

Report No. DJ220210A
Asbestos Refurb/Demo Survey



Bronydd, Quarry Road,
Glyn Ceiriog, Llangollen LL20 7DA



Date of survey: 10/02/22

Survey undertaken by:
DJ Surveying
16 Brynteg Crescent,
Brynteg,
Wrexham
LL11 6NA

Signed 
Dale Jones – DJ Surveying

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Executive Summary of Sampled Materials

Sample No:	Location	Item	Asbestos Material?	Also to other areas?	Total Quantity	Licensed Contractor required?
01	external: front porch	Roof sheets	Yes	-	4sq.m + 1sq.m	No
02	0/02: boiler room	Ceiling panel remnants	Yes	-	0.1sq.m	No
03	0/05: lounge	Insulation panels & debris	Yes	-	0.5sq.m + debris	Yes
04	1/08: first floor WC	Toilet cistern	Yes	-	1No.	No
05	1/14: first floor bedroom	Panels to fireplace	Yes	-	1sq.m	No
06	1/13: first floor bedroom	Panels to fireplace	Yes	-	1sq.m	Yes
07	1/13: first floor bedroom	Textured coating to ceiling	No	-	-	-
08	0/11: kitchen	Sink pad	No	-	-	-
09	0/10: kitchen	Insulation in Aga	Yes	-	1No. Aga	No
10	external: front elevation	Window putty	No	-	-	-
A	0/07: hallway	Electric storage heater	Yes	0/12	2No. heaters	No

* Areas/volumes given are approximate and should not be relied upon for tendering purposes

Scope of Works

This Asbestos Refurbishment/Demolition Survey of Bronydd, Quarry Road, Glyn Ceiriog, Llangollen was commissioned on 10th February 2022. The purpose of the survey undertaken was to provide the client with sufficient information regarding the presence (or otherwise) of asbestos-containing materials to enable the client to satisfy their responsibilities under the Construction, Design and Management Regulations 2015.

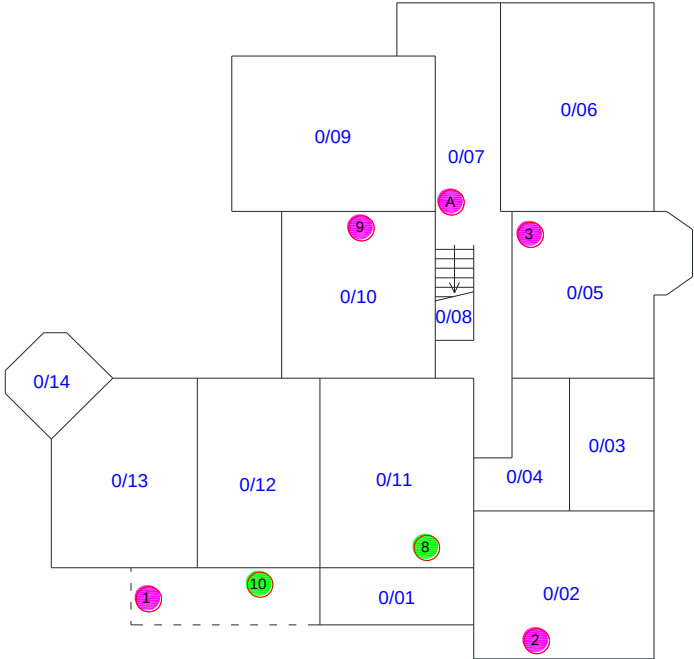
Scope of works:

- i) Take suitable and sufficient steps to determine all (so far as is reasonably practicable) materials likely to contain asbestos in the areas specified by the client.
- ii) Identify the product type, asbestos type, location and extent/amount of all sampled and presumed asbestos containing materials to be recorded.
- iii) As the survey is designed for use as the basis for tendering the removal of asbestos containing materials from the building prior to demolition or major refurbishment, the survey does not assess the condition of the asbestos. The only exception to this is to note areas of damage or where additional asbestos debris may be expected to be present.

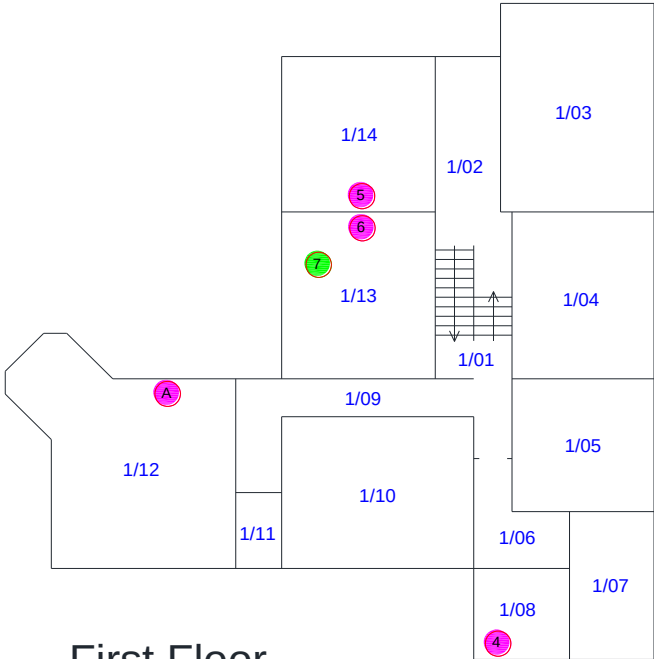
An asbestos demolition/refurbishment survey (Full access sampling and identification survey) was undertaken at the site in line with HSG264. The inspection has been undertaken to client specified areas only. Where necessary, samples have been collected and analysed to confirm whether or not they contain asbestos.

Caveats

1. This report is for the sole use of the client as per the Scope of Works. DJ Surveying are not responsible to any person other than the client in respect of the contents of this report.
2. Only the areas defined are covered in this report. Any areas not identified should be considered as not accessed for the purposes of this survey.
3. All areas specified by the client have been inspected where practicable. Please see Specific Exclusions for areas/items not sampled/inspected.
4. The survey undertaken has been conducted in compliance with the Control of Asbestos Regulations 2012 (Reg. 10), i.e. dust release during sampling was reduced to as low as is reasonably practicable. Following sampling, all areas damaged as a result of the sampling methods used were sealed in an appropriate manner in order to prevent future fibre release from these areas only.
5. We accept no responsibility for damage to asbestos-containing materials incurred as a result of the actions (deliberate or otherwise) of other persons or parties before or after the sampling was undertaken.
6. For contractual or engineering purposes, this report must be read in its entirety, including any appendices. The author accepts no responsibility for sub-division of this report.
7. This report includes coloured lines within the footer. Copies of this report that do not carry those coloured lines may not be a true copy of the report as it left this office.
8. Should you not be satisfied with the level of service you have received, please request a copy of our complaints handling procedure, copies of which are available from:
DJ Surveying, 16 Brynteg Crescent, Brynteg, Wrexham LL11 6NA



Ground Floor



First Floor

- 0/01 Room Number
- 1 Sample Number
- Non-asbestos
- Asbestos material

Client:		
Site Address: Bronydd, Quarry Road, Glyn Ceiriog, Llangollen LL20 7DA		
Survey Ref: DJ220210A	Drawn by: D.J.	Scale: NOT TO SCALE
Survey Type: R&D	Date: 10-02-21	Dwg No.: 1 of 1

Non-Accessible Areas (may contain asbestos)

Areas	Room name	Likelihood of asbestos	Reason for no access
-	-	-	-

Property Summary

An asbestos R&D survey has been undertaken at this residential property. All areas of the property were inspected, including the exterior. The property was unoccupied at the time of surveying.

Of ten materials sampled for the possible presence of asbestos, seven returned as positive, along with one presumption.

Two portions of the **roof sheets to the front porch** are asbestos cement. Asbestos cement is a low risk non-licensed material that may be removed by a suitably trained general contractor.

A **small area (remnants only) of asbestos insulation board (AIB)** is present to the boiler room ceiling. As the area to be removed is less than 1sq.m, the remnants may be removed by a suitably trained general contractor.

The **built-in unit in the lounge** comprises asbestos insulation board (AIB). AIB is a high risk material. Due to the debris present, we recommend removal by a HSE-licensed contractor.

The **toilet cistern** to the first floor WC contains asbestos fibres. Asbestos toilet cisterns are a low risk non-licensed material that may be removed by a suitably trained general contractor.

The **panels to the fireplace** in the rear bedroom are asbestos cement. Asbestos cement is a low risk non-licensed material that may be removed by a suitably trained general contractor.

The **panels to the fireplace** in the central bedroom are asbestos insulation board (AIB). AIB is a high risk material. We recommend removal by a HSE-licensed contractor.

The **Aga in the kitchen** was found to contain asbestos materials. We recommend the Aga is removed as a whole unit and disposed as hazardous waste.

The **electric storage heaters** to the hallway and one of the bedrooms are of an age whereby they may contain asbestos components. We recommend the storage heaters are removed as whole units and disposed as hazardous waste.

All other materials that are readily accessible within the property were either sampled or visually identified as being non-asbestos materials.

All reasonable effort has been made to identify all potential asbestos materials in the surveyed areas. However, should suspect materials be uncovered during forthcoming works, please contact this office to arrange further inspection of such materials.

Advice on working with asbestos materials is available at:
<http://www.hse.gov.uk/asbestos/essentials/index.htm>

Alternatively, contact this office for further information or if you are unsure as to any aspects of this report. Further guidance on individual materials is given in the following pages.

Register of Materials

Survey ref: DJ220210A

Survey Date:	10-02-2022
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Sample no: 01
Room no: external
Location: front porch
Item: roof sheets
Accessibility: easy
Sample Taken: yes
Lab Result: chrysotile asbestos
Quantity: 4sq.m & 1sq.m
Surface Treatment: cement
Areas of Damage: none



Comments: Asbestos material. Two portions of the roof sheets to the front porch are asbestos cement. Asbestos cement is a low risk non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. Once removed, this material must be disposed as hazardous waste.

Sample no: 02
Room no: 0/02
Location: boiler room
Item: ceiling panel remnants
Accessibility: easy
Sample Taken: yes
Lab Result: chrysotile asbestos
Quantity: 0.1sq.m
Surface Treatment: unsealed
Areas of Damage: broken edges



Comments: Asbestos material. A small area (remnants only) of asbestos insulation board (AIB) is present to the boiler room ceiling. AIB is a high risk material. As the area to be removed is less than 1sq.m, the remnants may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. Once removed, this material must be disposed as hazardous waste.

Additional Notes:

Survey ref: DJ220210A

Survey Date: 10-02-2022
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones

Sample no: 03
Room no: 0/05
Location: lounge
Item: insulation panels & debris
Accessibility: easy
Sample Taken: yes
Lab Result: amosite & chrysotile
Quantity: 0.5sq.m & debris
Surface Treatment: unsealed
Areas of Damage: debris to floor



Comments: Asbestos material. The built-in unit in the lounge comprises asbestos insulation board (AIB). AIB is a high risk material. Due to the debris present, we recommend removal by a HSE-licensed contractor. Once removed, this material must be disposed as hazardous waste.

Sample no: 04
Room no: 1/08
Location: first floor WC
Item: toilet cistern
Accessibility: easy
Sample Taken: yes
Lab Result: amosite asbestos
Quantity: 1No.
Surface Treatment: composite
Areas of Damage: none



Comments: Asbestos material. The toilet cistern to the first floor WC contains asbestos fibres. Asbestos toilet cisterns are a low risk non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. Once removed, this item must be disposed as hazardous waste.

Additional Notes:

Survey ref: DJ220210A

Survey Date: 10-02-2022
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones

Sample no: 05
Room no: 1/14
Location: first floor bedroom
Item: panels to fireplace
Accessibility: easy
Sample Taken: yes
Lab Result: chrysotile asbestos
Quantity: 1sq.m
Surface Treatment: paint
Areas of Damage: none



Comments: Asbestos material. The panels to the fireplace in the rear bedroom are asbestos cement. Asbestos cement is a low risk non-licensed material that may be removed by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. Once removed, this material must be disposed as hazardous waste.

Sample no: 06
Room no: 1/13
Location: first floor bedroom
Item: panels to fireplace
Accessibility: easy
Sample Taken: yes
Lab Result: amosite & chrysotile
Quantity: 1sq.m & debris
Surface Treatment: paint
Areas of Damage: none



Comments: Asbestos material. The panels to the fireplace in the central bedroom are asbestos insulation board (AIB). AIB is a high risk material. We recommend removal by a HSE-licensed contractor. Once removed, this material must be disposed as hazardous waste.

Additional Notes:

Survey ref: DJ220210A

Survey Date: 10-02-2022
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones

Sample no: 07
Room no: 1/13
Location: first floor bedroom
Item: textured coating to ceiling
Accessibility: easy
Sample Taken: yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Sample no: 08
Room no: 0/11
Location: kitchen
Item: sink pad
Accessibility: easy
Sample Taken: yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



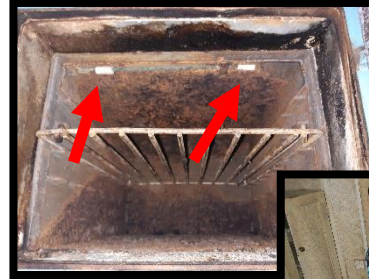
Comments: Non-asbestos material.

Additional Notes:

Survey ref: DJ220210A

Survey Date: 10-02-2022
Survey Type: Refurb/Demo
Lead Surveyor: Dale Jones

Sample no: 09
Room no: 0/10
Location: kitchen
Item: insulation in Aga
Accessibility: easy
Sample Taken: yes
Lab Result: chrysotile asbestos
Quantity: 1No. Aga
Surface Treatment: unsealed
Areas of Damage: none



Comments: Asbestos material. The Aga in the kitchen was found to contain asbestos materials. Along with the material sampled (highlighted in photo), the hotplate covers are framed with asbestos rope seals. We recommend the Aga is removed as a whole unit and disposed as hazardous waste. This is non-licensed work.

Sample no: 10
Room no: external
Location: front elevation
Item: window putty
Accessibility: easy
Sample Taken: yes
Lab Result: non-asbestos
Quantity: N/A
Surface Treatment: N/A
Areas of Damage: N/A



Comments: Non-asbestos material.

Additional Notes:

Survey ref: DJ220210A

Survey Date:	10-02-2022
Survey Type:	Refurb/Demo
Lead Surveyor:	Dale Jones

Presumption: A
Room no: 0/07 & 0/12
Location: hallway & bedroom
Item: electric storage heaters
Accessibility: easy
Sample Taken: no
Presumption: asbestos components
Quantity: 2No.
Surface Treatment: enclosed
Areas of Damage: unknown



Comments: Presumed asbestos material. The electric storage heaters to the hallway and one of the bedrooms are of an age whereby they may contain asbestos components. We recommend the storage heaters are removed as whole units and disposed as hazardous waste. This is non-licensed work.

Additional Notes:



Certificate of Bulk Analysis

Customer: DJ Surveying
Customer Address: 16 Brynteg Crescent, Brynteg, Wrexham, LL11 6NA
Site Address: Bronydd, Glynceiriog
Client Reference: -

Project Number: P-20868
Samples Received On: 15/02/2022
Samples Taken By: Client
No of Samples: 10
Date of Analysis: 15/02/2022

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	Fornt Porch	Roof Sheet - Cement Product	Chrysotile	Satya Tamerla
S002	002	Boiler Room	Ceiling Panels - Cement Product	Chrysotile	Satya Tamerla
S003	003	Lounge	Insulating Board	Amosite, Chrysotile	Satya Tamerla
S004	004	1st Floor WC	Toilet Cisten - Reinforced Plastics/Composites	Amosite	Satya Tamerla
S005	005	1st Floor Bedroom	Panels to Fire Place - Insulating Board	Chrysotile	Satya Tamerla
S006	006	1st Floor Bedroom	Panels to Fire Place - Insulating Board	Amosite, Chrysotile	Satya Tamerla
S007	007	1st Floor Bedroom	Ceiling - Textured Coating	NAD	Satya Tamerla
S008	008	Kitchen	Sink Unit - Bituminous Product	NAD	Satya Tamerla
S009	009	Kitchen	Insulation	Chrysotile	Satya Tamerla
S010	010	External	Sealant to Window - Putty	NAD	Satya Tamerla

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Sai Annapureddy/Quality Manager	Date of Issue:	17/02/2022
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Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures - appendix 2, 'Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM). The samples were analysed as received.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for sampling techniques carried out by individual(s) not directly employed within the Company.

Project No..	P-20868	Version No.	6, January 2022	Issue No.	1	Site Name:	Bronydd, Glynceiriog
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Asbestos Survey Strategy

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey, where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples are taken as being representative of the whole area, or rooms of the same construction and time period.

In general, for homogenous manufactured products containing asbestos, it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement pipes, textiles, ropes, friction products, plastics and vinyls, mastics, sealant, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogenous as they were applied 'on-site' and the composition depended on the availability of materials. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogenous material is asbestos and to make a presumption that this applies to other materials of the same type. However, for non-homogenous materials and for some presumed non-asbestos materials, additional sampling may often be needed in order to reduce the possibility of false negatives, which may lead to uncontrolled exposures.

Where 'NO ACCESS' is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be aware of the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only the areas defined are covered in this report. Any areas not identified should be considered as not accessed for the purposes of this survey.

Sampling Strategy for Asbestos Material (Health & Safety Policy)

The purpose of undertaking sampling was to identify the nature and extent of all asbestos material, using intrusive techniques where permitted by the client.

All samples were collected in self-seal bags, where appropriate. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken with the intention of causing the minimum possible nuisance and risk to the health of occupants and visitors to the property.

Under the Control of Asbestos Regulations 2012, dust release during sampling must be reduced to as low as is reasonably practicable. In order to achieve this, various control measures were employed, as specified within HSG264. Dependant upon the type of material being sampled, this may have included either shadow-vacuuming of the sampled area or the use of a wetting agent as a dust suppressant.

After sampling, any areas damaged as a result of the sampling methods used were sealed in an appropriate manner in order to prevent future fibre release.

All samples were double-sealed in polythene bags at the point of sampling.

Samples may have been taken in locations that may impair the integrity (except structurally) of the product, where permitted by the client.

Where possible, all sampling points were previously agreed with the client prior to actual sampling.

All samples have been taken in accordance with standard terms of engagement and the survey plan.

Specific Exclusions

The survey was limited to those areas accessed at the time of the survey.

Flues, ducts, voids or any similarly enclosed areas, the access to which would have necessitated the use of specialist equipment or tools, may require re-inspection upon access being facilitated by the client. Where this is the case, reference will have been made within the report. Samples may not have been taken where to do so would have impaired the structure. A 'presumption' or 'strong presumption' may have been given as an alternative. Therefore we are not responsible for inaccurate asbestos diagnosis within these areas, i.e. materials may have been presumed to contain asbestos where this is not the case.

We do not accept liability for damage to decoration, fittings or fixtures caused during the undertaking of the survey where this has facilitated the inspection of otherwise inaccessible areas/surfaces/items.

We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without such an engineer in attendance. It is the responsibility of the client to arrange such services unless otherwise agreed prior to the survey being undertaken.

The removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings is the responsibility of the client. Whilst every care and effort is taken to minimise the possibility, we do not accept responsibility for damage to such items howsoever caused during the undertaking of the survey. Please remove such items from areas likely to require inspection prior to the survey being undertaken where possible.

We have not inspected any areas requiring specialist access equipment other than extendable ladders. Any areas requiring specialist access equipment have been specifically excluded unless otherwise stated. Please provide access equipment for the duration of the survey should you be aware that it may be required.

We have not reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned unless prior permission has been granted by the client or client's representative. This includes, for example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant, etc. A presumption may have been given as an alternative.

Samples have not been taken where prohibited or prevented by the client, tenant or their representative.

Bulk samples have been taken from all materials that upon visual inspection appeared likely to contain asbestos, where practicable.

The presence of debris to pipework, which is not readily visible or would require the removal of overlying non-asbestos insulation, may have been excluded from this survey only if so requested by the client.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks have not been carried out on any material unless otherwise stated.