement
Purple	Asbestos insulation
Magenta	Asbestos cloth
Grey	Asbestos Bitumen
Yellow	Asbestos gasket
Light Orange	Asbestos plastic toilet cistern
Green	Asbestos vinyl
Cyan	Asbestos artex
Black	Negative sample
Red	Positive sample
Blue	No access

VS029 Vinyl floor tiles (green)



APPENDIX 5

Laboratory Analysis Certificates

5 Pages (including this cover page)

Certificate : NGAR8811



NG Associates (UK) Limited

27 Cyncoed Road, Cyncoed, Cardiff, CF23 5SA
Tel/Fax: 02920 482675

Certificate of Bulk Fibre Analysis

Certificate No: NGAR8797

Client: Optima Healthcare c/o RBL Partnership Ltd,
51 Newton Road, Swansea

Site: 47 and 48 St Mary's Street, Cardiff

Sampled by: Tomos Lewis & Jeff Lapham

Date received: 18/10/17

Analyst: Linda Griffiths

Date of analysis: 19/10/17

Analysed at: 27 Cyncoed Road, Cyncoed,
Cardiff, CF23 5SA

Office 4 & 5, JR Quarter, Moy Road Industrial
Estate, Taffs Well, CF15 7QR

X

Results:

Client or site sample number	Laboratory Sample No.	Location	Description	Asbestos fibre type present
2017/S/092/S001	R36167	0/002	Ceiling board	Chrysotile
2017/S/092/S002	R36168	1/002	Bitumen	No asbestos detected
2017/S/092/S003	R36169	1/002	Fibreboard tile	No asbestos detected
2017/S/092/S004	R36170	1/009	Step nosing	No asbestos detected
2017/S/092/S005	R36171	1/009	Step nosing	No asbestos detected
2017/S/092/S006	R36172	0/003	Linoleum flooring	No asbestos detected
2017/S/092/S007	R36173	0/004	Sink pad	No asbestos detected
2017/S/092/S008	R36174	2/001	Ceiling board	Chrysotile

Signed
Analyst

Analyst's
Name:

Linda Griffiths

Date: 19/10/2017

Method used:

Notes:

- The method of analysis is NG Associates (UK) Limited procedure P1 described in Appendix 2 of HSG 248 'The Analysts Guide' 2005' - Fibre identification by PLM
- NG Associates (UK) Limited are only accredited for the analysis of bulk samples. Any opinions & interpretations of test results expressed are outside the scope of accreditation
- The results reported above only relate to the samples received & tested. Samples are assessed using information supplied by the client and NG Associates (UK) Limited accepts no liability for the future use of the information contained in this certificate

For and on behalf of NG Associates (UK) Limited



NG Associates (UK) Limited

27 Cyncoed Road, Cyncoed, Cardiff, CF23 5SA
Tel/Fax: 02920 482675

Certificate of Bulk Fibre Analysis

Certificate No: NGAR8797

Client: Optima Healthcare c/o RBL Partnership Ltd, 51 Newton Road, Swansea
Site: 47 and 48 St Mary's Street, Cardiff

Sampled by: Tomos Lewis & Jeff Lapham
Analyst: Linda Griffiths
Date received: 18/10/17
Date of analysis: 19/10/17
Analysed at: 27 Cyncoed Road, Cyncoed, Cardiff, CF23 5SA
Office 4 & 5, JR Quarter, Moy Road Industrial Estate, Taffs Well, CF15 7QR X

Results:

Client or site sample number	Laboratory Sample No.	Location	Description	Asbestos fibre type present
2017/S/092/S009	R36175	External	Bitumen	No asbestos detected
2017/S/092/S010	R36176	2/010	Rope	No asbestos detected
2017/S/092/S011	R36177	3/004	AIB Panel	Amosite & Chrysotile
2017/S/092/S012	R36178	3/004	AIB Panel	Amosite & Chrysotile
2017/S/092/S013	R36179	3/005	Sink pad	Chrysotile
2017/S/092/S014	R36180	3/006	Lino	No asbestos detected
2017/S/092/S015	R36181	3/005	Supalux	No asbestos detected
2017/S/092/S016	R36182	2/006	AIB panel	Amosite & Chrysotile

Signed Analyst

Analyst's Name:

Linda Griffiths

Date: 19/10/2017

Method used:

Notes:

- The method of analysis is NG Associates (UK) Limited procedure P1 described in Appendix 2 of HSG 248 'The Analysts Guide' 2005' - Fibre identification by PLM
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For and on behalf of NG Associates (UK) Limited



NG Associates (UK) Limited

27 Cyncoed Road, Cyncoed, Cardiff, CF23 5SA
Tel/Fax: 02920 482675

Certificate of Bulk Fibre Analysis

Certificate No: NGAR8797

Client: Optima Healthcare c/o RBL Partnership Ltd, 51 Newton Road, Swansea
Site: 47 and 48 St Mary's Street, Cardiff

Sampled by: Tomos Lewis & Jeff Lapham
Analyst: Linda Griffiths
Date received: 18/10/17
Date of analysis: 19/10/17
Analysed at: 27 Cyncoed Road, Cyncoed, Cardiff, CF23 5SA
Office 4 & 5, JR Quarter, Moy Road Industrial Estate, Taffs Well, CF15 7QR X

Results:

Client or site sample number	Laboratory Sample No.	Location	Description	Asbestos fibre type present
2017/S/092/S017	R36183	0/007	Step nosing	No asbestos detected
2017/S/092/S018	R36184	0/007	Vinyl	No asbestos detected
2017/S/092/S019	R36185	-1/002	Vinyl floor tiles grey	No asbestos detected
2017/S/092/S020	R36186	-1/001	Supalux	No asbestos detected
2017/S/092/S021	R36187	-1/001	Fibreboard tile	No asbestos detected
2017/S/092/S022	R36188	0/014	Sink pad	No asbestos detected
2017/S/092/S023	R36189	0/014	Textured coating	No asbestos detected
2017/S/092/S024	R36190	0/015	Step nosing	No asbestos detected

Signed Analyst

Analyst's Name:

Linda Griffiths

Date: 19/10/2017

Method used:

Notes:

- The method of analysis is NG Associates (UK) Limited procedure P1 described in Appendix 2 of HSG 248 'The Analysts Guide' 2005' - Fibre identification by PLM
- NG Associates (UK) Limited are only accredited for the analysis of bulk samples. Any opinions & interpretations of test results expressed are outside the scope of accreditation
- The results reported above only relate to the samples received & tested. Samples are assessed using information supplied by the client and NG Associates (UK) Limited accepts no liability for the future use of the information contained in this certificate

For and on behalf of NG Associates (UK) Limited



4108

NG Associates (UK) Limited

27 Cyncoed Road, Cyncoed, Cardiff, CF23 5SA

Tel/Fax: 02920 482675

Page 4 of 4

Certificate of Bulk Fibre Analysis

Certificate No: NGAR8797

Client: Optima Healthcare c/o RBL Partnership Ltd,
51 Newton Road, Swansea

Site: 47 and 48 St Mary's Street, Cardiff

Sampled by: Tomos Lewis & Jeff Lapham

Date received: 18/10/17

Analyst: Linda Griffiths

Date of analysis: 19/10/17

Analysed at: 27 Cyncoed Road, Cyncoed,
Cardiff, CF23 5SAOffice 4 & 5, JR Quarter, Moy Road Industrial
Estate, Taffs Well, CF15 7QR

X

Results:

Client or site sample number	Laboratory Sample No.	Location	Description	Asbestos fibre type present
2017/S/092/S025	R36191	0/015	Cement	Chrysotile
2017/S/092/S026	R36192	-1/002	Supalux	No asbestos detected
2017/S/092/S027	R36193	-1/001	Pipewrap	No asbestos detected
2017/S/092/S028	R36194	0/013	Vinyl grey	No asbestos detected
2017/S/092/S029	R36195	0/013	Vinyl green	Chrysotile
2017/S/092/S030	R36196	1/010	Blue vinyl	No asbestos detected
2017/S/092/S031	R36197	1/011	Textured coating	No asbestos detected
2017/S/092/S032	R36198	1/011	Cistern	No asbestos detected

Signed
AnalystAnalyst's
Name:

Linda Griffiths

Date: 19/10/2017

Method used:

Notes:

10. The method of analysis is NG Associates (UK) Limited procedure P1 described in Appendix 2 of HSG 248 'The Analysts Guide' 2005' - Fibre identification by PLM
11. NG Associates (UK) Limited are only accredited for the analysis of bulk samples. Any opinions & interpretations of test results expressed are outside the scope of accreditation
12. The results reported above only relate to the samples received & tested. Samples are assessed using information supplied by the client and NG Associates (UK) Limited accepts no liability for the future use of the information contained in this certificate

For and on behalf of NG Associates (UK) Limited

APPENDIX 6

HSE Documents List

2 pages (including this cover page)

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 2012/2739 ISBN 978 0 11 1521083
- L143 The Control of Asbestos Regulations 2012
Approved Code of Practice ISBN 978 071 7666 188

The following guidance notes are relevant to work with asbestos materials

- HSG53 The selection, use and maintenance of respiratory protective equipment 1998
ISBN 0 7176 1537 5
- HSG210 Asbestos essentials: A task manual for building, maintenance & allied trades of non-licensed work
ISBN 978 0717 665 037
- HSG227 A comprehensive guide to managing asbestos in premises
ISBN 978 0717 623 815
- HSG248 The Analysts Guide 2005
ISBN 0 7176 2875 2
- HSG247 The Licensed Contractors Guide 2006
ISBN 0 7176 2874 4
- HSG264 Asbestos: The survey guide (2nd Ed)
ISBN 978 0 7176 65020
- MS13 Asbestos: Medical guidance notes 1999
ISBN 0 7176 2417 X

Further reading

- ISO/IEC 17020:2012 General criteria for the operation of various types of bodies performing inspections
- ISO/IEC 17025:2005 General requirements for the competence of testing and calibration laboratories
- 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: January 2017.