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Refurbishment & Demolition Survey for Asbestos Content Materials

**Former District Office
Former Gas Works
Maelor Works
Marchweil
Wrexham, LL13 0UW**



Report No. KW / Q2652 / 13

F.A.O:

Mr. James Wood

Address:

**I & H Brown Ltd
PO Box 51
Dunkeld Road
Perth, PH1 3YD**

Survey Date/s: 09 / December / 2013

Report Date: 13 / December / 2013

Surveyor - Kevin Williams



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Refurbishment & Demolition Asbestos Survey Report

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Refurbishment & Demolition Asbestos Survey Report

1.0 Introduction

At the request of Mr. James Wood (I & H Brown Ltd)
A & D Environmental Services Ltd were instructed to undertake a Refurbishment & Demolition (as per guidelines HSG 264 “The Surveyors Guide”) to locate and identify Asbestos Containing Materials (ACMs) within the confines of Former District Office, Former Gas Works, Maelor Works, Marchweil, Wrexham LL13 0UW.

The Survey findings have been correlated in Section 4.5 – 4.24. This section will show photos of the area sampled (Visually or analytically). Along with all pertinent information with regard to: The location (also marked on the site plans), a Risk Assessment of any ACMs’ found (Comprising of a Material and Priority Algorithm), Laboratory Analysis Results and any specific comments with regard to the sample location(s).

Any Asbestos Containing Materials (ACMs’) located within the confines of Former District Office, Former Gas Works, Maelor Works, Marchweil, Wrexham LL13 0UW will be listed in the Summary and any observations / recommendations that are necessary.



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2.0 The Purpose, Aims and Objectives of a Refurbishment & Demolition Asbestos Survey

A Refurbishment & Demolition Asbestos Survey will require, as far as is reasonably practicable, the Asbestos Type, Product Type, Location and Extent of all identified or presumed Asbestos Containing Materials (ACMs) to be recorded. Where the client has specified, the Accessibility, Condition of, and any Surface Treatment of all known or presumed ACMs' will also be recorded.

Asbestos Type and Product Type may be recorded by visual identification and/or identification through laboratory analysed samples taken at the time of surveying. A Refurbishment & Demolition Asbestos Survey will involve intrusive / destructive investigation into the fabric of the properties / premises to, as far as is reasonably practicable, identify any (ACMs).

A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs will be made. The survey will not record the condition of the Asbestos other than to note areas of damage where debris may be expected to be present.

As the properties / premises are to be subjected to demolition there is no need to record the Accessibility, Surface Treatment and Extent of Damage of any ACMs located during the survey.



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3.0 A General Site Overview

Former District Office, Former Gas Works, Maelor Works, Marchweil, Wrexham LL13 0UW comprises of single level brick built structure with flat felted roof over stramit board roof panels, Asbestos containing materials to internal and external areas to be located and identified within this report.

3.1 Areas not accessed.

2 x safes located within rear lobby not accessed.

Access to high level main flat roof not permitted at time of survey.

Live electrical equipment not accessed due to safety and technical considerations.

Underground service ducts not accessed due to technical access considerations.

Presume to contain Asbestos containing materials (ACMs) until proved otherwise.



**Refurbishment & Demolition
Asbestos Survey Report**

4.0 Site Survey Results

4.1 Bulk Sampling Procedures

All Sampling procedures are carried out in accordance with the requirements of HSG 264 “The Surveyors Guide” for safe systems of work, sampling and site labelling.

All structural and decorative fabrics accessed that could conceivably contain ACMs’ were sampled and sent for analysis.

4.2 Bulk Sample Analysis Method

All samples taken were analysed in accordance with HSG 248 : February 2005 Asbestos in bulk materials, sampling and identification by stereo – microscopy, Polarised Light Microscopy (PLM) and dispersion staining, by a UKAS Accredited Analyst.

4.3 Algorithm Assessment Definitions

The Material Assessment comprises of four categories: Products, Surface Treatment, Damage / Deterioration and Asbestos Type. These categories are scored between 0 – 3 and the total to each category added to achieve the Total Material Assessment Score.

The Priority Assessment comprises of four categories: Normal Occupancy Level, Likelihood of Disturbance, Human Exposure Level and Maintenance Activity. Each has a number of sub-categories. These sub-categories are scored 0 – 3 and the



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average is taken to achieve the category score. The category scores are in turn added together to achieve the Total Priority Assessment Score.

The Material and Priority Assessment Scores are then added to give the Total Risk Assessment Score. The definitions of which are detailed below.

The Total Score band ranges from 2 – 25, this range has been split into three risk categories; 'Low', 'Medium' and 'High'. Scores ranging between: 2 - 8 fall into the Low Risk category, 9 – 17 fall into the Medium Risk category, 18 –25 fall into the High Risk category.

It does not automatically follow that the materials with the highest scores should be given the highest priority for remedial action. This decision should be incorporated into the management policy being employed by the 'Duty Holder'.

A 'Low Risk' category rating is generally applied to materials that are not considered to cause any immediate concern and represent a reasonably low risk of exposure. Asbestos materials encompassed within this category are considered to be in a condition / or location which does not give rise to a significant health risk, Provided The Material Remains Undisturbed either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. The 'Low Risk' rating is only valid if this provision is maintained. A 'Low Risk' rating would convert to a 'High Risk' rating if building work / activities change in the areas these materials are located. The 'Duty Holder' should be made aware of any proposed changes of use.

A 'Medium Risk' category rating is generally applied to materials that should be subjected to regular monitoring and may represent a risk of exposure. These materials usually require some remedial action. The action may be minor, repairs to damaged surfaces or encapsulation of all exposed surfaces. In the long term it is recommended that all 'Medium Risk' materials be removed as resources become available.



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A 'High Risk' category rating is generally applied to materials that require immediate action as is appropriate (the most appropriate action will be identified in the "Comments" section of the relevant sheet). These materials will generally represent a significant exposure risk. These materials are usually not suited to any form of containment programme and should be removed as soon as possible. Any activity resulting in the disturbance of these materials will result in a high exposure level to the person's active in the area, and may result in exposure to persons local to the activity.

4.4 General Survey Information

Client: Mr. James Wood

I & H Brown Ltd
PO Box 51
Dunkeld Road
Perth, PH1 3YD



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4.5 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Covered walkway – Vinyl floor covering Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 01
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Vinyl floor covering to covered walkway. Approx 32m ²		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Vinyl floor covering to covered walkway sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.6 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Ladies changing room and toilets – Vinyl floor covering Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 02
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Vinyl floor covering to ladies changing room and toilets. Approx 55m ²		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Vinyl floor covering to ladies changing room and toilets sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.7 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Men's toilets – Cistern to void behind urinals Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 03
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Cistern to void behind urinals. 1 x cistern		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Cistern to void behind urinals within men's toilets sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.8 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Men's toilets – Cleaners store – Floor tiles Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 04
Analysis Results:	Chrysotile – (White Asbestos)		
Item / Material & Quantity:	Asbestos content double layered floor tiles (Black & Beige) to Men's toilets – Cleaners store floor Approx 8m ² in total.		
Surface Treatment:	None - Poor Condition.		
Photograph Taken:			
Material Assessment Algorithm Score:	4		
Priority Assessment Algorithm Score:	4		
Total Algorithm Assessment Scores:	8 – Low Risk		
Comments / Recommendations:	Asbestos content floor tiles are in poor condition and present a Low Risk if left undisturbed. Recommend safe removal prior to any refurbishment works that may disturb the floor tiles, removal must be carried out under controlled conditions utilizing appropriate RPE / PPE with all waste material disposed of under special waste regulations.		
Marked on Plans:	Yes		

(For Algorithm Definitions see Section 4.3)



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4.9 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Room 1 store - next to ladies toilets. Ceiling. Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 05
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Textured coating (Artex) to ceiling Approx 20m ² in total.		
Surface Treatment:	Painted – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Textured coating (Artex) to ceiling within Room 1 store sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

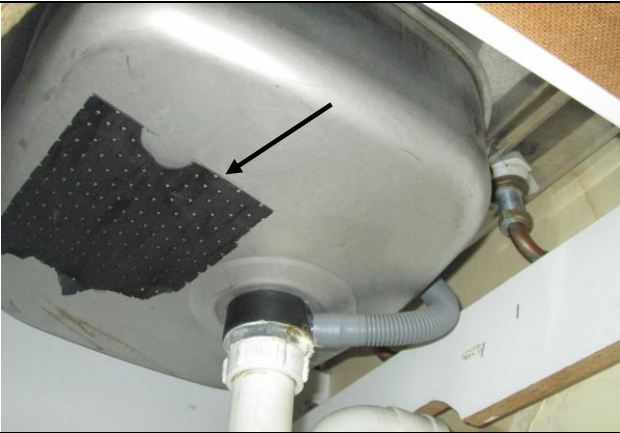
(For Algorithm Definitions see Section 4.3)



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4.10 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Room 1 store - next to ladies toilets. Sink. Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 06
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Bituminous sink pad to underside of sink. 1 x sink pad		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Bituminous sink pad to underside of sink sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.11 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Maintenance Stores – Floor tiles Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 07
Analysis Results:	Chrysotile – (White Asbestos)		
Item / Material & Quantity:	Asbestos content grey floor tiles under beige vinyl floor tiles to Maintenance Stores flooring Approx 12m ² in total.		
Surface Treatment:	None - Poor Condition.		
Photograph Taken:			
Material Assessment Algorithm Score:	4		
Priority Assessment Algorithm Score:	4		
Total Algorithm Assessment Scores:	8 – Low Risk		
Comments / Recommendations:	Asbestos content floor tiles are in poor condition and present a Low Risk if left undisturbed. Recommend safe removal prior to any refurbishment works that may disturb the floor tiles, removal must be carried out under controlled conditions utilizing appropriate RPE / PPE with all waste material disposed of under special waste regulations.		
Marked on Plans:	Yes		

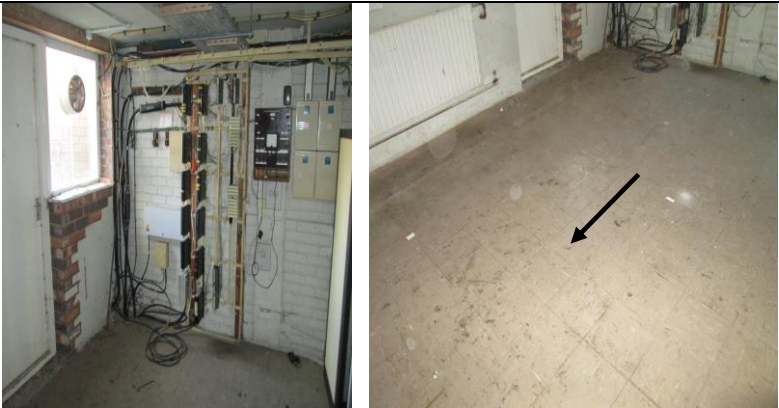
(For Algorithm Definitions see Section 4.3)



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4.12 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Room 2 - behind trade union room. Flooring. Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 08
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Floor tiles (Beige) throughout Room 2. Approx 28m ² in total.		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Floor tiles (Beige) throughout Room 2 sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.13 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Room 2 - behind trade union room. Skylight surround. Difficult Access.		
Sample Taken:	Yes	Sample No.:	MWW / 09
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Felt surrounding flashing to skylights above ceiling. Approx 10m ² in total.		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Felt surrounding flashing to skylights sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.14 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Kitchen – Under sink unit near window Asbestos Insulation Board (AIB) . Fair Access.		
Sample Taken:	Yes	Sample No.:	MWW / 10
Analysis Results:	Amosite / Chrysotile – (Brown & White Asbestos)		
Item / Material & Quantity:	Asbestos Insulation Board (AIB) panelling to disposal unit under left side sink. Approx 1m ² in total.		
Surface Treatment:	None - Poor Condition.		
Photograph Taken:			
Material Assessment Algorithm Score:	6		
Priority Assessment Algorithm Score:	8		
Total Algorithm Assessment Scores:	14 – Medium Risk		
Comments / Recommendations:	Asbestos Insulation Board (AIB) is in poor untreated condition and presents a Medium Risk . Recommend safe removal <u>by a HSE licensed contractor</u> prior to any refurbishment works that may disturb the AIB, removal must be carried out under controlled conditions utilizing appropriate RPE / PPE with all waste material disposed of under special waste regulations.		
Marked on Plans:	Yes		

(For Algorithm Definitions see Section 4.3)



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4.15 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Room 4 Datacom room. Stair nosings. Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 11
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Protective stair nosing strips 2 x stair nosings		
Surface Treatment:	None – Good Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Protective stair nosing strips sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.16 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Felt DPC to external wall void. Fair / Difficult Access.		
Sample Taken:	Yes	Sample No.:	MWW / 12
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Felt type damp proof membrane throughout internal to external wall voids.		
Surface Treatment:	None – Poor Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Felt type damp proof membrane sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.17 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Front entrance lobby – Ceiling coating Fair Access.		
Sample Taken:	Yes	Sample No.:	MWW / 13
Analysis Results:	Chrysotile – (White Asbestos)		
Item / Material & Quantity:	Asbestos content textured coating (Artex) to entrance lobby vestibule ceiling. Approx 8m ² in total.		
Surface Treatment:	Painted - Good Condition.		
Photograph Taken:			
Material Assessment Algorithm Score:	4		
Priority Assessment Algorithm Score:	3		
Total Algorithm Assessment Scores:	7 – Low Risk		
Comments / Recommendations:	Asbestos content textured coating (Artex) to entrance lobby ceiling is in good condition and present a Low Risk if left undisturbed. Recommend safe removal prior to any refurbishment works that may disturb the ceiling, removal must be carried out under controlled conditions utilizing appropriate RPE / PPE with all waste material disposed of under special waste regulations.		
Marked on Plans:	Yes		

(For Algorithm Definitions see Section 4.3)



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4.18 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Main Boiler Room. Ceiling tiles to grid. Fair Access.		
Sample Taken:	Yes	Sample No.:	MWW / 14
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Ceiling tiles to main boiler room suspended grid. Approx 14m ² in total. Visually typical of superlux tiles.		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Ceiling tiles to main boiler room suspended grid sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.19 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Main Boiler Room. Pipe work flange gaskets. Fair Access.		
Sample Taken:	Yes	Sample No.:	MWW / 15
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Gaskets within boiler service pipe work flange joints.		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Gaskets within boiler service pipe work flange joints sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.20 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Main Boiler Room. Rear and side walls, residues. Fair Access.		
Sample Taken:	Yes	Sample No.:	MWW / 16
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Residues to main boiler room rear and side walls behind pipe work.		
Surface Treatment:	None – Poor Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Residues to main boiler room rear and side walls behind pipe work sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.21 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Main Boiler Room. Floor tiles behind boilers. Easy Access.		
Sample Taken:	Yes	Sample No.:	MWW / 17
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Floor tiles (yellow) floor behind boilers. Approx 1m ² in total.		
Surface Treatment:	None – Good Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Floor tiles (yellow) floor behind boilers sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.22 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Plant Room. Ceiling tiles to grid and wall tiles. Fair Access.		
Sample Taken:	Yes	Sample No.:	MWW / 18
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Ceiling tiles and wall tiles to plant room. Approx 18m ² in total. Visually typical of superlux tiles.		
Surface Treatment:	None – Fair Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Ceiling and wall tiles within plant room sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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Refurbishment & Demolition Asbestos Survey Report

4.23 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Plant Room. Rear wall, residues. Fair Access.		
Sample Taken:	Yes	Sample No.:	MWW / 19
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Residues to plant room rear wall behind pipe work.		
Surface Treatment:	None – Poor Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Residues to plant room rear wall behind pipe work sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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4.24 Sample Results, Algorithm and Recommendations

Area / Location / Accessibility:	Former District Office. Maelor Works – Wrexham. Main flat roof above offices. Fair Access.		
Sample Taken:	Yes	Sample No.:	MWW / 20
Analysis Results:	NADIS – No Asbestos Detected In Sample		
Item / Material & Quantity:	Roofing felt covering to main flat roof above offices.		
Surface Treatment:	None – Good Condition		
Photograph Taken:			
Material Assessment Algorithm Score:	N/A		
Priority Assessment Algorithm Score:	N/A		
Total Algorithm Assessment Scores:	N/A		
Comments / Recommendations:	Roofing felt covering to main flat roof above offices sampled and found to contain no Asbestos material. No further actions required.		
Marked on Plans:	No		

(For Algorithm Definitions see Section 4.3)



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Refurbishment & Demolition Asbestos Survey Report

Summary

This survey has identified 4 locations that contain or presumes to contain ACMs'.

1. GF Men's toilets – Cleaners store room – Floor tiles. Approx 8m² in total.
2. GF Maintenance Stores – Floor tiles under vinyl tiles. Approx 12m² in total.
3. GF Kitchen – Disposal unit under sink – **Asbestos Insulation Board (AIB)**
Approx 1m² in total.
4. GF main entrance lobby ceiling – Textured coating (Artex).
Approx 8m² in total.



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Refurbishment & Demolition Asbestos Survey Report

Recommendations :-

Asbestos Insulation Board (AIB) is in poor condition and presents a **Medium Risk** if left undisturbed. Recommend safe removal by a HSE licensed contractor prior to any refurbishment works that may disturb the AIB panels , removal must be carried out under controlled conditions utilizing appropriate RPE / PPE with all waste material disposed of under special waste regulations.

Asbestos content textured coating (Artex) to lobby ceiling is in good condition and presents a Low Risk if left undisturbed. Recommend safe removal prior to any refurbishment works that may disturb the textured coatings, removal must be carried out under controlled conditions utilizing appropriate RPE / PPE with all waste material disposed of under special waste regulations.

Asbestos floor tiles are in fair / poor condition and present a Low Risk if left undisturbed. Recommend safe removal prior to any refurbishment works that may disturb the materials, removal must be carried out under controlled conditions utilizing appropriate RPE / PPE with all waste material disposed of under special waste regulations.

5.1 Table to show ACMs detected at :

Former District Office, Former Gas Works, Maelor Works, Marchweil, Wrexham - LL13 0UW.

Sample Number:	Building	Material Location:	Type of Material:	Quantity:	Analysis Results / Visual ID:	Total Assessment Score:	Recommendations
MWW / 04	Former District Office, Maelor Works	GF Men's toilets – Cleaners store room	Floor tiles	Approx 8m ²	Chrysotile – (White Asbestos)	8 – Low Risk	Remove prior to Refurbishment / Demolition
MWW / 07	Former District Office, Maelor Works	GF Maintenance Stores	Floor tiles	Approx 12m ²	Chrysotile – (White Asbestos)	8 – Low Risk	Remove prior to Refurbishment / Demolition
MWW / 10	Former District Office, Maelor Works	GF Kitchen – Under Sink	Asbestos Insulation Board (AIB)	Approx 1m ²	Amosite / Chrysotile – (Brown & White Asbestos)	14 – Medium Risk	Removal <u>by a HSE licensed contractor</u> prior to Refurbishment / Demolition
MWW / 13	Former District Office, Maelor Works	GF Entrance lobby ceiling	Textured coating (Artex)	Approx 8m ²	Chrysotile – (White Asbestos)	7 – Low Risk	Remove prior to Refurbishment / Demolition



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Refurbishment & Demolition Asbestos Survey Report

6.0 Appendix

6.1 Priority Assessment Algorithm Scorecard

Assessment Factor	Score:	Criteria:
Normal occupant activity	0 1 2 3	Rare Disturbance Activity (ies) Low Disturbance Activity (ies) Periodic Activity - ACM disturbance High Disturbance
Likelihood of disturbance Location Accessibility Extent / Amount	0 1 2 3 0 1 2 3 0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined Spaces Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed Small amounts or items ≤10m ² or ≤m pipe run <10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Human exposure potential Number of occupants Frequency of use of area Average time area is in use	0 1 2 3 0 1 2 3 0 1 2 3	None 1 to 3 4 to 10 >10 Infrequent Monthly Weekly Daily <1 Hour >1 to >3 Hours >3 to <6 Hours > Hours
Maintenance activity Type of maintenance activity Frequency of maintenance activity	0 1 2 3 0 1 2 3	Minor disturbance Low disturbance Medium disturbance High disturbance ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month



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6.2 Material Assessment Algorithm Scorecard

Sample Variable:	Score:	Criteria:
Product Type (or debris from product)	1 2 3	Asbestos reinforced composites (Plastics, resins, mastics, roofing, felts, vinyl floor tiles semi-rigid paints or decorative finishes, asbestos cement etc) Asbestos Insulating Board (AIB), Mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage / deterioration	0 1 2 3	Good condition: no visible damage. Low damage: a few scratches or surface marks; broken edges on boards, tiles etc. Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres. High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0 1 2 3	Composite materials containing asbestos: reinforced plastics, resins, vinyl floor tiles. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc. Unsealed AIB, or encapsulated lagging and sprays. Unsealed lagging and sprays
Asbestos Type	1 2 3	Chrysotile Amphibole asbestos excluding Crocidolite Crocidolite



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6.3 Caveat

Although every effort has been made by the survey team to examine all materials, it cannot be guaranteed that all Asbestos Containing Materials (ACMs') have been located and identified. Some materials concealed within the fabric of the building may also contain Asbestos and only be detected during refurbishment or demolition works. Materials behind structural walls, under block or concrete flooring or behind asbestos sheeting have not been examined. Areas requiring specialist access equipment, other than stepladders up to a height of 3.0 metres have not been accessed.

Every reasonable effort has been made to ensure that the information contained in this report is as accurate and as comprehensive as was practicable at the time of preparation. However due to the nature of Asbestos surveying techniques, it is not reasonably practicable to categorically state whether an area is free of all ACMs'.

A & D Environmental Services Ltd cannot therefore accept liability for loss, injury, damage or penalty caused by omissions or errors in this report. The report does not waive the responsibility of the Building Owner, Duty Holder, Contractor(s), etc., to ascertain the composition of materials that may be disturbed or with which they may work.

Certain Asbestos products contain asbestos fibres that are so well bound into the matrix of the material that they do not readily generate airborne asbestos fibres under reasonably foreseeable circumstances. Examples of such materials include sealing mastics, rubber gaskets, vinyl floor tiles and damp proof membranes.



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Certain 'Artex' type coatings and decorative plasters may contain very small quantities of asbestos. In-situ these coatings are often composed of different batches of product or may have been repaired / patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. This may also apply to vast areas of boarding. If asbestos is found within any of the afore mentioned products the whole area should be managed as if ACMs'.

It is possible that unidentified asbestos residues resulting from earlier asbestos removal works may be present in relatively inaccessible locations. E.g. Behind column claddings, attached to earlier ceiling tile grids or suspension systems or covered



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Summary of General Requirements Regarding Asbestos Containing Materials

Asbestos Coatings / Insulations

- A. Work with Asbestos materials is subject to the Control of Asbestos Regulations 2012, and any subsequent amendments or date triggered Regulations.
- B. Guidance can be obtained within the HSE Approved Code of Practice – Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board, Second Edition.
- C. Work must only be undertaken by contractors licensed under the Asbestos (Licensing) Regulations 1983. (Subject to limited exceptions).
- D. 14 Days prior notification of work with ACMs' must be given to the enforcing authority under Regulation 9 of the Control of Asbestos Regulations 2012
- E. Air monitoring during the removal, and clearance certification upon completion should be undertaken using a UKAS accredited laboratory.
- F. These materials are classified as "Hazardous Waste" and requires pre-notification of movement to the Environment Agency. All ACMs' must be disposed of in accordance with the 2005 Hazardous Waste Regulations.

Asbestos Insulating Board (AIB)

- A. Work with AIB is subject to the Control of Asbestos Regulations 2012 and any subsequent amendments or date triggered Regulations.
- B. Guidance for major work can be obtained within the HSE Licensed Contractors Guidance HSG247



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- C. It is compulsory that a contractor licensed under; The Control of Asbestos Regulations 2012 should undertake any work with AIB.
- D. Air monitoring during the removal, and clearance certification upon completion should be undertaken using a UKAS accredited laboratory.
- E. These materials are classified as “Hazardous Waste’ and requires pre-notification of movement to the Environment Agency. All ACMs’ must be disposed of in accordance with the 2005 Hazardous Waste Regulations.

Asbestos Cement / Woven Asbestos Materials

- A. Work with these materials is subject to the Control of Asbestos Regulations 2012 and any subsequent amendments or date triggered Regulations.
- B. Guidance can be obtained within the HSE Guidance Note EM9 Asbestos Essentials.
- C. Asbestos Cement (AC) is classified as a ‘Hazardous Waste’ for the purposes of disposal.



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6.4 Certificate of Analysis:



CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	A & D ENVIRONMENTAL SERVICES LIMITED	Analysis Report No.	SCO/13/35501
Address:	UNIT E36 ASHMOUNT ENTERPRISE PARK ABER ROAD FLINT FLINTSHIRE CH6 5YL	Report Date:	12/12/13
Attention:	TONY SIMPSON	Site Ref No.	N/A
Site Address:	MAELOR WORKS WREXHAM	Page No:	1 Of 2
Date sample taken:	09/12/13	No. of Samples:	20
Date sample received:	12/12/13	Obtained:	DELIVERED
Date of Analysis:	12/12/13		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPEs SAMPLE No.	CLIENT SAMPLE	Sample Location	Fibre Type Detected
1	MWW/01	COVERED WALKWAY – VINYL FLOOR COVERING	NADIS
2	MWW/02	LADIES CHANGING ROOM – VINYL FLOOR COVERING	NADIS
3	MWW/03	MEN'S TOILET – TOILET CISTERN	NADIS
4	MWW/04	MEN'S TOILET – CLEANER STORE – FLOOR TILE	CHRYSTOTILE TO BITUMEN BACKING ONLY
5	MWW/05	ROOM 1 STORES – TEXTURED COATING TO CEILING	NADIS
6	MWW/06	ROOM 1 STORE – SINK PAD	NADIS
7	MWW/07	MAINTENANCE STORES – FLOOR TILE	CHRYSTOTILE TO BITUMEN BACKING ONLY
8	MWW/08	ROOM 7 – FLOOR TILE	NADIS
9	MWW/09	ROOM 1 – FELT SURROUND TO SKYLIGHT	NADIS
10	MWW/10	KITCHEN UNDER SINK UNIT – INSULATION BOARDING	AMOSITE/CHRYSTOTILE

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	M.ZHOU	Authorised signatory:	
		Print names:	S BOLTON- Q.C.M
BULK 001-VER 5 12-AUGUST-09-QCM			



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CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
EMERGENCY

Client:	A & D ENVIRONMENTAL SERVICES LIMITED		
Address:	UNIT E36 ASHMOUNT ENTERPRISE PARK ABER ROAD FLINT FLINTSHIRE CH6 5YL		
Attention:	TONY SIMPSON		
Site Address:	MAELOR WORKS WREXHAM		
Date sample taken:	09/12/13	Analysis Report No.	SCQ/13/35501
Date sample received:	12/12/13	Report Date:	12/12/13
Date of Analysis:	12/12/13	Site Ref No.	N/A
		Page No:	2 Of 2
		No. of Samples:	20
		Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
11	MWW/11	ROOM 4 – STAIR NOSING	NADIS
12	MWW/12	EXTERNAL WALLS – DAMP PROOF MEMBRANE	NADIS
13	MWW/13	ENTRANCE LOBBY – TEXTURED COATING TO CEILING	CHRYSTOTILE
14	MWW/14	MAIN BOILER ROOM – CEILING TILE	NADIS
15	MWW/15	MAIN BOILER ROOM – FLANGE GASKET	NADIS
16	MWW/16	MAIN BOILER ROOM – RESIDUE TO WALLS	NADIS
17	MWW/17	MAIN BOILER ROOM – FLOOR TILE	NADIS
18	MWW/18	PLANT ROOM – CEILING AND WALL TILES	NADIS
19	MWW/19	PLANT ROOM – RESIDUE TO WALL	NADIS
20	MWW/20	EXTERNAL FLAT ROOF – ROOF FELT	NADIS

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	W.JEfferies	Authorised signatory:	
		Print names:	S BOLTON- Q.C.M

BULK 001-VER 5 12-AUGUST-09-QCM

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Company Reg No: 5191390 Reg Address: As above



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6.5 Plan :

