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Report No: AA0460

Report Date: 1st February, 2024

Survey Date: 23rd January, 2024

Surveyor: James Smith MSc, BA (Hons)

Refurbishment & Demolition Survey Report

St. David's Church, Broad Street, Rhosllanerchrugog, LL14 1RB



Client Name and Address:

J N L Design

51 Burntwood Road, Buckley, CH7 3EL

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Scope of Works

Asbestos Associated Ltd. were instructed by J N L Design of 51 Burntwood Road, Buckley, CH7 3EL to undertake a Refurbishment & Demolition Survey to all internal and external areas at St. David's Church, Broad Street, Rhosllanerchrugog, LL14 1RB. The scope of the survey was to consider and report on;

a) The type, condition and extent of asbestos containing materials (ACMs) in the building in all reasonably accessible areas.
b) To assess the risk from the ACMs and to derive risk ratings.
c) Provide recommendations to ensure that areas of concern are made safe and ACMs are removed prior to the planned demolition works.

Summary of Findings

Electrical installations were live at the time of the survey; therefore no inspection was made into the painted green main electrical switch located in the ground floor nave. Due to experience of such fuse boxes, It is strongly presumed that asbestos cement and asbestos textile components are present within.The switchgear should be treated as asbestos containing and should be removed and disposed of prior to the planned demolition of the property. Removal should be carried out by Competent Persons, following HSE Guidelines.

The walls and doors of the 3 safes, located in the office could not be opened up for inspection at the time of the survey. The safes are branded with "Fire Resistant" logos. It is therefore presumed that these are the types of old safes, which were lined with asbestos paper to provide fire resistance. The safes should be disposed of as asbestos containing, prior to the planned demolition of the property.

An asbestos cement panel is present against to the window by the stairs located in the basement. The panel should be removed prior to the planned demolition of the property. Removal should be carried out by Competent Persons, following HSE Guidelines.

Asbestos gasket material is present between pipe flanges located in the basement level boiler room. The gaskets should be removed and disposed of prior to the planned demolition of the premises. Removal should be carried out by Competent Persons, following HSE Guidelines.

Asbestos containing putty is present to the organ pipe located in the basement level boiler room. The pipe and attached putty should be removed prior to the planned demolition of the property. Removal should be carried out by Competent Persons, following HSE Guidelines.

The walls and doors of the safe, located in the basement boiler room, could not be opened up for inspection at the time of the survey. The safe is branded with a "Fire Resistant" logo. It is therefore presumed that this is the type of old safe, which were lined with asbestos paper to provide fire resistance. The safe should be disposed of as asbestos containing, prior to the planned demolition of the property.

Electrical installations were live at the time of the survey; therefore no inspection was made into the switchgear located in the organ blower room. Due to experience of such fuse boxes, It is strongly presumed that asbestos cement and asbestos textile components are present within.The switchgear should be treated as asbestos containing and should be removed and disposed of prior to the planned demolition of the property. Removal should be carried out by Competent Persons, following HSE Guidelines.

No other asbestos containing materials were found during the survey. Other suspect materials sampled were proven to be non-asbestos containing following laboratory analysis.

Site Description

The church is constructed from solid brick walls. The floors are concrete, covered with wood blocks, ceramic tiles and carpet on ground floor level. Within the basement the floors are exposed concrete. The ceilings in the basement are concrete, coated with horse hair containing plaster. The roof of the church is covered with clay and slate tiles. To the underside of the tiles is horse hair torching, and beneath that is a timber vaulted ceiling. The fascia and soffit boards are timber. Rainwater goods are metal and plastic. The flue which runs from the boiler into the

chimney stack is metal. Pipework throughout the church is unlagged steel. Brick walls, concrete slab fencing and timber panel fencing surrounds the site.

Areas Surveyed

- All internal and external areas at St. David's Church, Broad Street, Rhosllanerchrugog, LL14 1RB.

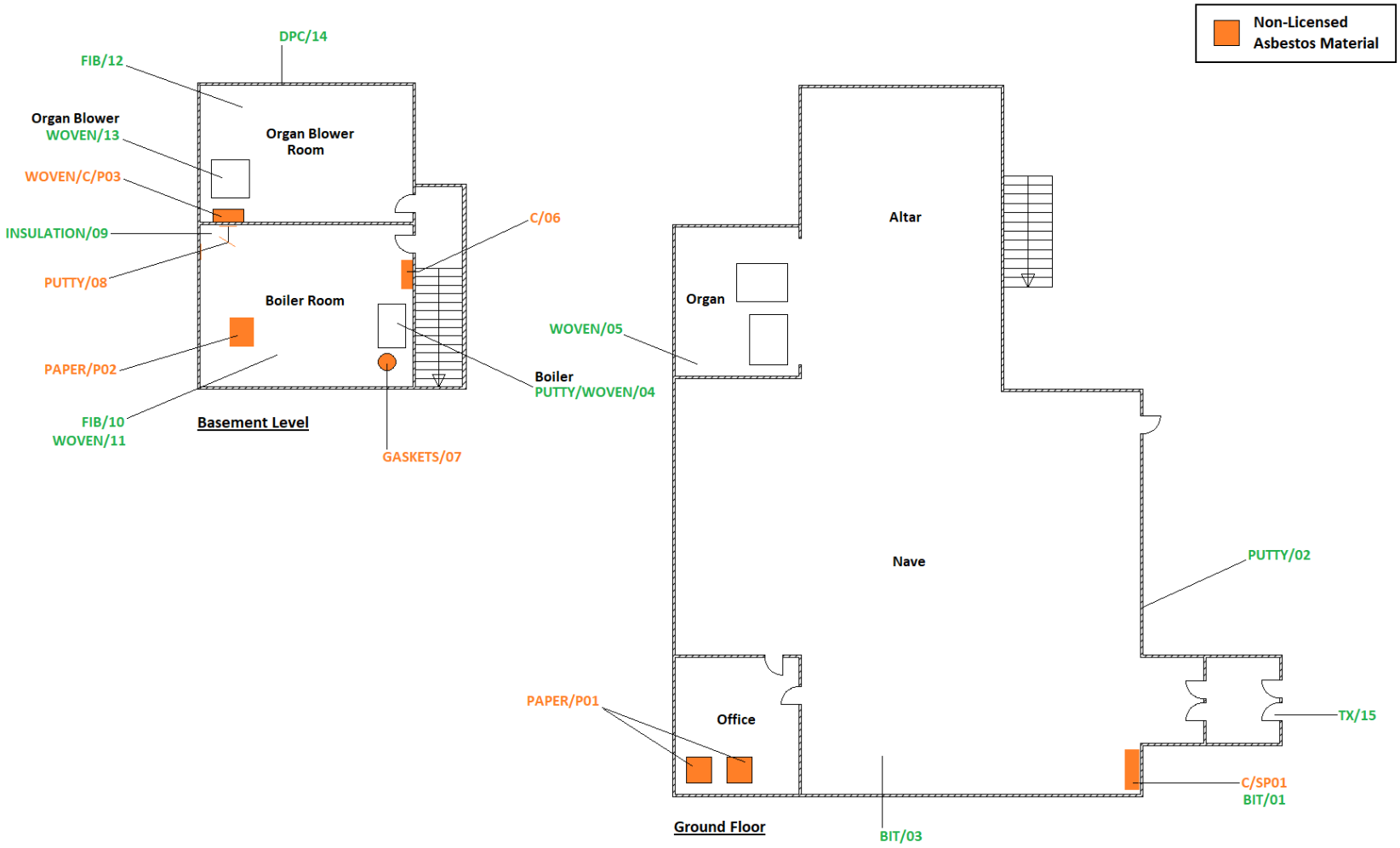
Areas Not Accessed

Asbestos Associated Ltd have undertaken surveying, sampling and analysis following industry documented standards and methodology. Every effort was made to gain access to all areas that may contain asbestos. However, the following areas were not accessed during the survey:

- No drain covers were lifted or access gained into any drains.
- The internal parts of live electrical and gas equipment e.g. fuse boxes, distribution boards, heating equipment and electrical appliances have not been inspected.
- Concealed voids, spaces and pipework have not been inspected.
- Areas / materials / voids which are beyond any suspected asbestos materials identified during the survey have not been inspected.

Asbestos Location Plan

St. David's Church, Broad Street, Rhosllanerchrugog, LL14 1RB



Asbestos Register

Material Ref.	Location	Material	Quantity	Type Of Asbestos	Risk Level	Recommendations
WOVEN/C/SP01	Ground Floor - Nave – Components Within Painted Green Main Electrical Switch	Presumed Asbestos Cement / Presumed Asbestos Textile	Small Parts	Presumed Crocidolite	Low	Remove
PAPER/P01	Ground Floor - Office - Within Walls & Doors of 3 x Fire Resistant Safes	Presumed Asbestos Paper Linings	3 x Safes	Presumed Chrysotile	Very Low	Remove
C/06	Basement Level - Boiler Room - Panel Against Window	Asbestos Cement	<1m2	Crocidolite, Amosite, Chrysotile	Low	Remove
GASKETS/07	Basement Level - Boiler Room - Between Pipe Flanges	Asbestos Gasket Material	Small Parts	Chrysotile	Very Low	Remove
PUTTY/08	Basement Level - Boiler Room – To Organ Pipe	Asbestos Putty	Small Parts	Chrysotile	Very Low	Remove
PAPER/P02	Basement Level - Boiler Room - Within Walls of Safe	Presumed Asbestos Paper Linings	1m2	Presumed Chrysotile	Very Low	Remove
C/WOVEN/P03	Basement Level - Organ Blower Room - Components Within Switchgear to Organ Blower	Presumed Asbestos Cement / Presumed Asbestos Textile	Small Parts	Presumed Crocidolite	Low	Remove
BIT/01	Ground Floor - Nave – To Incoming Electrical Cable	Bitumen Wrap	-	Non-Asbestos	-	No Action Required
PUTTY/02	Ground Floor - Windows – Around Glazing in Windows	Putty	-	Non-Asbestos	-	No Action Required

Material Ref.	Location	Material	Quantity	Type Of Asbestos	Risk Level	Recommendations
BIT/03	Ground Floor – Nave, Office, Altar, Organ – Beneath Woodblock Flooring	Bitumen Adhesive	-	Non-Asbestos	-	No Action Required
PUTTY/04	Basement Level - Boiler Room – To Joins in Boiler	Putty	-	Non-Asbestos	-	No Action Required
WOVEN/05	Ground Floor - Organ – Throughout Organ	Woven Seals	-	Non-Asbestos	-	No Action Required
INSULATION/09	Basement Level - Boiler Room - Around Pipes Passing Through Concrete Ceiling	Insulation	-	Non-Asbestos	-	No Action Required
FIB/10	Basement Level - Boiler Room – To Concrete Ceiling	Fibrous Coating	-	Non-Asbestos	-	No Action Required
WOVEN/11	Basement Level - Boiler Room – To Column in Middle of Room	Woven Wrap	-	Non-Asbestos	-	No Action Required
FIB/12	Basement Level - Organ Blower Room - To Ceiling	Fibrous Coating	-	Non-Asbestos	-	No Action Required
WOVEN/13	Basement Level - Organ Blower Room - Within Organ	Woven Seals	-	Non-Asbestos	-	No Action Required
DPC/14	Basement Level, Ground Floor - Boiler Room, Exterior, Organ Blower Room - To Walls	Damp Proof Course	-	Non-Asbestos	-	No Action Required
TX/15	Ground Floor - Porch - To Wall Above Doors into Porch	Textured Coatng	-	Non-Asbestos	-	No Action Required

Asbestos Photographic Register & Material Risk Assessment

Asbestos Material Identified

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
ACM Ref.	WOVEN/C/SP01
Location	Ground Floor - Nave - Components Within Painted Green Main Electrical Switch
Component	Presumed Asbestos Cement / Presumed Asbestos Textile
Amount	Small Parts
Analysis	Presumed Crocidolite



Comments	Electrical installations were live at the time of the survey; therefore no inspection was made into the painted green main electrical switch located in the ground floor nave. It is strongly presumed that asbestos cement / asbestos textile components may be present within.
Summary of Findings	The switchgear should be treated as asbestos containing and should be removed and disposed of prior to the planned demolition of the property. Removal should be carried out by Competent Persons, following HSE Guidelines.
Material Risk Assessment	**1 + 0 + 1 + 3 = 5 = Low Risk**

Material Risk Assessment = PT + ED + ST + AT High (10+), Medium (9-7), Low (6-5), Very Low (<4)

Product Type (PT)	Extent of Damage (ED)	Surface Treatment (ST)	Asbestos Type (AT)
	0. Good condition, no visible damage	0. Composite materials containing asbestos reinforced plastics, resins, vinyl tiles.	
1. Asbestos reinforced composites; asbestos cement and artex,	1. Low damage: a few scratches or broken edges on boards and tiles etc.	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1. Chrysotile
2. AIB, mill board, low density insulation board, asbestos textiles, paper and felt.	2. Medium damage: significant breakage of materials or several small areas of damaged	2. Unsealed AIB, or encapsulated lagging and sprays.	2. Amosite or other amphiboles excluding crocidolite
3. Thermal insulation	3. High damage or delamination of materials, spray and thermal lagging. Visible asbestos debris	3. Unsealed lagging and sprays.	3. Crocidolite

Asbestos Material Identified

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
ACM Ref.	PAPER/P01
Location	Ground Floor - Office - Within Walls & Doors of 3 x Fire Resistant Safes
Component	Presumed Asbestos Paper Linings
Amount	3 x Safes
Analysis	Presumed Chrysotile





Comments	The walls and doors of the 3 safes, located in the office could not be opened up for inspection at the time of the survey. The safes are branded with “Fire Resistant” logos. It is therefore presumed that these are the types of old safes, which were lined with asbestos paper to provide fire resistance.
Summary of Findings	The safes should be disposed of as asbestos containing, prior to the planned demolition of the property.
Material Risk Assessment	**2 + 0 + 1 + 1 = 4 = Very Low Risk**

Material Risk Assessment = PT + ED + ST + AT High (10+), Medium (9-7), Low (6-5), Very Low (<4)

Product Type (PT)	Extent of Damage (ED)	Surface Treatment (ST)	Asbestos Type (AT)
	0. Good condition, no visible damage	0. Composite materials containing asbestos reinforced plastics, resins, vinyl tiles.	
1. Asbestos reinforced composites; asbestos cement and artex,	1. Low damage: a few scratches or broken edges on boards and tiles etc.	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1. Chrysotile
2. AIB, mill board, low density insulation board, asbestos textiles, paper and felt.	2. Medium damage: significant breakage of materials or several small areas of damaged	2. Unsealed AIB, or encapsulated lagging and sprays.	2. Amosite or other amphiboles excluding crocidolite
3. Thermal insulation	3. High damage or delamination of materials, spray and thermal lagging. Visible asbestos debris	3. Unsealed lagging and sprays.	3. Crocidolite

Asbestos Material Identified

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
ACM Ref.	C/06
Location	Basement Level - Boiler Room - Panel Against Window
Component	Asbestos Cement
Amount	<1m2
Analysis	Crocidolite, Amosite, Chrysotile



Comments	An asbestos cement panel is present against to the window by the stairs located in the basement.
Summary of Findings	The panel should be removed prior to the planned demolition of the property. Removal should be carried out by Competent Persons, following HSE Guidelines.
Material Risk Assessment	**1 + 1 + 1 + 3 = 6 = Low Risk**

Material Risk Assessment = PT + ED + ST + AT High (10+), Medium (9-7), Low (6-5), Very Low (<4)

Product Type (PT)	Extent of Damage (ED)	Surface Treatment (ST)	Asbestos Type (AT)
	0. Good condition, no visible damage	0. Composite materials containing asbestos reinforced plastics, resins, vinyl tiles.	
1. Asbestos reinforced composites; asbestos cement and artex,	1. Low damage: a few scratches or broken edges on boards and tiles etc.	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1. Chrysotile
2. AIB, mill board, low density insulation board, asbestos textiles, paper and felt.	2. Medium damage: significant breakage of materials or several small areas of damaged	2. Unsealed AIB, or encapsulated lagging and sprays.	2. Amosite or other amphiboles excluding crocidolite
3. Thermal insulation	3. High damage or delamination of materials, spray and thermal lagging. Visible asbestos debris	3. Unsealed lagging and sprays.	3. Crocidolite

Asbestos Material Identified

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
ACM Ref.	GASKETS/07
Location	Basement Level - Boiler Room - Between Pipe Flanges
Component	Asbestos Gasket Material
Amount	Small Parts
Analysis	Chrysotile



Comments	Asbestos gasket material is present between pipe flanges located in the basement level boiler room.
Summary of Findings	The gaskets should be removed and disposed of prior to the planned demolition of the premises. Removal should be carried out by Competent Persons, following HSE Guidelines.
Material Risk Assessment	**2 + 0 + 1 + 1 = 4 = Very Low Risk**

Material Risk Assessment = PT + ED + ST + AT High (10+), Medium (9-7), Low (6-5), Very Low (<4)

Product Type (PT)	Extent of Damage (ED)	Surface Treatment (ST)	Asbestos Type (AT)
	0. Good condition, no visible damage	0. Composite materials containing asbestos reinforced plastics, resins, vinyl tiles.	
1. Asbestos reinforced composites; asbestos cement and artex,	1. Low damage: a few scratches or broken edges on boards and tiles etc.	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1. Chrysotile
2. AIB, mill board, low density insulation board, asbestos textiles, paper and felt.	2. Medium damage: significant breakage of materials or several small areas of damaged	2. Unsealed AIB, or encapsulated lagging and sprays.	2. Amosite or other amphiboles excluding crocidolite
3. Thermal insulation	3. High damage or delamination of materials, spray and thermal lagging. Visible asbestos debris	3. Unsealed lagging and sprays.	3. Crocidolite

Asbestos Material Identified

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
ACM Ref.	PUTTY/08
Location	Basement Level - Boiler Room - To Organ Pipe
Component	Asbestos Putty
Amount	Small Parts
Analysis	Chrysotile





Comments	Asbestos containing putty is present to the organ pipe located in the basement level boiler room.
Summary of Findings	The pipe and attached putty should be removed prior to the planned demolition of the property. Removal should be carried out by Competent Persons, following HSE Guidelines.
Material Risk Assessment	**1 + 0 + 0 + 1 = 2 = Very Low Risk**

Material Risk Assessment = PT + ED + ST + AT High (10+), Medium (9-7), Low (6-5), Very Low (<4)

Product Type (PT)	Extent of Damage (ED)	Surface Treatment (ST)	Asbestos Type (AT)
	0. Good condition, no visible damage	0. Composite materials containing asbestos reinforced plastics, resins, vinyl tiles.	
1. Asbestos reinforced composites; asbestos cement and artex,	1. Low damage: a few scratches or broken edges on boards and tiles etc.	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1. Chrysotile
2. AIB, mill board, low density insulation board, asbestos textiles, paper and felt.	2. Medium damage: significant breakage of materials or several small areas of damaged	2. Unsealed AIB, or encapsulated lagging and sprays.	2. Amosite or other amphiboles excluding crocidolite
3. Thermal insulation	3. High damage or delamination of materials, spray and thermal lagging. Visible asbestos debris	3. Unsealed lagging and sprays.	3. Crocidolite

Asbestos Material Identified

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
ACM Ref.	PAPER/P02
Location	Basement Level - Boiler Room - Within Walls of Safe
Component	Presumed Asbestos Paper Linings
Amount	1m2
Analysis	Presumed Chrysotile



Comments	The walls and doors of the safe, located in the basement boiler room, could not be opened up for inspection at the time of the survey. The safe is branded with a “Fire Resistant” logo. It is therefore presumed that this is the type of old safe, which were lined with asbestos paper to provide fire resistance.
Summary of Findings	The safe should be disposed of as asbestos containing, prior to the planned demolition of the property.
Material Risk Assessment	**2 + 0 + 1 + 1 = 4 = Very Low Risk**

Material Risk Assessment = PT + ED + ST + AT High (10+), Medium (9-7), Low (6-5), Very Low (<4)

Product Type (PT)	Extent of Damage (ED)	Surface Treatment (ST)	Asbestos Type (AT)
	0. Good condition, no visible damage	0. Composite materials containing asbestos reinforced plastics, resins, vinyl tiles.	
1. Asbestos reinforced composites; asbestos cement and artex,	1. Low damage: a few scratches or broken edges on boards and tiles etc.	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1. Chrysotile
2. AIB, mill board, low density insulation board, asbestos textiles, paper and felt.	2. Medium damage: significant breakage of materials or several small areas of damaged	2. Unsealed AIB, or encapsulated lagging and sprays.	2. Amosite or other amphiboles excluding crocidolite
3. Thermal insulation	3. High damage or delamination of materials, spray and thermal lagging. Visible asbestos debris	3. Unsealed lagging and sprays.	3. Crocidolite

Asbestos Material Identified

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
ACM Ref.	C/WOVEN/P03
Location	Basement Level - Organ Blower Room - Components Within Switchgear to Organ Blower
Component	Presumed Asbestos Cement / Presumed Asbestos Textile
Amount	Small Parts
Analysis	Presumed Crocidolite



Comments	Electrical installations were live at the time of the survey; therefore no inspection was made into the switchgear located in the organ blower room. It is strongly presumed that asbestos cement / asbestos textile components may be present within.
Summary of Findings	The switchgear should be treated as asbestos containing and should be removed and disposed of prior to the planned demolition of the property. Removal should be carried out by Competent Persons, following HSE Guidelines.
Material Risk Assessment	**1 + 0 + 1 + 3 = 5 = Low Risk**

Material Risk Assessment = PT + ED + ST + AT High (10+), Medium (9-7), Low (6-5), Very Low (<4)

Product Type (PT)	Extent of Damage (ED)	Surface Treatment (ST)	Asbestos Type (AT)
	0. Good condition, no visible damage	0. Composite materials containing asbestos reinforced plastics, resins, vinyl tiles.	
1. Asbestos reinforced composites; asbestos cement and artex,	1. Low damage: a few scratches or broken edges on boards and tiles etc.	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1. Chrysotile
2. AIB, mill board, low density insulation board, asbestos textiles, paper and felt.	2. Medium damage: significant breakage of materials or several small areas of damaged	2. Unsealed AIB, or encapsulated lagging and sprays.	2. Amosite or other amphiboles excluding crocidolite
3. Thermal insulation	3. High damage or delamination of materials, spray and thermal lagging. Visible asbestos debris	3. Unsealed lagging and sprays.	3. Crocidolite

Non-Asbestos Material	

Inspection Type	Refurbishment & Demolition Survey	
Survey Ref.	AA0460	
Sample No.	BIT/01	
Location	Ground Floor - Nave - To Incoming Electrical Cable	
Component	Bitumen Wrap	
Analysis	Non-Asbestos	
Comments	A sample of the material was taken, and analysed.	
Summary of Findings	No asbestos was detected in the sample. No Action Required.	

Non-Asbestos Material	

Inspection Type	Refurbishment & Demolition Survey	
Survey Ref.	AA0460	
Sample No.	PUTTY/02	
Location	Ground Floor - Windows - Around Glazing in Windows	
Component	Putty	
Analysis	Non-Asbestos	
Comments	A sample of the material was taken, and analysed.	
Summary of Findings	No asbestos was detected in the sample. No Action Required.	

Non-Asbestos Material

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
Sample No.	BIT/03
Location	Ground Floor - Nave, Office, Altar, Organ - Beneath Woodblock Flooring
Component	Bitumen Adhesive
Analysis	Non-Asbestos
Comments	A sample of the material was taken, and analysed.
Summary of Findings	No asbestos was detected in the sample. No Action Required.





Non-Asbestos Material

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
Sample No.	PUTTY/04
Location	Basement Level - Boiler Room - To Joins in Boiler
Component	Putty
Analysis	Non-Asbestos
Comments	A sample of the material was taken, and analysed.
Summary of Findings	No asbestos was detected in the sample. No Action Required.



Non-Asbestos Material

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
Sample No.	WOVEN/05
Location	Ground Floor - Organ - Throughout Organ
Component	Woven Seals
Analysis	Non-Asbestos
Comments	Samples of the material were taken, and pooled into a single sample and analysed.
Summary of Findings	No asbestos was detected in the sample. No Action Required.



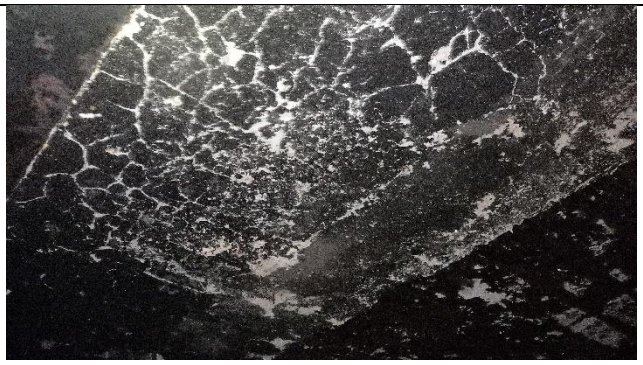


Non-Asbestos Material

Inspection Type	Refurbishment & Demolition Survey
Survey Ref.	AA0460
Sample No.	INSULATION/09
Location	Basement Level - Boiler Room - Around Pipes Passing Through Concrete Ceiling
Component	Insulation
Analysis	Non-Asbestos
Comments	A sample of the material was taken, and analysed.
Summary of Findings	No asbestos was detected in the sample. No Action Required.



Non-Asbestos Material	

Inspection Type	Refurbishment & Demolition Survey	
Survey Ref.	AA0460	
Sample No.	FIB/10	
Location	Basement Level - Boiler Room - To Concrete Ceiling	
Component	Fibrous Coating	
Analysis	Non-Asbestos	
Comments	A sample of the material was taken, and analysed.	
Summary of Findings	No asbestos was detected in the sample. No Action Required.	

Non-Asbestos Material	

Inspection Type	Refurbishment & Demolition Survey	
Survey Ref.	AA0460	
Sample No.	WOVEN/11	
Location	Basement Level - Boiler Room - To Column in Middle of Room	
Component	Woven Wrap	
Analysis	Non-Asbestos	
Comments	A sample of the material was taken, and analysed.	
Summary of Findings	No asbestos was detected in the sample. No Action Required.	

Non-Asbestos Material

Inspection Type	Refurbishment & Demolition Survey	
Survey Ref.	AA0460	
Sample No.	FIB/12	
Location	Basement Level - Organ Blower Room - To Ceiling	
Component	Fibrous Coating	
Analysis	Non-Asbestos	
Comments	A sample of the material was taken, and analysed.	
Summary of Findings	No asbestos was detected in the sample. No Action Required.	

Non-Asbestos Material

Inspection Type	Refurbishment & Demolition Survey	
Survey Ref.	AA0460	
Sample No.	WOVEN/13	
Location	Basement Level - Organ Blower Room - Within Organ	
Component	Woven Seals	
Analysis	Non-Asbestos	
Comments	A sample of the material was taken, and analysed.	
Summary of Findings	No asbestos was detected in the sample. No Action Required.	

Non-Asbestos Material	

Inspection Type	Refurbishment & Demolition Survey	
Survey Ref.	AA0460	
Sample No.	DPC/14	
Location	Basement Level, Ground Floor - Boiler Room, Exterior, Organ Blower Room - To Walls	
Component	Damp Proof Course	
Analysis	Non-Asbestos	
Comments	A sample of the material was taken, and analysed.	
Summary of Findings	No asbestos was detected in the sample. No Action Required.	

Non-Asbestos Material	

Inspection Type	Refurbishment & Demolition Survey	
Survey Ref.	AA0460	
Sample No.	TX/15	
Location	Ground Floor - Porch - To Wall Above Doors into Porch	
Component	Textured Coatng	
Analysis	Non-Asbestos	
Comments	A sample of the material was taken, and analysed.	
Summary of Findings	No asbestos was detected in the sample. No Action Required.	

Laboratory Results

UKAS TESTING
2398

Unit G12 The Bloc
38 Springfield Way
Anlaby, Hull
East Yorkshire
HU10 6RJ
Phone: 01482 221651
Mobile: 07783 602151
email: info@eastridinglabs.co.uk
www.eastriding labs.co.uk

East Riding LABORATORIES LTD

Asbestos bulk sample analysis

25th January 2024

REPORT NUMBER ERL/133039

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Customer:	Asbestos Associated Ltd 17 Highlands Road Runcorn Cheshire WA7 4PS
Site reference:	St David's Church, Broad Street, Rhosllanerchrugog, LL14 1RB
Order reference:	AA0460
Number of samples:	15
Sample(s) taken by:	Asbestos Associated Ltd
Date received:	24/01/24
Date of analysis:	24/01/24 – 25/01/24
Method:	Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG248 'Asbestos: The Analysts' Guide'.
Analysed by:	L Sylvester & E Rainbird
Analysed at:	East Riding Laboratories Ltd

Registered in England No. 4907007
VAT No. 764 4618 09
Registered Office: Unit G12 The Bloc, 38 Springfield Way, Anlaby, Hull, East Yorkshire, HU10 6RJ

RESULTS

Laboratory reference	Information provided by customer			Type of asbestos detected (results apply only to the sample(s) listed in this table)
	Sample identifier	Material sampled	Sample location	
ERL/548145	01	Bitumen	Nave	No asbestos detected
ERL/548146	02	Putty	Windows	No asbestos detected
ERL/548147	03	Bitumen	Nave	No asbestos detected
ERL/548148	04	Woven and putty	Boiler room	No asbestos detected
ERL/548149	05	Woven	Church	No asbestos detected
ERL/548150	06	Cement	Boiler room	Crocidolite (Blue Asbestos) Chrysotile (White Asbestos)
ERL/548151	07	Gaskets	Boiler room	Chrysotile (White Asbestos)
ERL/548152	08	Putty	Boiler room	Chrysotile (White Asbestos)
ERL/548153	09	Insulation	Boiler room	No asbestos detected
ERL/548154	10	Fibreboard	Boiler room	No asbestos detected
ERL/548155	11	Woven	Boiler room	No asbestos detected
ERL/548156	12	Fibreboard	Organ boiler room	No asbestos detected
ERL/548157	13	Woven	Organ blower room	No asbestos detected

Background Information

Asbestos is a naturally occurring silicate mineral that has been used commercially since the late 1800's. Due to its versatile nature approximately 3000 asbestos products were produced. Post-World War 2, mass production of building materials, particularly during the 1960s and 1970s saw the largest scale asbestos usage in the UK. Some asbestos products were in use up until the ban of the usage of Chrysotile in 1999.

There are three main types of asbestos found in buildings, these are;

- Crocidolite (Blue) asbestos
- Amosite (Brown) asbestos
- Chrysotile (White) asbestos

All are hazardous, but due to their composition, blue and brown fibres are more hazardous than their white counterpart. Various types of products are made up of differing concentrations and risks of fibre release. The risk of fibre release of different ACMs therefore varies greatly.

Breathing in air containing asbestos fibres can lead to asbestos related disease such as asbestosis and Mesothelioma. Asbestos is only a risk when fibres are released and breathed in. Asbestos related diseases currently are responsible for 3000 deaths per year in the UK; this figure is expected to rise over the coming years.

Although it is now illegal to use asbestos in the construction of buildings, the large extent of the many thousands of tonnes used in the past is still in place.

As long as asbestos remains in good condition and is not disturbed, damaged or deteriorating through age, there is no risk to health. If asbestos is disturbed the risks are very much increased.

A Guide to Using Your Asbestos Survey Report

This report is designed to aid the client in fulfilling their legal duty of care under The Control of Asbestos Regulations 2012 (CAR 2012), by:-

- Demonstrating that reasonable steps have been taken to determine the location and condition of asbestos containing materials (ACM's) within their premises.
- Assessing the extent and condition of ACMs and providing a risk assessment to identified asbestos materials.
- Giving recommendations for removal or remedial work required to ACMs present and identify those which can be placed under an asbestos management plan.
- Identifying ACMs which need to be removed before refurbishment work or demolition can be carried out.

By fullfilling the above, the report shall help parties comply with the Health and Safety at Work Act 1974, by aiding dutyholders identify duties required to ensure building users are not exposed to health and safety risks, and provide information to them about the building which might affect their health and safety.

The Management of Health and Safety at Work Regulations 1999 which requires employers and the self-employed to make an assessment of the risks to the health and safety of themselves, their employees, and people not in their employment of their activities, and to make appropriate arrangements to protect them. By undertaking remedial asbestos issues outlined within this report, these requirements will be met.

The report will aid compliance with The Landlord and Tenant Act 1885 in ensuring the property is fit for habitation by not exposing tenants to harmful pollutants that could damage the health of the tenant.

The information will also enable arrangements to be put in place to deal with asbestos during construction work as required by The Construction (Design and Management) Regulations 2007 which also states the need that clients must provide designers and contractors who are bidding for work, information regarding the whereabouts of asbestos.

To continue to fulfil the duty of care, this register must be kept up to date and any alteration in the condition or removal of any ACM's monitored, noted and the register updated. Moreover, all employees, contractors or any other person who may come into contact with any of the (ACM's) detailed should be shown this register to ensure safe methods of work.

The asbestos register, photographic register and material risk assessments provide all the immediate information needed about any asbestos products located during the survey. The descriptions, photos and sample location plans provide a comprehensive view of the exact locations of ACM's found.

It is highly recommended that the person responsible for managing asbestos, familiarises themselves with the findings within this report and broadcasts relevant information to maintenance staff, contractors and any persons who may come into contact with any of the materials.

The recommendations made in this report are guidelines for what is required to manage any risk from any asbestos products found. It is advisable to meet with all those concerned to discuss the options and produce a viable management plan.

Dutyholder Obligations under the Control of Asbestos Regulations 2012

An asbestos survey should form the basis of an asbestos management plan, allowing the user to minimise the risk of persons being exposed to airborne asbestos fibres while on the premises.

The Government introduced the Control of Asbestos Regulations (CAR) 2012 in direct response to the mortality rates associated with asbestos exposure, which are currently estimated at around 3000 deaths per year. The Health & Safety Executive (HSE) hopes to reduce future exposure by the introduction of Regulation 4 (Duty to manage asbestos in non-domestic premises). The Control of Asbestos at Work Regulations (CAWR) 2002 has been revoked and replaced with the CAR 2012; however, Regulation 4 remains unchanged in the present Regulations.

This report provides an indication of how likely identified asbestos containing materials are to release fibres. It is the responsibility of the duty holder to ensure that the specific risk that each

ACM poses is determined based on the level and nature of occupation in the area where it was found. A management plan can then be produced.

In short, the survey report produced is the beginning of the dutyholders asbestos management duty, not the end of it.

As a guide, the management plan should include:

- **Identification -** Identify and assess the ACMs that are present within the building, recording details such as their location, type and condition – depending on the level and extent of survey carried out, this obligation may have already been fulfilled;
- **Priority Risk Assessment -** Assess the risk of exposure to ACMs for the building occupants (i.e. employees and visitors);
- **Prepare and Implement a Management Plan -** Prepare a written plan that outlines how the risk from the ACMs identified will be managed. This should clearly outline the strategy for ensuring that no-one can come to any harm from asbestos within the premises;
- **Provide Information to Others -** The location and condition of all ACMs present within the building should be made available to all persons who are likely to come in contact with them (i.e. estates services, maintenance engineers, external contractors etc);
- **Periodic Review -** The information upon which the management plan is based (i.e. the survey), should be updated as ACMs are removed, treated, or their condition alters. As a minimum, this should be carried out annually by a competent person, and the management plan should be updated accordingly.

HSE Inspectors are currently seeking evidence of compliance with Regulation 4 when conducting site audits. For more detailed guidance on how to effectively comply with this legislation, please refer to HSE Document *A comprehensive guide to managing asbestos in premises (HSG227)*, which is available from the HSE's website at *www.hsebooks.co.uk*.

Survey Methodology and Limitations

The survey carried out at St. David's Church, Broad Street, Rhosllanerchrugog, LL14 1RB was an Asbestos Refurbishment & Demolition Survey. There are two types of survey as referred to in HSG264:-

Asbestos Management Survey

"A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material risk assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include underfloor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling.

Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and

will have to be managed on this basis, i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder", HSE, 2010.

Asbestos Refurbishment & Demolition Survey

"A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of 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 in 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 refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final 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). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos", HSE, 2010.

Survey Limitations

It is always possible after a survey that asbestos based materials may remain in the property or area covered by that survey, this could be for various reasons:

- Asbestos materials existing within areas not specifically covered by the survey and outside the scope of this report.
- 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 the materials detection may 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.
- Access for the survey may be restricted for many reasons beyond control such as height, inconvenience to others, immovable obstacles or confined spaces. Where electrical equipment is present and presumed in the way of the survey, access will not be attempted until proof of its safe state is given. The operative has a duty of care under the Health and Safety at Work Act 1974 for both themselves and others.
- Certain materials contain asbestos in varying degrees and some less densely in certain locations (e.g. textured coatings and pipe insulation). Where this is the case the sample taken may not be representative of the whole of the product throughout.
- Where a survey is carried out under the guidance of the owner of the property, or his representatives, the survey will be as per his instructions and guidance at that time.

Sampling Procedure

Where necessary, samples will be taken for subsequent laboratory analysis in order to determine their asbestos content, if any. Sampling points will be repaired to seal in any fibres, and photographed to be included in the photographic register. Homogenous materials may be sampled only once the result being presumed to be the same for the rest of the material. Care shall be taken to prevent cross-contamination of samples.

Sampling of all suspected asbestos containing materials shall be undertaken in accordance with the requirements of the following documentation:

- The Health and Safety at Work Act 1974.
- The Control of Asbestos Regulations 2012, as amended, and the approved codes of practice issued for work in conjunction with the regulations.
- 'Asbestos and man-made mineral fibres in buildings', published by the Department of the Environment, Transport and the Regions.
- Construction (Design and Management) Regulations 2007.
- Guidance Notes issued by the Health and Safety Executive:-
    - Guidance Note EH10 'Asbestos: Exposure limits and measurement of airborne dust Concentrations.
    - Guidance Note HSG 189/2 'Working with Asbestos Cement'.
    - Guidance Note HSG264 'Asbestos: The Survey Guide' (2010).

Dust release in sampling is therefore reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This includes the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. All samples are double sealed in polythene bags which would not give rise to any dust release.

Analytical Method

Samples are submitted to an accredited UKAS laboratory for analysis. Asbestos is identified by a combination of techniques: All these techniques are carried out in strict accordance with the HSE document MDHS 77, titled "Asbestos in Bulk Materials: Sampling and Identification by Polarised Light Microscopy (PLM)". Identification is based on the following analytical procedures:

- An initial visual inspection;
- A stereomicroscopic examination;
- Polarised light microscopy;
- Dispersion staining.

Certificates of analysis for the samples taken are presented within this report. Included on the Certificate is the address of the laboratory, the analysts name and the laboratories UKAS accreditation number.

Material Risk Assessment

The production of written recommendations, specifying the measures to be taken to control and manage the risk from identified and presumed asbestos containing materials is a requirement of the duty to manage under the Control of Asbestos Regulations. This report addresses these requirements by using the method of material risk assessment defined by HSG264, in order to determine the risk of each identified ACM. Recommendations have been made based upon these risk assessment scores.

The risk assessment considers the factors, which are most relevant in assessment of the potential release of fibres from a suspect material. The material assessment identifies the materials that will most readily release airborne fibres if disturbed. The material assessment is based upon:

- Product Type (PT)
- Extent of Damage or Deterioration (ED)
- Surface Treatment (ST)
- Asbestos Type (AT)

The following table gives examples of scores applicable to the four parameters given above:

Product Type (PT)	Extent of Damage (ED)	Surface Treatment (ST)	Asbestos Type (AT)
	0. Good condition, no visible damage	0. Composite materials containing asbestos reinforced plastics, resins, vinyl tiles.	
1. Asbestos reinforced composites; asbestos cement and artex,	1. Low damage: a few scratches or broken edges on boards and tiles etc.	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1. Chrysotile
2. AIB, mill board, low density insulation board, asbestos textiles, paper and felt.	2. Medium damage: significant breakage of materials or several small areas of damaged	2. Unsealed AIB, or encapsulated lagging and sprays.	2. Amosite or other amphiboles excluding crocidolite
3. Thermal insulation	3. High damage or delamination of materials, spray and thermal lagging. Visible asbestos debris	3. Unsealed lagging and sprays.	3. Crocidolite
Material Risk Assessment Score = PT + ED + ST + AT **High (10+)**, **Medium (9-7)**, **Low (6-5), Very Low (<4)**			

Total score (PT+ED+ST+AT) gives the material assessment score. These are categorized into risk as such:-

High risk	=	>10
Medium risk	=	7 to 9
Low risk	=	5 to 6
Very low risk	=	2 to 4
Non-asbestos	=	No Score Applicable

It does not automatically follow that those materials should be given priority for remedial action. Management priority must be determined by carrying out a priority assessment also that will take into account factors such as:-

- The location of material,
- Its extent,
- The use to which the location is put,
- The occupancy of an area,
- Activities carried out in the area,
- Frequency of activity in the area.

Note: Under the Control of Asbestos Regulations the duty holder is required to make the risk assessments themselves, using the information given in the survey and their knowledge of the activities carried out within the premises. This report and register assists in that process by providing scores and suggested management actions, however the duty remains with the duty holder.

Guidance on management of the varying risks of ACM's is available in the L127 Approved Code of Practice *"Management of Asbestos in Non-Domestic Premises"* ISBN 0 7176 2382 3 and HSG 227 *"A Comprehensive Guide to Managing Asbestos in Premises".*

Recommendations

The recommendations detailed in the report are based on each item's potential for releasing fibres, calculated using the material risk assessment. Recommendation will then normally involve Removal, Encapsulation, Environmental Clean or Management as described below:-

Removal - of those items vulnerable to constant damage, or in an extremely deteriorated condition when removal is the only practicable option, or, where refurbishment or demolition works are planned, where asbestos products will have to removed before hand. Removal must be conducted in conjunction with the Licensing Regulations (Amendment) 1998.

Enclosure: Provision of a physical barrier to provide protection of the ACM so as to prevent it being disturbed or damaged.

Encapsulation: Provision of a PVA based coating to provide a continuous seal to the surface of the material.

Repair: If the material suffers from minor damage which may result in further damage over time e.g. loose tiles, panels or covers; these must be corrected using safe methods of work in conjunction with the Licensing Regulations (Amendment) 1998.

Management is the preferred option when asbestos products are in good condition. This involves re-inspecting the products on a regular basis and recording the findings. In managing any asbestos risks, there are many options available and the recommendations made in this report are designed to be suitable when taking factors such as location, usage, occupation and condition into consideration. All personnel must be informed of the presence of the asbestos register to ensure no uncontrolled disturbance occurs. Emergency procedures for dealing with damage or deterioration of the asbestos materials must be documented and all relevant persons fully informed.

Periodic Inspection: Inspection of the material at regular intervals to verify its condition or the general usage of the area has not changed in any way. All findings must be dated, recorded and kept with this register. This should be carried out according to a management programme, with higher risk items being inspected more regularly. The site should be fully inspected on an annual basis by a suitably qualified person to comply with the CAR (2012). A program of regular inspections should be undertaken to confirm the continued safe condition.
Labelling: Fixing of standard 'red A' label as described in HSG264 at location to warn of the asbestos hazard present.

Licensed Work with Asbestos

Where Regulation 3(2) does not apply, a licence to work with asbestos is required. In practice, this means that a full asbestos licence is required for work on or with asbestos insulating board, asbestos insulation & asbestos coating (excluding most work with textured decorative coatings containing asbestos).

A licence will also be required for work with any asbestos-containing material which is liable to exceed the control limit. In certain circumstances, this will include textured decorative coatings (i.e. 'artex') and asbestos cement.

Where work is licensable, it must be notified to the relevant enforcing authority at least 14 days prior to works commencing.

The recommendations in this report state whether a licensed contractor is required for any remedial works required.

Non-Licensed Work with Asbestos

Where Regulation 3(2) does apply, the services of a licensed asbestos contractor are not required by law. However, it is a legal requirement that, whether licensable or not, all work with asbestos must be carried out in accordance with CAR 2012.

An assessment should be made of all non-licensed work to ascertain whether it should be notified to the HSE as notifiable non-licensed work as outlined in The Control of Asbestos

Regulations 2012. This will depend on the nature of the work, the duration and the type of asbestos containing material.

Prior to works with any asbestos material, CAR 2012 stipulates that an assessment must to be carried out by competent person. Whoever carries out the assessment should (amongst other requirements) have adequate knowledge, training and expertise in understanding the risks from asbestos, and be familiar with the CAR 2012.

An assessment of risk specific to the works must be undertaken. The risk assessment must encompass the expected exposure of persons undertaking the works, the environmental fibre levels generated and the control measures to be employed.

A plan of work must be compiled encompassing the methods and procedures to be adopted to undertake the works.

All asbestos removed, including asbestos debris and contaminated waste must be double bagged and disposed of as per “Hazardous Waste Regulations 2005”, and the carrier of such waste must hold a “Carriers License” issued by the Environmental Agency. Your Local Council is able to collect small quantities of properly removed, double bagged unlicensed asbestos.

Adequate insurance is also required for such work. Many policies strictly omit works with asbestos from their cover and as such, it is recommended that policy documents (or those of any appointed third party) are reviewed to ensure a sufficient level of cover is in place prior to works commencing.

A licensed asbestos removal contractor will already have adequate insurance and the expertise to ensure compliance with CAR 2012 during the works. It is recommended that, unless you or your appointed third party have a significant amount of experience in asbestos-related issues and can prove that adequate insurance is in place, you employ a licensed contractor for remedial work with all asbestos removal and remedial works.