Penarth Heights Asbestos Material Survey

BEHALF OF CREST NICHOLSON (SW)



FEBRUARY 2007

ATLANTIC SAFETY MANAGEMENT LTD

Unit 12a Brynmenyn Business Centre Tel: 01656 729134

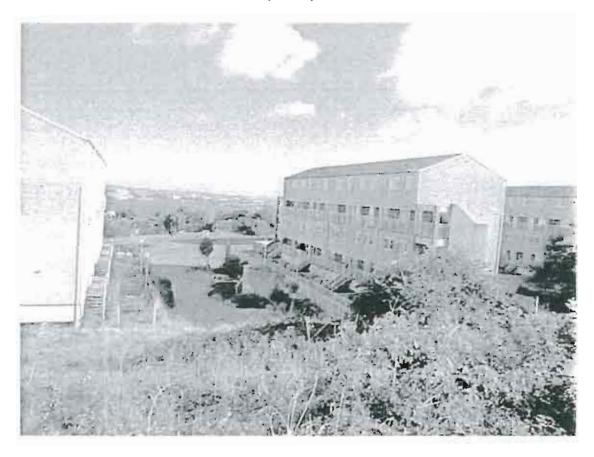
A0505/034b Royal Close Residential Complex Type 3 Asbestos Material Survey



Atlantic Safety Management Ltd

Atlantic House Unit 12a Brynmenyn Business Centre Bridgend

Tel: (01656) 729134



Premises:
Royal Close
Penarth Heights
Penarth

Commissioned By:
Crest Nicholson (SW) Ltd
Crest House
Lime Kiln Close
Stoke Gifford
Bristol
BS34 8ST

A0505/034b Royal Close Residential Complex Type 3 Asbestos Material Survey



Disclaimer

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This report is issued in confidence to the Client Atlantic Safety Management Ltd. cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

Unless specifically assigned or transferred within the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the report and its contents.

Any questions or matters arising from this report may be addressed in the first instance to the Project Manager.

Date of Survey

19th– 20th May 2005

Date of Report

21st June 2005

Prepared by	Reviewed by	
72	Alle	
P. Morgan	J. Trimble	

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This survey is designed to be used as a basis for tendering the removal of ACMs from the premises prior to demolition or major refurbishment, therefore the survey does not assess the condition of any asbestos found, other than to the areas of damage or where additional debris may be expected to be present.

Although a Type 3 survey is deemed to be a full access survey, there were some areas to which it was not reasonably practicable to access: also it should be noted that there always remains the possibility that ACMs may be found within the fabric of the building, i.e. under solid concrete floors or within inaccessible voids.

As outlined above, even when no ACMs are identified in any particular area, this is no guarantee that there are no ACMs present. Care must therefore be taken when dealing with all building materials; and any suspect materials reported accordingly in accordance with a specific safe system of work, and left undisturbed until further investigation.

During the course of this survey, the following areas were found either to be inaccessible or of limited access. These areas should be assumed to contain ACMs until further investigation: -

- Basement areas of Prince Edward, Llewellyn and Rhodri House, no access under gravel infill.
- Basement area of Prince Llewellyn house, no access behind metal door in middle of basement as the hatch was seized
- · .No access electrics as they were not isolated

During the course of the survey the following ACMs (asbestos containing materials) were identified: -

Royal Close (Prince Llewellyn, Edward & Rhodri Houses)

 Textured Coating containing Chrysotile asbestos is present throughout ceilings in all flat types. Refer to appendix III for full textured coating report and sample results:-

- Textured Coating containing Chrysotile asbestos is present on walls of the hall and stairs of flat 3 in Price Llewellyn House
- Vinyl floor tiles containing Chrysotile asbestos, were found in all flat types in the complex:-
- Throughout complex, Insulation board boxing was found around soil pipe running form floor to ceiling in the toilet and living rooms. 2m in each room. In some areas this insulation board has been removed and replaced with wooden boxing. As insulation board debris was found where this boxing has been replaced in a couple of areas it would be prudent to treat all boxings and debris in this area as asbestos waste and remove them when the textured coating is dealt with in these areas.
- Prince Rhodri, cement debris containing Chrysotile asbestos was found in the basement.
- On the gabled ends of all buildings cement undercloaking was present. This
 material was found to contain Chrysotile asbestos.
- On the front and rear of all blocks a cement fascia panels containing Chrysotile asbestos was present on the front and rear of the buildings.
- The Bitumastic sink pads present in all flats were found to contain Chrysotile asbestos.
- Bitumastic insulation on electric cables was common throughout Royal Close's basements these were presumed to contain Chrysotile asbestos. These were not sampled as electrics were not isolated

This is not a full list of all materials found. A comprehensive list of ACMs outlining their priority scores can be found in section 3.0 - Detailed Report and Register.

Introduction and Survey Information

Atlantic Safety Management Ltd., where instructed by Crest Nicholson to undertake a Type 3 asbestos survey, as outlined in MDHS 100, of the Royal Close residential complex. The purpose of which was to locate and describe as far as reasonably practicable all ACMs in the areas surveyed.

The aims of the survey were to: -

- To, as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs.
- To inspect and record information regarding the quantity of any presumed or known ACMs.
- To determine and record any asbestos type, either by sampling suspected materials for laboratory analysis or by making a presumption based on product type and appearance in relation to similar samples taken, or in cases of limited access – experience.

The survey was carried from the 19th to the 20th May 2005, by Jon Trimble and Peter Morgan.

Scope of Survey

As agreed with our client this survey was deemed to be of: -

Type 3, full access, sampling and identification survey (pre-demolition/major refurbishment survey)

The agreed scope of the survey was to carry out a Type 3 survey of Royal Close, residential complex.

Royal Close consists of 3 Blocks:-

Royal Close, Prince Edward, Llewellyn & Rhodri Houses



These are three identical blocks each with two with six, two storey flats. They are of brick/block construction with pitched roofs clad with tiles. There are concrete walkways leading to metal staircase at each end of the block. There is a large void space under the blocks.

Within the areas inspected, all efforts as far reasonably practicable were made to identify accessible or visible ACMs.

Any exclusions to this are listed below.

It was agreed that the following areas would not be accessed during the course of this survey. These areas should be assumed to contain ACMs and treated appropriately until further investigations are undertaken: -

- Any electrical equipment not isolated, including cables
- Any access that involved disturbing suspected or identified asbestos containing materials
- · Any mechanical equipment or plant not isolated
- Any items not considered to be part of the fabric of the building i.e. ovens, ironing boards, portable equipment etc.

It should be noted that there always remains the possibility that ACMs may be found within the fabric of the building, i.e. under solid concrete floors or within inaccessible voids..

As outlined above, even when no ACMs are identified in any particular area, this is no guarantee that there are no ACMs present. Care must therefore be taken when dealing with all building materials; and any suspect materials reported accordingly in accordance with a specific safe system of work, and left undisturbed until further investigation.

During the course of this survey, the following areas were found either to be inaccessible or of limited access. These areas should be assumed to contain ACMs until further investigation: -

- Basement areas of Prince Edward, Llewellyn and Rhodri House, no access under gravel infill..
- Basement area of Prince Llewellyn house, no access behind metal door in middle of basement as the hatch was seized
- No access electrics as they were not isolated

Detailed Survey Report and Register

Summary of Materials

Sample Reference	Location	Description	Asbestos Type	Extent
A0505/034b/001 to A0505/034D/023	All Ceilings Throughout	Textured Coating	Chrysotile	Refer to Appendix III
As 0903/012/001	Prince Charles Court Throughout	Sink Pad	Chrysatile	
0903012/016,17 & 18	Throughout Complex	Vinyl Floor tiles	Chrysotile	1368
0903/012/021	Prince Edward, Llewellyn, & Rhodri Houses, Toilet & Living Room	Insulation board boxing	Amosite & Chrysotile	4m Per Flat
0903/012/027	Prince Rhodri House, Basement	Cement Debris on Floor	Chrysotile	<1 m ²
Presumed	Royal Close Basements, Electrical Cupboards	Insulation Material on Electrical Cable	Chrysotile	Unknown
As 0903/012/031	Exteriors of Royal Close	Cement Undercloaking	Chrysotile	24m per Block
As 0903/012/013	Exterior of Royal Close	Cement Fascia Panels	Chrysotile	150m
A0505/034/R20a	Prince Llewellyn House Flat 3, Hall	Textured Coating Wall	Chrysotile	20m ²
A0505/034/R21	Prince Edward, Llewellyn, & Rhodri Houses, Toilet & Living Room	Insulation board Debris on Wooden Boxing	Amosite & Chrysotile	Unknown
A0505/034/R27	Prince Edward, Llewellyn, & Rhodri Houses, Toilet & Living Room	Insulation board Debris on Wooden Boxing	Amosite & Chrysotile	Unknown

A0505/034G Harbour View Community Centre Type 3 Asbestos Material Survey



Atlantic Safety Management Ltd

Atlantic House Unit 12a Brynmenyn Business Centre Bridgend

Tel: (01656) 729134



Premises:
Harbour View Community Centre
Royal Close
Penarth

Commissioned By:
Crest Nicholson (SW) Ltd
Crest House
Lime Kiln Close
Stoke Gifford
Bristol
BS34 8ST

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Date of Survey 31st May 2005 Date of Report 25th June 2005

Prepared by Reviewed by

P. Morgan J. Trimble

A0505/034G Harbour View Community Centre Type 3 Asbestos Material Survey



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Although a Type 3 survey is deemed to be a full access survey, there were some areas to which it was not reasonably practicable to access: also it should be noted that there always remains the possibility that ACMs may be found within the fabric of the building, i.e. under solid concrete floors or within inaccessible voids..

As outlined above, even when no ACMs are identified in any particular area, this is no guarantee that there are no ACMs present. Care must therefore be taken when dealing with all building materials; and any suspect materials reported accordingly in accordance with a specific safe system of work, and left undisturbed until further investigation.

We have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos.

It is the insistence of our insurers that all our reports carry the above clause with respect to areas of no access, and as such this clause cannot be removed from this report or reworded in anyway.

- Vinyl floor tiles containing Chrysotile asbestos, were found throughout the Centre
- The roof over the Play Group end of the building and the edges around the Main Hall side of the building are formed from corrugated cement sheets containing Chrysotile asbestos.
- The cement soffits under the metal skin around the front of the playgroup end of the building were found to contain Chrysotile asbestos.

This is not a full list of all materials found. A comprehensive list of ACMs outlining their priority scores can be found in section 3.0 - Detailed Report and Register.

Introduction and Survey Information

Atlantic Safety Management Ltd., where instructed by Crest Nicholson to undertake a Type 3 asbestos survey, as outlined in MDHS 100, of the Harbour View Community Centre The purpose of which was to locate and describe as far as reasonably practicable all ACMs in the areas surveyed.

The aims of the survey were to: -

- To, as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs.
- To inspect and record information regarding the quantity of any presumed or known ACMs.
- To determine and record any asbestos type, either by sampling suspected materials for laboratory analysis or by making a presumption based on product type and appearance in relation to similar samples taken, or in cases of limited access – experience.

The survey was carried out on the 31st May 05, by Jon Trimble and Peter Morgan.

Scope of Survey

As agreed with our client this survey was deemed to be of: -

Type 3, full access, sampling and identification survey (pre-demolition/major refurbishment survey)

The agreed scope of the survey was to carry out a Type 3 survey of Harbour View Community Centre

A single storey solid built structure with internal plasterboard walls and a peaked cement roof.

Within the areas inspected, all efforts as far reasonably practicable were made to identify accessible or visible ACMs.

Any exclusions to this are listed below.

It was agreed that the following areas would not be accessed during the course of this survey. These areas should be assumed to contain ACMs and treated appropriately until further investigations are undertaken: -

- Any electrical equipment not isolated, including cables
- Any access that involved disturbing suspected or identified asbestos containing materials
- Any mechanical equipment or plant not isolated
- Any items not considered to be part of the fabric of the building i.e. ovens, ironing boards, portable equipment etc.

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Detailed Survey Report and Register

Summary of Materials

Sample	Location	Description	Asbestos	Extent
Reference			Type	
A0505/034G/001	Roof Over Play	Corrugated	Chrysutile	120m ²
	Group End of	Cement Sheets	1	
	Building			
As	Front Play Group	Cement Soffits	Chrysotile	17m
A0505/034G/001	End of Building			
As	Edges of Roof Over	Corrugated	Chrysotile	28m ²
A0505/034G/001	Main Hall End of	Cement Sheets		ľ
	Building		%	[
A0505/034G/003	0/003, 0/004, 0/005	Vinyl Floor Tiles	Chrysotile	18m ²
	& 0/006	& Mastic		
A0505/034G/004	0/002, 0/007 &	Vinyl Floor Tiles	Chrysotile	74m ²
	Stores	& Mastic		}
A0505/034G/005	0/001, 0/008, 0/009,	Vinyl Floor Tiles	Chrysotile	48m ²
	0/10,0/11 & 0/12	& Mastic	70	
A0505/034G/006	0/13	Vinyl Floor Tiles	Chrysotile	60m ²
		& Mastic		

A0505/034e Chichester Road Residential Complex Type 3 Asbestos Material Survey



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Premises:
Chichester Road
Residential Complex
Penarth Heights
Penarth

Commissioned By:
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Lime Kiln Close
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Date of Survey 23rd-27th May Date of Report 21st June 2005

Prepared by	Reviewed by	
W	f. l.de	
P. Morgan	J. Trimble	

A0505/034e Chichester Road Residential Complex Type 3 Asbestos Material Survey



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Although a Type 3 survey is deemed to be a full access survey, there were some areas to which it was not reasonably practicable to access: also it should be noted that there always remains the possibility that ACMs may be found within the fabric of the building, i.e. under solid concrete floors or within inaccessible voids..

As outlined above, even when no ACMs are identified in any particular area, this is no guarantee that there are no ACMs present. Care must therefore be taken when dealing with all building materials; and any suspect materials reported accordingly in accordance with a specific safe system of work, and left undisturbed until further investigation.

During the course of this survey, the following areas were found either to be inaccessible or of limited access. These areas should be assumed to contain ACMs until further investigation: -

- No access Flats 2,76 & 82 as they are still occupied.
- No access first floor of flat 18 due to unsafe floor from fire damage.
- No Access electrics as they were not isolated.
- Garden areas of Chichester Road are heavily overgrown affording limited access.
- No access to flats 46 & 65 due to having locked tamper proof security shutters.

During the course of the survey the following ACMs (asbestos containing materials) were identified: -

- Textured Coating containing Chrysotile asbestos is present throughout ceilings in all flat types and common stairwell areas:- Refer to appendix III for full textured coating report and sample results.
- Textured Coating containing Chrysotile asbestos is present on the walls of the living room in Flat 36.

- Vinyl floor tiles containing Chrysotile asbestos, were found on the ground floor of all flat types in the complex.
- Flats 73-104, ground floor flats, composite services conduit containing Chrysotile asbestos. Present on the floor of the services cupboard.
- The flat roofs over the stairwells were found to have a Bitumastic material containing Chrysotile asbestos.
- The Bitumastic sink pads present in all flats were found to contain Chrysotile asbestos.
- Cement Flue pipes containing Chrysotile Asbestos were found in the lofts of top floor flats.
- On the gabled ends of all buildings cement undercloaking was present. This
 material was found to contain Chrysotile asbestos. The material was also
 present on the gabled ends of the Stairwell entrances of Chichester Road flats
 1-72. Where this had been removed cement debris was present around the
 exterior and in the ground floors of the stairwells.
- On all blocks front and rear cement fascia panels containing Chrysotile asbestos were present.
- Heating fan units in Flats 83 & 88 with textile insulators and wrap on the wiring found to contain Chrysotile asbestos.

This is not a full list of all materials found. A comprehensive list of ACMs outlining their priority scores can be found in section 3.0 - Detailed Report and Register.

Introduction and Survey Information

Atlantic Safety Management Ltd., where instructed by Crest Nicholson to undertake a Type 3 asbestos survey, as outlined in MDHS 100, of Chichester Road residential complex. The purpose of which was to locate and describe as far as reasonably practicable all ACMs in the areas surveyed.

The aims of the survey were to: -

- To, as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs.
- To inspect and record information regarding the quantity of any presumed or known ACMs.
- To determine and record any asbestos type, either by sampling suspected
 materials for laboratory analysis or by making a presumption based on product
 type and appearance in relation to similar samples taken, or in cases of limited
 access experience.

The survey was carried from the 23rd to the 27th May 2005, by Jon Trimble and Peter Morgan.

Scope of Survey

As agreed with our client this survey was deemed to be of: -

Type 3, full access, sampling and identification survey (pre-demolition/major refurbishment survey)

The agreed scope of the survey was to carry out a Type 3 survey of Chichester Road residential complex

The site consists of 2 distinct areas: -

1 – 72 Chichester Road.



These are six blocks each of twelve two-storey flats with an internal staircase leading to the entrance of the upper flats. They are of brick/block construction with pitched roofs clad with tiles. There are garages situated under the flats along Chichester Road, of concrete construction.

72-104 Chichester Road



Four blocks, each containing, 8 single storey flats, with a hall and stairwell area shared between 4 four flats. They are of brick/block construction with pitched roofs clad with tiles. There are exterior storage areas of similar construction with flat felt covered roofs.

Within the areas inspected, all efforts as far reasonably practicable were made to identify accessible or visible ACMs.

Any exclusions to this are listed below.

It was agreed that the following areas would not be accessed during the course of this survey. These areas should be assumed to contain ACMs and treated appropriately until further investigations are undertaken: -

- Any electrical equipment not isolated, including cables
- Any access that involved disturbing suspected or identified asbestos containing materials
- Any mechanical equipment or plant not isolated
- Any items not considered to be part of the fabric of the building i.e. ovens, ironing boards, portable equipment etc.

It should be noted that there always remains the possibility that ACMs may be found within the fabric of the building, i.e. under solid concrete floors or within inaccessible voids...

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During the course of this survey, the following areas were found either to be inaccessible or of limited access. These areas should be assumed to contain ACMs until further investigation: -

- No access Flats 2,76 & 82 as they are still occupied.
- No access first floor of flat 18 due to unsafe floor from fire damage.
- No Access electrics as they were not isolated.
- Garden areas of Chichester Road are heavily overgrown affording limited access.
- No access to flats 46 & 65 due to having tamper proof security shutters.

We have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos.

It is the insistence of our insurers that all our reports carry the above clause with respect to areas of no access, and as such this clause cannot be removed from this report or reworded in anyway.

Detailed Survey Report and Register

Summary of Materials

Sample Reference	Location	Description	Asbestos Type	Extent
A0505/034e/001 to A0505/034e/208	Ceilings Throughout	Textured Coating	Chrysotile	Refer to Appendix III
As 0903/012/001	Throughout	Sink Pad	Chrysotile	
0903/012/028	Ground Floor Flats 73-104	Plastic Services Conduit	Chrysotile	Unknown
0903/012/031	Block 61-72, Exterior, Porch Roof	Cement Undercloaking	Chrysotile	Unknown
As 0903/012/031	Block 61-72, Exterior& Porch	Cement Debris	Chrysotile	Unknown R8
0903/012/033	Block 37-48, Exterior	Cement Fascia Panels	Chrysotile	536m
As 0903/012/033	Common Stairwells, Flats 73-104	Cement Fascia Panels	Chrysotile	24m
0903/012/034	Blocks 1-72 Exterior	Stairwell Roofing Material	Chrysotile	144m ²
0903/012/035	Throughout	Vinyl Floor Tiles	Chrysotile	4418m ²
As 0903/012/011	All Top Flats Loft Spaces	Cement Flues	Chrysotile.	2 per loft
A0505/034/R42	Flat 36, Living Room	Textured Coating Wall	Chrysotile	3m ²
A0505/034/R50	All Common Stairwells	Textured Coating Ceilings	Chrysotile	232m ²
As A0505/034/R07	Heating Fan Unit	Textile Insulators	Chrysotile	Unknown
As A0505/034/R08	Heating Fan Unit	Textile Wrappings on Wiring	Chrysoffie	Unknown

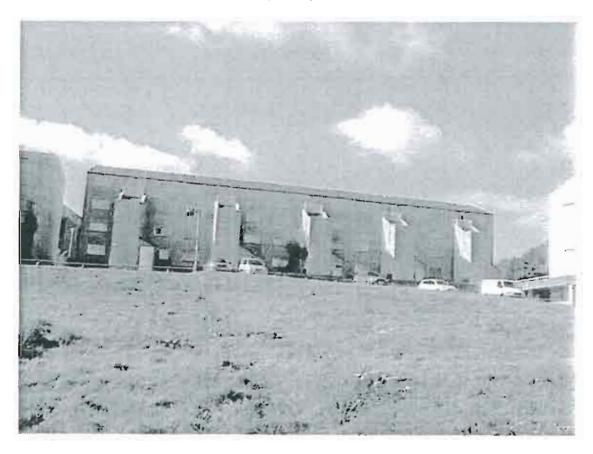
A0505/034f High View Road Residential Complex Type 3 Asbestos Material Survey



Atlantic Safety Management Ltd

Atlantic House Unit 12a Brynmenyn Business Centre Bridgend

Tel: (01656) 729134



Premises:
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Residential Complex
Penarth Heights
Penarth

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Date of Survey 31stMay-6th June Date of Report 21st June 2005 2005

Reviewed by
J Carlo
J. Trimble

A0505/034f High View Road Residential Complex Type 3 Asbestos Material Survey



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During the course of this survey, the following areas were found either to be inaccessible or of limited access. These areas should be assumed to contain ACMs until further investigation: -

- No access Flat 6 as still occupied
- No access first floor of flat 32 due to damage and pigeon infestation
- No Access electrics as they were not isolated
- Garden areas of High View Road are heavily overgrown affording limited access
- Limited access to block containing flats 85-90 due to heavy structural damage and pigeon infestation

During the course of the survey the following ACMs (asbestos containing materials) were identified: -

 Textured Coating containing Chrysotile asbestos is present throughout ceilings in all flat types and common stairwell areas: - Refer to appendix III for full textured coating report and sample results

- Textured Coating containing Chrysotile asbestos is present on the walls of a number of flats. Refer to appendix III for full textured coating report and sample results.
- Vinyl floor tiles containing Chrysotile asbestos, were found on the ground floor of all flat types in the complex:-
- The flat roofs over the stairwells were found to have a Bitumastic material containing Chrysotile asbestos.
- Stairwell to Flat 18-19, Cement Guttering and down pipes, containing Chrysotile asbestos, were found dumped in stair well
- The Bitumastic sink pads present in all flats were found to contain Chrysotile asbestos.
- Cement Flue pipes containing Chrysotile Asbestos were found in the lofts of top floor flats.
- On the gabled ends of all buildings cement undercloaking was present. This
 material was found to contain Chrysotile asbestos. The material was also
 present on the gabled ends of the Stairwell entrances of High View Road flats
 1-80. Where this had been removed cement debris was present around the
 exterior and on the ground floors of the stairwells
- On all blocks front and rear cement fascia panels containing Chrysotile asbestos were present.

This is not a full list of all materials found. A comprehensive list of ACMs outlining their priority scores can be found in section 3.0 - Detailed Report and Register.

Introduction and Survey Information

Atlantic Safety Management Ltd., where instructed by Crest Nicholson to undertake a Type 3 asbestos survey, as outlined in MDHS 100, of the High View Road residential complex. The purpose of which was to locate and describe as far as reasonably practicable all ACMs in the areas surveyed.

The aims of the survey were to: -

- To, as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs.
- To inspect and record information regarding the quantity of any presumed or known ACMs.
- To determine and record any asbestos type, either by sampling suspected materials for laboratory analysis or by making a presumption based on product type and appearance in relation to similar samples taken, or in cases of limited access experience.

The survey was carried from the 31^{st} May to the 6^{th} June 2005, by Jon Trimble and Peter Morgan.

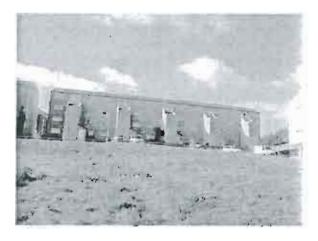
Scope of Survey

As agreed with our client this survey was deemed to be of: -

Type 3, full access, sampling and identification survey (pre-demolition/major refurbishment survey)

The agreed scope of the survey was to carry out a Type 3 survey of High View Road residential complex.

The site consists of 2 distinct areas:1 to 84 Highview Road



These are four blocks of sixteen and one block of twenty, two storey flats with an internal staircase leading to the entrance of the upper flats. They are of brick/block construction with pitched roofs clad with tiles.

85 to 90 Highview Road



This is a single block, consisting of six, two storey flats with an internal staircase that serves all flats. They are of brick/block construction with pitched roofs clad with tiles.

Within the areas inspected, all efforts as far reasonably practicable were made to identify accessible or visible ACMs.

Any exclusions to this are listed below.

It was agreed that the following areas would not be accessed during the course of this survey. These areas should be assumed to contain ACMs and treated appropriately until further investigations are undertaken: -

- Any electrical equipment not isolated, including cables
- Any access that involved disturbing suspected or identified asbestos containing materials
- Any mechanical equipment or plant not isolated
- Any items not considered to be part of the fabric of the building i.e. ovens, ironing boards, portable equipment etc.

It should be noted that there always remains the possibility that ACMs may be found within the fabric of the building, i.e. under solid concrete floors or within inaccessible voids..

As outlined above, even when no ACMs are identified in any particular area, this is no guarantee that there are no ACMs present. Care must therefore be taken when dealing with all building materials; and any suspect materials reported accordingly in accordance with a specific safe system of work, and left undisturbed until further investigation.

During the course of this survey, the following areas were found either to be inaccessible or of limited access. These areas should be assumed to contain ACMs until further investigation: -

- No access Flat 6 as still occupied
- No access first floor of flat 32 due to damage and pigeon infestation
- No Access electrics as they were not isolated
- Garden areas of High View Road are heavily overgrown affording limited access
- Limited access to block containing flats 85-90 due to heavy structural damage and pigeon infestation

Detailed Survey Report and Register

Summary of Materials

Sample Reference	Location	Description	Asbestos Type	Extent
A0505/034F/001 to A0505/034F/173	Ceilings Throughout	Textured Coating	Chrysotile	Refer to Appendix III
As 0903/012/001	Throughout Sink Pads		Chrysotile	
0903/012/033	Exterior Front & Rear of All Blocks	Cement Fascia Panels	Chrysotile	430m
0903/012/034	Flat Roof Over Stairwells	Stairwell Roofing Material	Chrysotile	168m ²
0903/012/035	Throughout	Vinyl Floor Tiles	Chrysotile	3822m ²
0903/012/036	Highview Road, Block 18-19, Stairwell	Cement Down pipes and Guttering	Chrysotile	Unknown
As 0903/012/011	All Top Flats Loft Spaces	Cement Flues	Chrysotile	42
A0505/034/R51	Flat 1, Kitchen Walls	Textured Coating	Chrysotile	20m ²
A0505/034/R59	Flat 1, Living Room, Walls	Textured Coating	Chrysotile	40m ²
A0505/034/R61	Common Stairwells, Top Floor, Ceiling	Textured Coating	Chrysotile	84m ²
A0505/034/R62	Exterior & Ground Floor Stairwell	Cement Debris	Chrysotile	Unknown
As	Exterior & Ground	Cement	Chrysotile	Unknown
A0505/034/R62	Floor of Stairwell	Undercloaking		
A0505/034/R64	Flat 21, Living Room, Walls	Textured Coating	Chrysotile	40m ²
A0505/034/R65	Flat 21, Hall, Walls	Textured Coating	Chrysotile	6m ²
A0505/034/R75	Flat 56, Living Room, Walls	Textured Coating	Chrysotile	40m ²
A0505/034/R77	Flat 63, Living Room, Walls	Textured Coating	Chrysotile	8m ²
A0505/034/R78	Flat 63, Kitchen, Walls	Textured Coating	Chrysotile	12m ²
A0505/034/R80	Flat 74, Living Room, Walls	Textured Coating	Chrysotile	40m ²
A0505/034/R82	Flat 74, bedrooms Above Kitchen& Living Room, Walls	Textured Coating	Chrysotile	32m ²
A0505/034/R83	Flat 74, Bathroom, Walls	Textured Coating	Chrysotile	14m ²
A0505/034/092	Flat 81 Living Room Walls	Textured Coating	Chrysotile	40m ²





Atlantic Safety Management Ltd

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Tel: (01656) 729134



Premises:
Prince Charles Court
Penarth Heights
Penarth

Commissioned By:
Crest Nicholson (SW) Ltd
Crest House
Lime Kiln Close
Stoke Gifford
Bristol
BS34 8ST

A0505/034a Prince Charles Court Residential Complex Type 3 Asbestos Material Survey



Disclaimer

This consultancy contract was completed by Atlantic Safety Management Ltd. on the basis of a defined programme of work and terms and conditions agreed with the Client. We confirm that in preparing this report we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project, as agreed.

Atlantic Safety Management Ltd. cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outside of the agreed scope of works.

This report is issued in confidence to the Client Atlantic Safety Management Ltd. cannot accept any responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

Unless specifically assigned or transferred within the terms of the agreement, the consultant asserts and retains all Copyright, and other Intellectual Property Rights, in and over the report and its contents.

Any questions or matters arising from this report may be addressed in the first instance to the Project Manager.

Date of Survey 16th – 18th May Date of Report 21st June 2005 2005

Prepared by	Reviewed by		
70.	Alle		
P. Morgan	J. Trimble		

A0505/034a Prince Charles Court Residential Complex Type 3 Asbestos Material Survey



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Management Summary

Findings and Recommendations

This survey is designed to be used as a basis for tendering the removal of ACMs from the premises prior to demolition or major refurbishment, therefore the survey does not assess the condition of any asbestos found, other than to the areas of damage or where additional debris may be expected to be present.

Although a Type 3 survey is deemed to be a full access survey, there were some areas to which it was not reasonably practicable to access: also it should be noted that there always remains the possibility that ACMs may be found within the fabric of the building, i.e. under solid concrete floors or within inaccessible voids..

As outlined above, even when no ACMs are identified in any particular area, this is no guarantee that there are no ACMs present. Care must therefore be taken when dealing with all building materials; and any suspect materials reported accordingly in accordance with a specific safe system of work, and left undisturbed until further investigation.

During the course of this survey, the following areas were found either to be inaccessible or of limited access. These areas should be assumed to contain ACMs until further investigation: -

- No access Flat 63 as it was still occupied.
- Limited access Ground Floor stores in Block 3.
- No Access any electrical equipment or installations, as they were not isolated.

During the course of the survey the following ACMs (asbestos containing materials) were identified: -

- Textured Coating containing Chrysotile asbestos is present throughout ceilings in all flat types Refer to appendix III for full textured coating report and sample results.
- Vinyl floor tiles containing Chrysotile asbestos, where found in all flat types in the complex.
- Cement panelling and boxing containing Chrysotile Asbestos present on the exterior of all blocks.

- Block 3 (Flats 56-99), Cement panels under windows, of single storey flats, 33 1m² panels.
- Cement Flue pipes containing Chrysotile Asbestos were found in the lofts of flats in Prince Charles Court.
- On the gabled ends of all buildings cement undercloaking was present. This material was found to contain Chrysotile asbestos.
- On all blocks cement fascia panels containing Chrysotile asbestos were present.
- The Bitumastic sink pads present in all flats were found to contain Chrysotile asbestos.
- Bitumastic insulation on electric cables common throughout Prince Charles
 Court was presumed to contain Chrysotile asbestos. These were not sampled
 as electrics were not isolated.
- Service conduits where pipes enter the floor in the pipe void in the living room of Flats 1,3,5,6,9 7 10 were found to contain Chrysotile asbestos.
- Cement boxing in the pipe voids in the living room of Flats 3 & 4 were found to contain Chrysotile Asbestos.
- Flat 39 Textile insulators and wrap on wiring containing Chrysotile asbestos were found to be present inside a heater fan unit.
- Textured Coating containing Chrysotile asbestos is present on the stairwell between blocks 1& 2 on the top floor & the rear porch area Flat 33- Refer to appendix III for full textured coating report and sample results.

This is not a full list of all materials found. A comprehensive list of ACMs outlining their priority scores can be found in section 3.0 - Detailed Report and Register.

Introduction and Survey Information

Atlantic Safety Management Ltd., where instructed by Crest Nicholson to undertake a Type 3 asbestos survey, as outlined in MDHS 100, of the Prince Charles Court residential complex. The purpose of which was to locate and describe as far as reasonably practicable all ACMs in the areas surveyed.

The aims of the survey were to: -

- To, as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs.
- To inspect and record information regarding the quantity of any presumed or known ACMs.
- To determine and record any asbestos type, either by sampling suspected materials for laboratory analysis or by making a presumption based on product type and appearance in relation to similar samples taken, or in cases of limited access – experience.

The survey was carried from the 16^{th} to the 18^{th} May 2005, by Jon Trimble and Peter Morgan.

Scope of Survey

As agreed with our client this survey was deemed to be of: -

Type 3, full access, sampling and identification survey (pre-demolition/major refurbishment survey)

The agreed scope of the survey was to carry out a Type 3 survey of Prince Charles Court residential complex.

This complex consists of three blocks of multi-storey flats. The blocks are mainly of brick/block construction and with some areas constructed of solid concrete, with pitched roofs clad with roofing tiles.

Block 1, Flats 1 to 33



This block consists of 33 two-storey maisonettes on 3 landings. There are stairways with associated service areas, constructed of brick and concrete. Internally the flats have brick/block external walls, with brick/block walls between flats. The partition walls and ceilings are of plasterboard or block construction.

Block 2, Flats 34 to 55



This block consists of 11 three-storey maisonettes on the ground floor landing and 11 two-storey maisonettes on the upper landing. There are stairways with associated service areas, constructed of brick and concrete. Internally the flats have brick/block external walls, with brick/block walls between flats. The partition walls and ceilings are of plasterboard and block construction.

Block 3, Flats 56 to 99



This block consists of 11 two-storey maisonettes on the ground floor landing and three landings of single storey flats above. There are also store cupboards located at ground level along the front of the block. There are stairways with associated service areas, constructed of brick and concrete. Internally the flats have brick/block external walls, with brick/block walls between flats. The partition walls and ceilings are of plasterboard and block construction.

Within the areas inspected, all efforts as far reasonably practicable were made to identify accessible or visible ACMs.

Any exclusions to this are listed below.

It was agreed that the following areas would not be accessed during the course of this survey. These areas should be assumed to contain ACMs and treated appropriately until further investigations are undertaken: -

- Any electrical equipment not isolated, including cables
- Any access that involved disturbing suspected or identified asbestos containing materials
- Any mechanical equipment or plant not isolated
- Any items not considered to be part of the fabric of the building i.e. ovens, ironing boards, portable equipment etc.

It should be noted that there always remains the possibility that ACMs may be found within the fabric of the building, i.e. under solid concrete floors or within inaccessible voids..

As outlined above, even when no ACMs are identified in any particular area, this is no guarantee that there are no ACMs present. Care must therefore be taken when dealing with all building materials; and any suspect materials reported accordingly in accordance with a specific safe system of work, and left undisturbed until further investigation.

During the course of this survey, the following areas were found either to be inaccessible or of limited access. These areas should be assumed to contain ACMs until further investigation: -

- No access Flat 63 as it is still occupied
- Limited access Ground Floor stores in Block 3
- No Access electrics as they were not isolated

We have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos.

It is the insistence of our insurers that all our reports carry the above clause with respect to areas of no access, and as such this clause cannot be removed from this report or reworded in anyway.

Detailed Survey Report and Register Summary of Asbestos Materials

Extent.	sotsetes.	Description	Location	Sample Reference
Ot 1919A	Type	БэтитеТ	All Ceilings	ot 100\A460\2020A
appendix III	(*	Souting	Throughout	861/V+E0/S0S0V
	Chrysotile	Sink Pad	Throughout	100/710/600
² m2604	Chrysotile	Beige Vinyl Floor Tiles	Prince Charles Court Throughout	60,80,200/210/ε060 01 Δδ
LL	Chrysotile	Flue Pipe	Prince Charles Court, Lofts Throughout	110/710/600
See	Chrysonle	Cement Paneling & Boxing	Prince Charles Court, Block 1, Exterior Basement Level	£10/Z10£060
m0\$2	Chrysuile	Cement panelling above windows	Prince Charles Court, Flats 1-33	£10/Z10£060 sV
m007	அம்லமுர	Cement panelling above windows	Prince Charles Court, Flats 34-55	£10/Z10£060 sA
m00£	Chrysotile	Cement panelling above windows	Prince Charles Court, Flats 56-99	£10/210£060 sA
ૃષ્ષદદ	Chrysotte	Cement Panels Under windows	Prince Charles Court, Flats 67-99	10/2106060
12m Per End	- Chrysotile	Cement Undercloaking	Prince Charles Court, Exterior of Complex	150/2105090 sA
Лпкпочи	officesynd)	Bitumastic Insulation Material	Prince Charles Court, Electrical Cupboards in Stairwell between	Presumed
			pjocks	

Summary of Asbestos Materials

Sample Reference	Location	Description	Asbestos Type	Extent
A0505/034/R001	Flats 1,3,5,6,9 &10 Living Room Pipe Void	Service Conduit	Chrysotile	Unknown
A0505/034/R002	Flats, 3& 4 Living Room Pipe Void	Cement Boxing	Chrysotile	2m ²
A0505/034/R007	Flat 39, Heating Fan Unit	Textile Insulators	Chrysotile	Unknown
A0505/034/R008	Flat 39, Heating Fan Unit	Textile Wrapping on Wire	Chrysotile	Unknown
A0505/034/R016	Stairwell Between Blocks 1&2 Top Floor & Rear Porch Flat 33	Textured Coating On Ceiling	Chrysotile	20m²