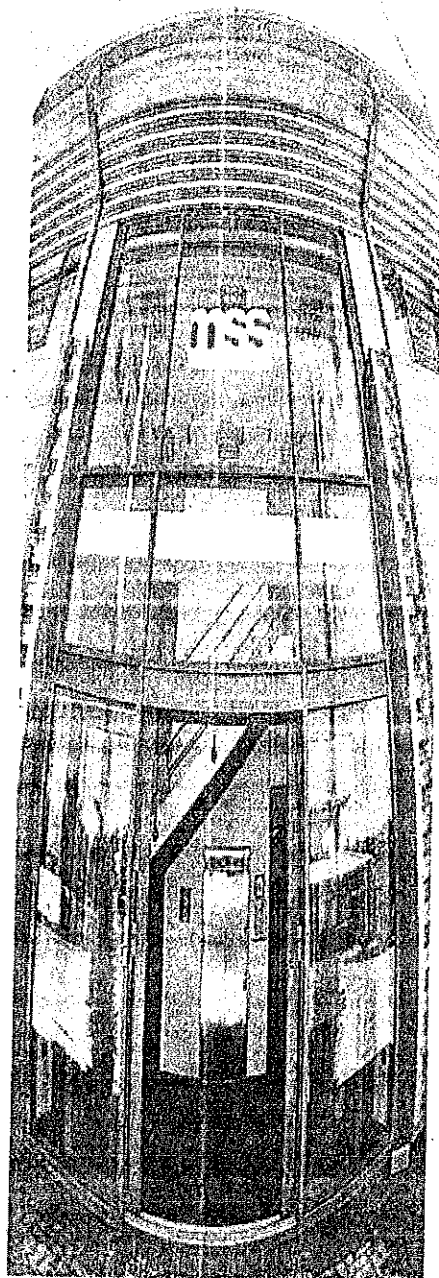
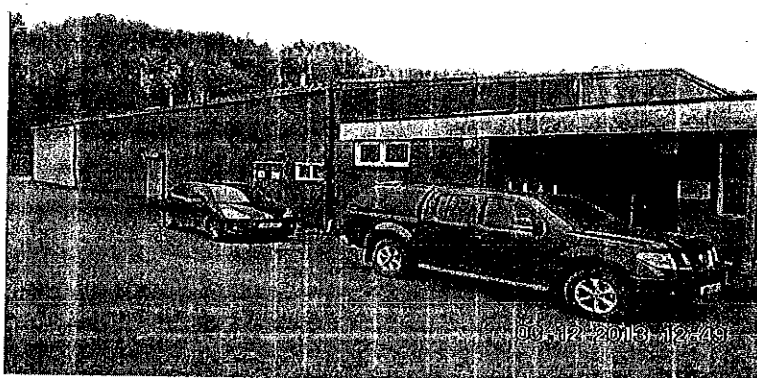




# Asbestos Management Survey Report

## Commissioned by

Concord International Limited (Cymru)  
Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen, NP4 0TW



**Site Address:**  
Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen  
NP4 0TW

**Survey Report Number:**  
J000448

**UPRN:**  
N/A

**Date of Survey:**  
2nd December 2013



0662



199

## Report Authorisation

### Scope of Works:

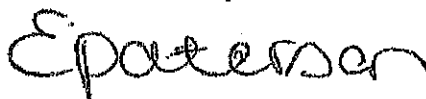
Asbestos Management Survey – Management Survey in Accordance with HSG 264

### Report Issue:

Final

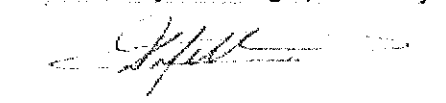
### Report quality checked by:

Emma Paterson, QC Processor/Project Administrator, 6 January 2014



### Report Authorised by:

Dave Milton, Project Manager, 6 January 2014



### Controlled Document Reference:

MSSC/7 Asbestos Survey Report Issue 13 Sep 2013 – Author K. Horne

### Disclaimers:

Opinions and interpretations expressed within the recommendations section are outside the scope of our UKAS accreditation.

This survey report does not relinquish the duty holder of their responsibilities under the Control of Asbestos Regulations 2012, maintenance workers or others from their duties under these and other regulations. An asbestos management plan must be implemented by a responsible person. Please note that MSS Consulting cannot be held responsible in any way for which a Client interprets or acts upon the results given in this survey report.



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**1. Executive Summary**

- 1.1 A Management Survey was undertaken at Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen, NP4 0TW.
- 1.2 The specific pre agreed scope and extent of work, documented in the contract for this commission includes:
- Management Survey in Accordance with HSG 264
- 1.3 Restrictions to the scope of works as pre agreed with the Client include:
- Live plant and electrics, under-floor services and heights in excess of 6m
- 1.4 Deviations from agreed scope of works:
- There were no reported changes to the scope of work.
- 1.5 Refer to Section 5 for restrictions and caveats to the scope of works, and specific areas not accessible during this survey. These areas must be presumed to contain asbestos until proven otherwise.
- 1.6 Details of the various asbestos material types identified in the survey are detailed in the products table below. Refer to the Asbestos Register (Appendix D) for specific asbestos containing material (ACM) locations, material assessment scores, priority assessment scores (if relevant), action priorities, and relevant MSS Consulting recommendations.

Description	Material Type
acoustic pad, damp proof course	Bitumen
brown vinyl tile and adhesive, brown vinyl tile and adhesive, cream vinyl tile and adhesive, cream vinyl tiles and adhesive, orange vinyl floor tile and adhesive	Vinyl With Bitumen Adhesive
ceiling panels, header panel, header panels, panel, panels, side panels	Insulating Board
cistern	Reinforced Plastic
cladding, corrugated sheets, down pipe, end capping, profiled sheet, vent pipe	Cement
sealant	Putty

## 2. Introduction

- 2.1 A Management Survey was carried out on Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen, NP4 0TW. It is a industrial unit/circa 70's-80's constructed of masonry and metal cladding.
- 2.2 A Management Survey is defined in HSG 264 'Asbestos: The Survey Guide' as a 'Standard Survey' to locate as far as reasonably practicable the presence and extent of any suspect asbestos containing materials (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 can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.
- 2.3 The specific aims of the survey are:
- To locate as far as reasonably practicable the presence and extent of suspected or presumed materials and assess their condition.
  - To produce a register detailing the extent, type, condition, and surface treatment of asbestos prior to any works being undertaken within Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen
  - To advise of any action in respect of abatement or management following the results of sample analysis, and in the event that proposed removal work will not take place for some time after the survey.

### 3. Survey Details and General Information

- 3.1 The asbestos survey of Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen, NP4 0TW was commissioned by Rob Robinson of Concord International Limited (Cymru), Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen,.
- 3.2 The survey was undertaken by Neil Pembridge (qualified surveyor) and assisted by Joseph at the named property on 2nd December 2013.
- 3.3 MSS Consulting, Edward House, Dowlais Road, Ocean Way, Cardiff, CF24 5TW are an Inspection Body accredited by UKAS to ISO/IEC 17020:1998, for the surveying of asbestos in premises, and to ISO/IEC17025:2005 for the testing of asbestos. Copies of our accreditation certificates are available on request, and the schedule of accreditation may be found on the UKAS website.
- 3.4 During the Management Survey all areas in all parts of Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen have been accessed (within the agreed extent and scope) as far as is reasonably practicable.
- 3.5 The survey was undertaken in accordance with HSG 264 and MSS Consulting in house accredited Technical Procedure TP5.
- 3.6 Representative samples of suspected materials were taken for subsequent analysis at our UKAS accredited laboratory.
- 3.7 The bulk samples were visually examined using stereo and polarised light microscopy. Any fibrous material was analysed in accordance with 'Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures' HSG 248, and MSS Consulting Technical Procedure: TP2.
- 3.8 As part of the asbestos survey strategy, materials can be presumed to contain asbestos. There are two levels of presumption:
- Strongly Presumed: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well trained surveyor, familiar with the range of asbestos products.
  - Presumed: suspect material is presumed to contain asbestos by default because there is insufficient evidence (eg no sample analysis) to confirm that it is asbestos free. Asbestos materials will also be presumed if there is a suspect area or a suspect component that cannot be accessed or inspected.
- 3.9 Unless formally instructed otherwise, the relevant 'surveyed' areas referred to in this report are fit for re-occupation. Where significant destruction has taken place, disturbed air testing has been undertaken if required.

#### 4. Explanation of Survey Results

4.1 The survey results are summarised in the survey plans (Appendix B) and the asbestos register (Appendix D).

4.2 Material Risk Assessment scores are defined in HSG264 as follows:

Risk	Score
High Risk	10 or more
Medium Risk	7 to 9
Low Risk	5 to 6
Very Low Risk	4 or less

4.3 Priority Risk Assessment scores have been calculated using algorithms as detailed in HSG227 as follows:

Risk	Score
High Risk	10 or more
Medium Risk	7 to 9
Low Risk	5 to 6
Very Low Risk	4 or less

4.4 A Total Risk score is then calculated by adding together the Material and Priority Risk scores

Risk	Score
High Risk	15 or more
Medium Risk	9 to 14
Low Risk	5 to 8
Very Low Risk	4 or less

4.5 Note: Priority Risk Assessments undertaken by MSS Consulting Ltd are not covered under our UKAS accreditation. These risk scores have been calculated based upon observations at the time of the survey. Under the Control of Asbestos Regulations (CAR) 2012 the Duty Holder is required to undertake Priority Risk Assessments, and have involvement in the final risk assessment. The Total Risk score parameters have been set by MSS and are for management purposes only.

## 5. Limitations of Survey

- 5.1 The surveyor has made every effort to examine all construction materials, and all areas within the agreed scope of works have been inspected. However, we cannot guarantee that all asbestos based materials have been located. Some materials may well be hidden within the structural fabric of the building and may only come to light when the building is being demolished. If materials suspected of containing asbestos are subsequently identified, then work should be stopped immediately and a further investigation carried out.
- 5.2 No plant, equipment, or machinery has been inspected unless specifically identified in the scope of works, and with the aid of a qualified engineer and/or certified isolations as required.
- 5.3 Access may not have been gained to areas of which are covered or inaccessible, and would cause significant damage to do so, or the act of gaining access would have placed the surveyor in danger. Refer to the Executive Summary for restrictions of scope of works.
- 5.4 Where suspected asbestos materials are discovered, such as insulating board ceiling tiles or textured coatings which may conceal other asbestos materials, the surveyor will not access through, behind or above these materials. ACMs may possibly be present behind these materials and hence will not have been recorded in the survey report.
- 5.5 The results of sample analysis refer specifically to the samples taken from the location defined on the Certificate of Analysis for Asbestos Identification in the Appendix C. Experience has shown that material composition can vary greatly in relatively short distances from sample points.
- 5.6 At the time of the survey, any changes to the original scope of works have been agreed with the Client. Valid restrictions imposed during the survey have only been made where absolute necessary, and are fully justified in the table below. Areas that were excluded from the scope of works, and additional areas where access was restricted must be presumed to contain asbestos unless proven otherwise.

Area or material not accessible	Reason
Storage 1, within wall mounted electrics	Live at time of survey
Storage 1, overhead heater unit	Live at time of survey
Storage 2, within wall mounted electrics	Live at time of survey
Main storage area, within wall mounted electrics	Live at time of survey
Main storage area, overhead heater unit	Live at time of survey
Storage area, within wall mounted electrics	Live at time of survey

Area or material not accessible	Reason
Storage area, overhead heater unit	Live at time of survey
Storage area, wall mounted boiler	Live at time of survey
Store 1, within wall vents	Live at time of survey
Store 1, overhead heater unit	Live at time of survey
Dispatch bay, overhead heater unit	Live at time of survey
Dispatch bay, wall mounted switch gear	Live at time of survey
Quality control, within wall mounted electrics	Live at time of survey
Corridor 1, within wall mounted electrics	Live at time of survey
Cleaner's store, wall mounted boiler	Live at time of survey
Corridor 2, within wall mounted electrics	Live at time of survey
Female cloakroom, ceiling void, above ceiling tiles	Fixed, access would cause damage if ceiling tiles are forced
Female toilet block, wall mounted boiler	Live at time of survey

Area or material not accessible	Reason
Boiler room, within original boiler	Live at time of survey
Boiler room, within wall mounted electrical switchgear	Live at time of survey

## 6. Conclusions and Actions

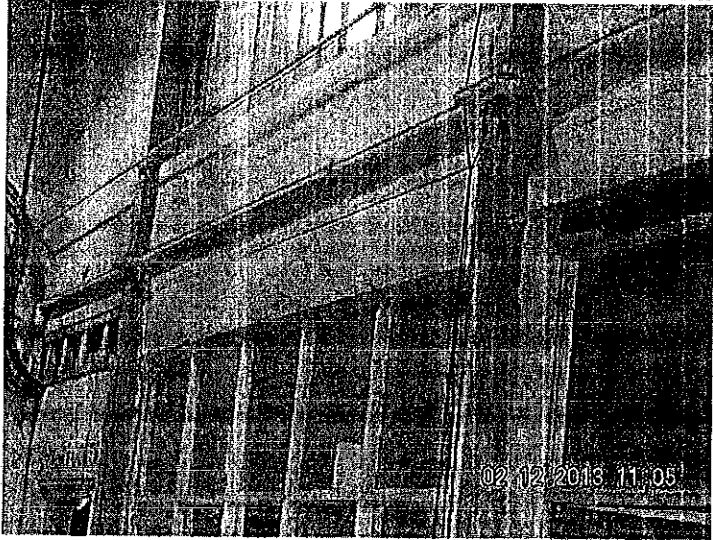
- 6.1 Please refer to the Certificate of Analysis and the Asbestos Register in the Appendices for full information. The accessibility of the ACM, damage or deterioration, any debris present, surface treatment, the Material Risk assessment, the Priority Risk assessment and any relevant MSS Consulting recommendations are shown in the Asbestos Register. These recommendations should be considered as part of your overall Asbestos Management Plan.
- 6.2 Control and Management actions for asbestos containing materials are mainly dependant on their condition and your requirements for the building or area in which they are located. Asbestos materials in good condition may be left in place and managed or otherwise removed in accordance with CAR 2012, depending on your requirements for the building. Our recommendations are based upon the immediate conditions as identified during the survey.
- 6.3 If removal works are required all licensable asbestos materials must be removed by a licensed asbestos removal contractor in accordance with CAR 2012.
- 6.4 Specific materials or work activities may need to be notified as Notifiable Non-Licensed Works (NNLW) in accordance with CAR 2012.
- 6.5 All asbestos waste (including asbestos debris and contaminated items) must be disposed of in accordance with the relevant Hazardous Waste Regulations.
- 6.6 To comply with your duty to manage the asbestos within this building, under Regulation 4 of CAR 2012 you must prepare an Asbestos Management Plan which details and records the actions to be undertaken to manage and reduce the risks from asbestos. Therefore you will need to:
- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs in the premises;
  - Repair, seal or remove ACMs if there is a risk of exposure due to its condition or location;
  - Maintain the ACMs in a good state of repair and regularly monitor the condition;
  - Inform anyone who is likely to disturb the ACMs about the location and condition of the material;
  - Have arrangements in place, so that work which may disturb the ACMs complies with CAR 2012;
  - Review the Management Plan at regular intervals, make appropriate changes and revise the arrangements if circumstances change.
- 6.7 To regularly monitor the condition of the material, a re-inspection must be carried out by a competent person at intervals appropriate to the risk. MSS Consulting can help your prepare your management plan, and undertaken the re-inspection on your behalf. If you would like further information regarding periodic re-inspections, please contact us.

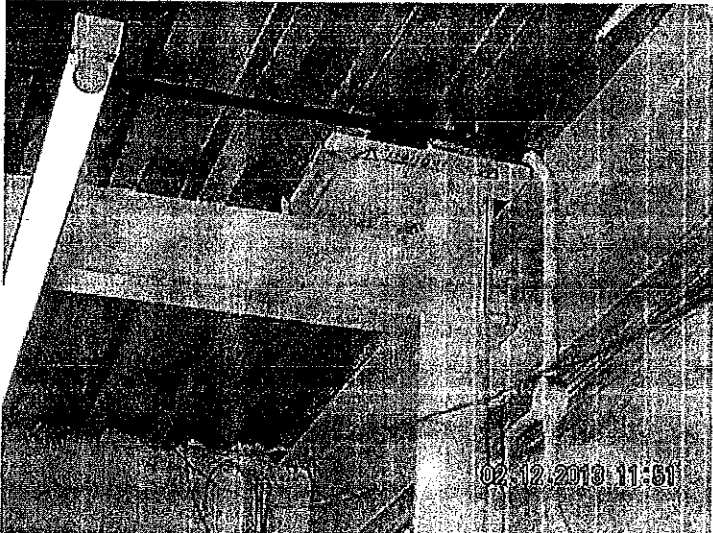
## 6. Conclusions and Actions *Continued*

- 6.8 If any future refurbishment or demolition works are proposed which are likely to disturb the fabric of the building, an asbestos survey assessment must be undertaken prior to commencement. If you would like further information regarding Refurbishment/Demolition Surveys, please contact us.
- 6.9 Reference should be made to the following documents to enable you to comply with your duties under current legislation:
- Control of Asbestos Regulations 2012
  - L143 Work with Materials Containing Asbestos 2006
  - ACOP L127 The Management of Asbestos in Non-Domestic Premises 2006
  - HSG 264 Asbestos: The Survey Guide
  - HSG 227 A Comprehensive Guide to Managing Asbestos in Premises 2002
  - HSG 210 Asbestos Essentials: A Task Manual for Building, Maintenance and Allied Trades on Non-Licensed Asbestos Work

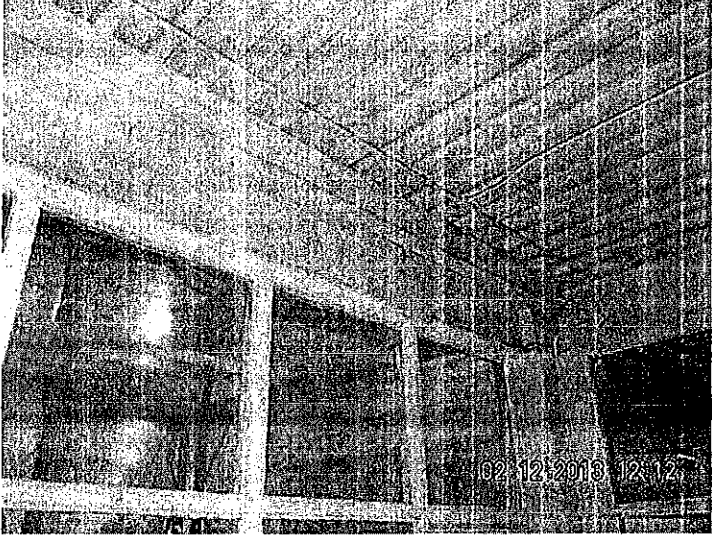


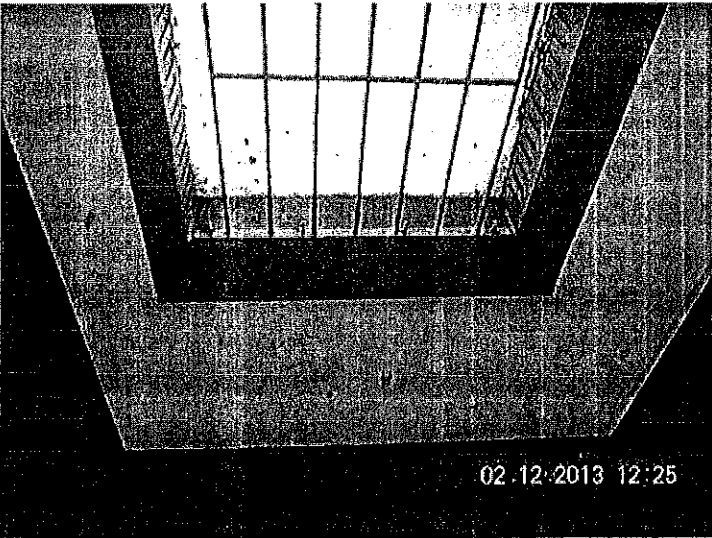
**Appendix A**  
**Photographs of Sample Points**

Item No: 012	Sample No: AC000071
	
Location: Ground Floor, Storage area, header panel	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

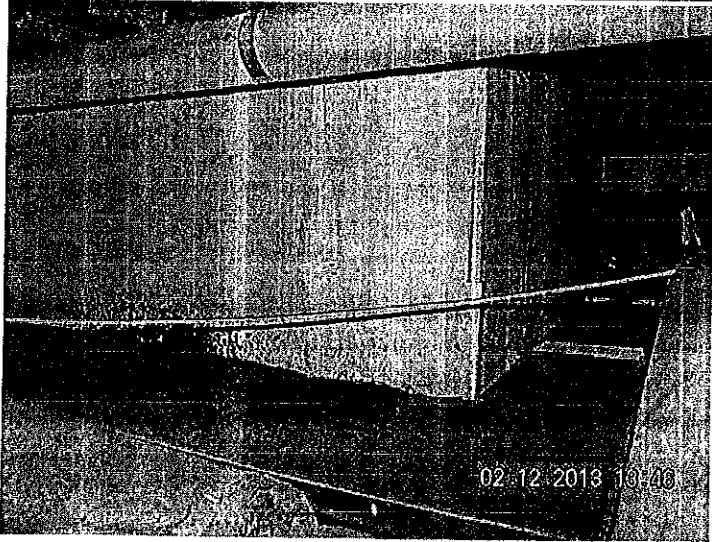
Item No: 019	Sample No: AC000073
	
Location: Ground Floor, Quality control, panel	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

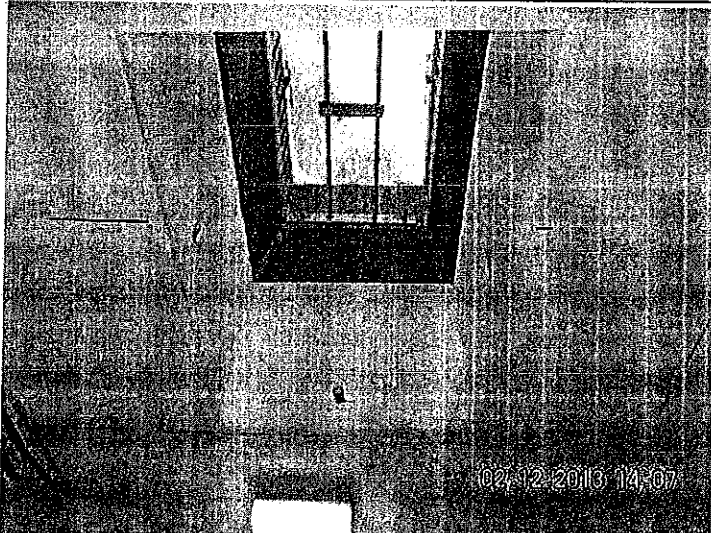
WE CARE ABOUT THE SMALL THINGS

Item No: 022	Sample No: AC000071 Strongly Presumed As AC000071
	
Location: Ground Floor, Office 1, header panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

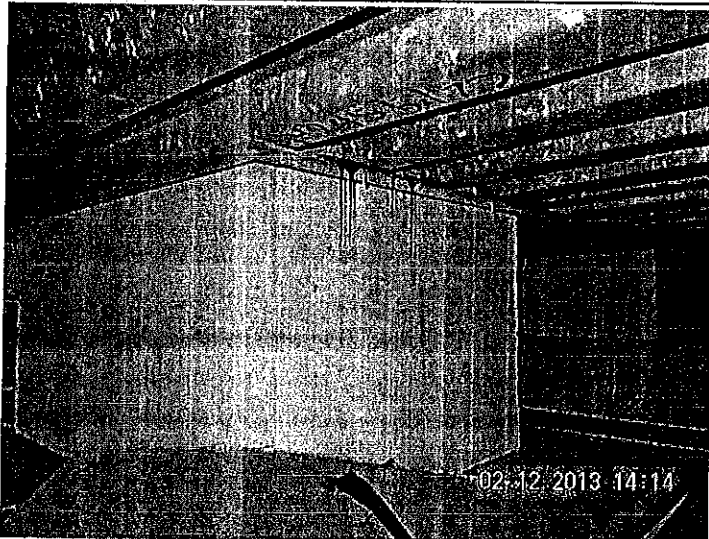
Item No: 024	Sample No: AC000075
	
Location: Ground Floor, Corridor 1, side panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

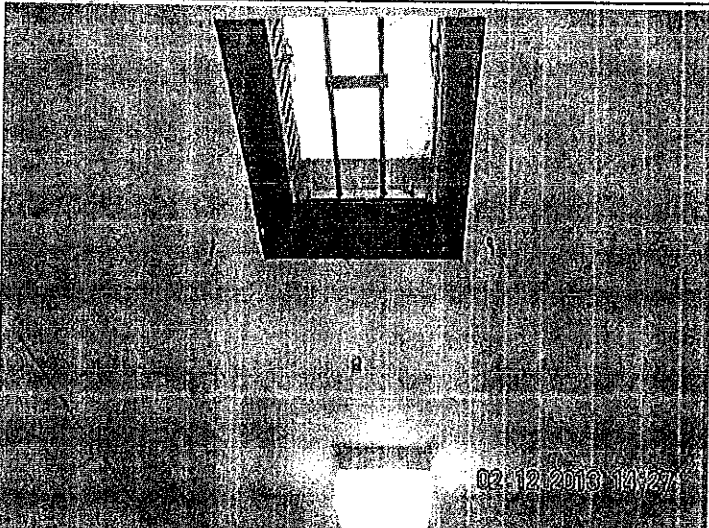
WE CARE ABOUT THE SMALL THINGS

Item No: 026	Sample No: AC000075 Strongly Presumed As AC000075
	
Location: Ground Floor, Corridor 1, ceiling void, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

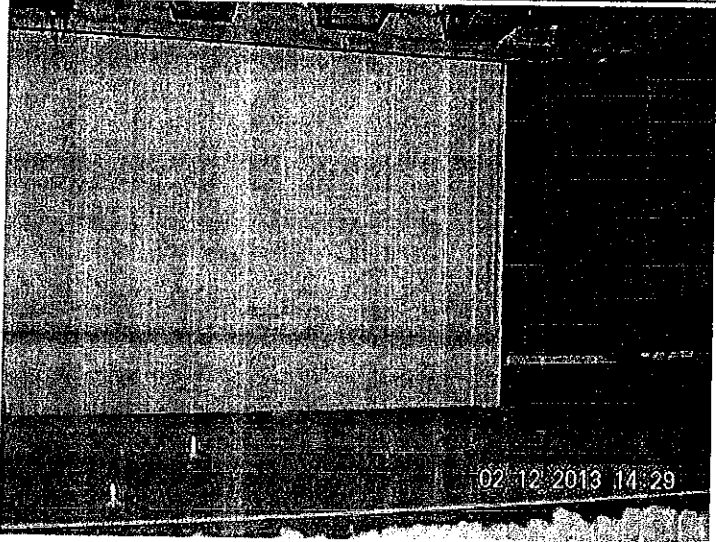
Item No: 031	Sample No: AC000075 Strongly Presumed As AC000075
	
Location: Ground Floor, Ladies W.C, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

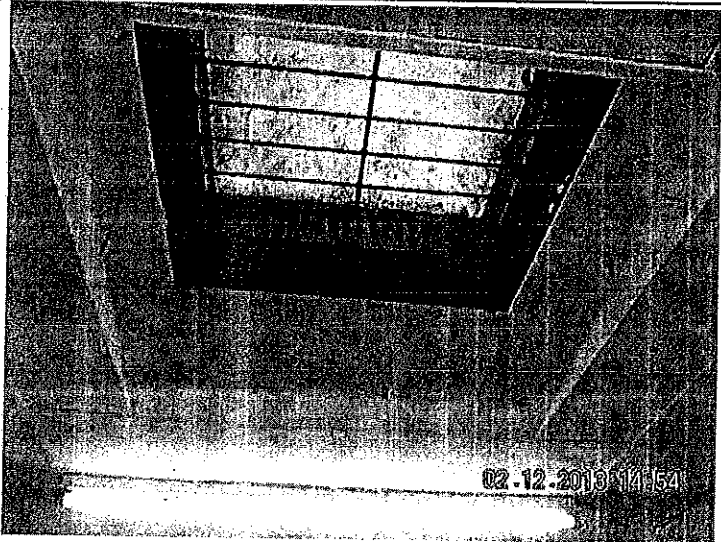
WE CARE  
ABOUT THE SMALL THINGS

Item No: 033	Sample No: AC000075 Strongly Presumed As AC000075
	
Location: Ground Floor, Ladies W.C ceiling void, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

Item No: 035	Sample No: AC000075 Strongly Presumed As AC000075
	
Location: Ground Floor, Male W.C, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

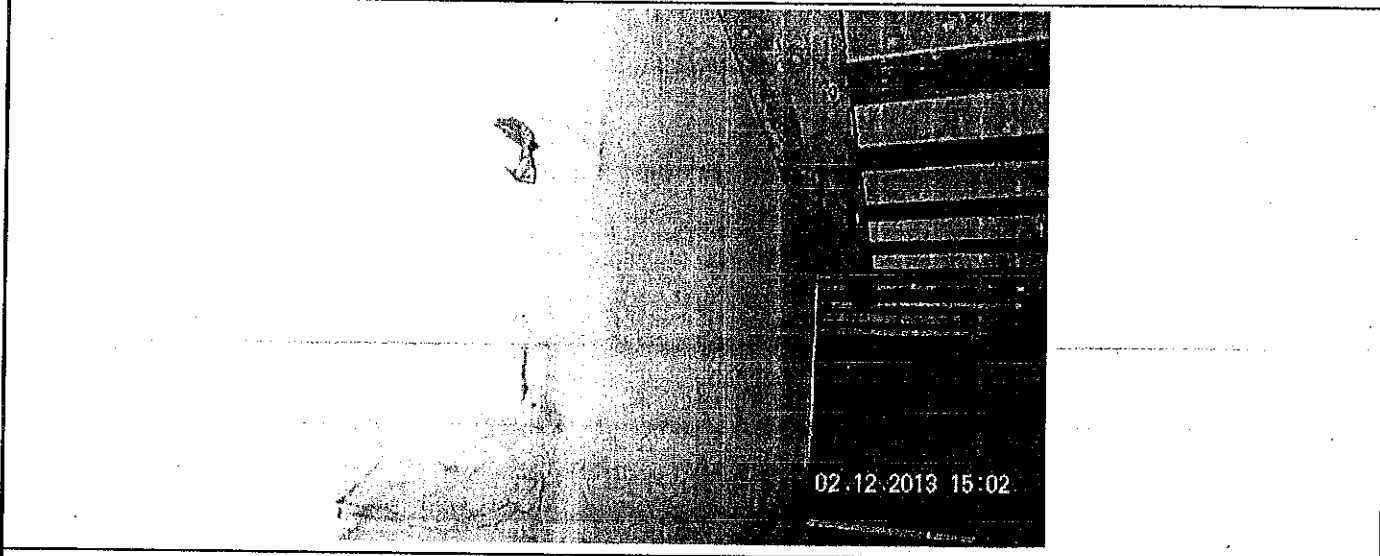
WE CARE ABOUT THE SMALL THINGS

<b>Item No:</b> 037	<b>Sample No:</b> AC000075 Strongly Presumed As AC000075
	
<b>Location:</b> Ground Floor, Male WC, ceiling void, panels	
<b>Material type:</b> Insulating Board	<b>Asbestos Type:</b> Chrysotile + Amosite

<b>Item No:</b> 039	<b>Sample No:</b> AC000078
	
<b>Location:</b> Ground Floor, Office 2, panels	
<b>Material type:</b> Insulating Board	<b>Asbestos Type:</b> Chrysotile + Amosite

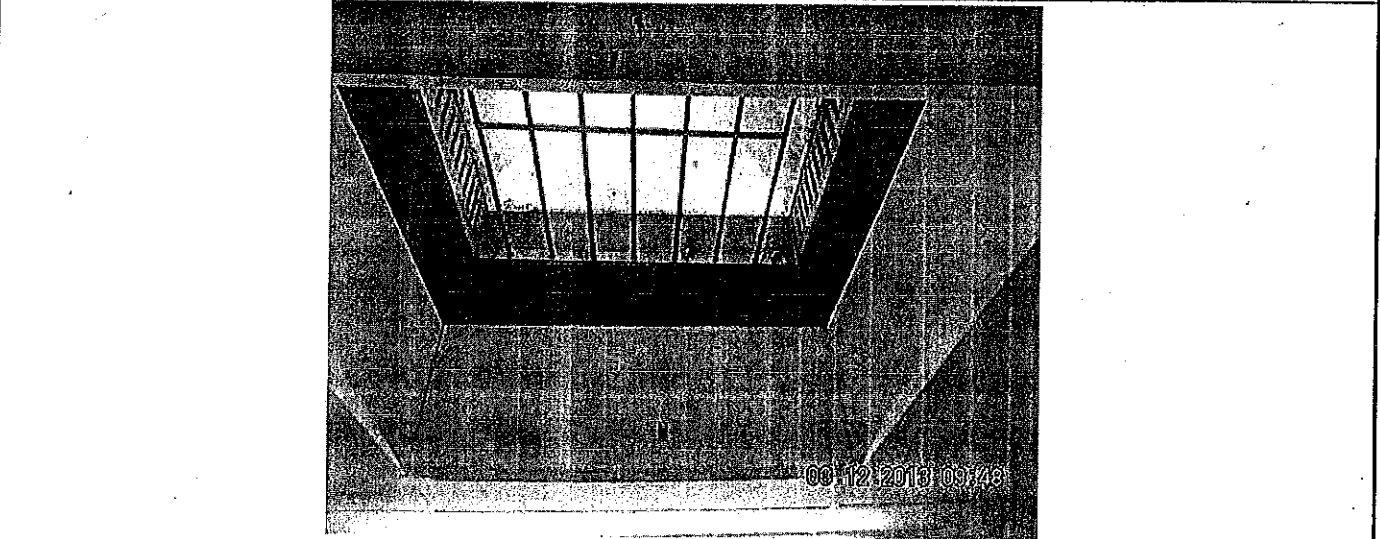
WE CARE ABOUT THE SMALL THINGS

<b>Item No:</b> 040	<b>Sample No:</b> AC000078 Strongly Presumed As AC000078
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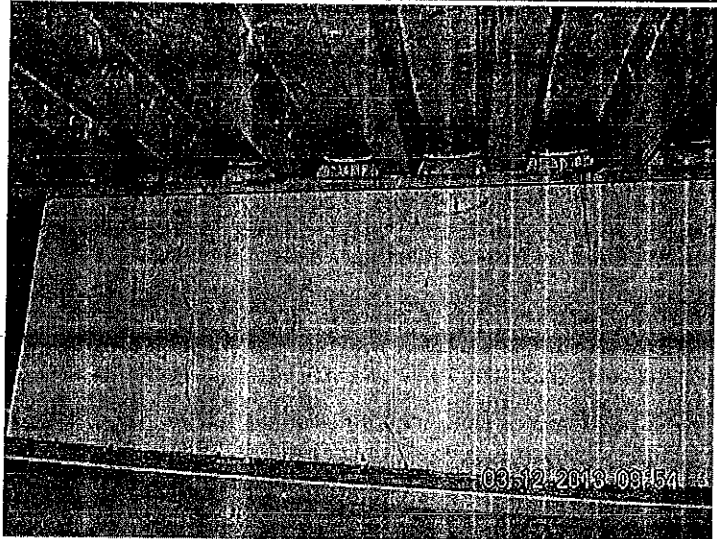
<b>Location:</b> Ground Floor, Office 2, ceiling void, panels	
<b>Material type:</b> Insulating Board	<b>Asbestos Type:</b> Chrysotile + Amosite

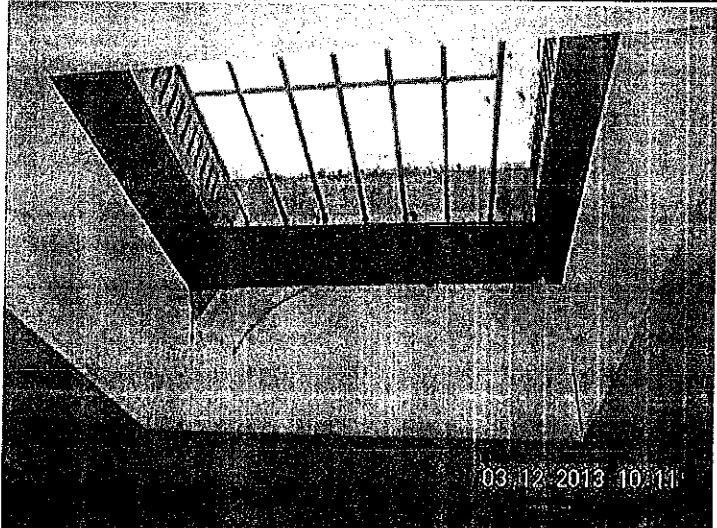
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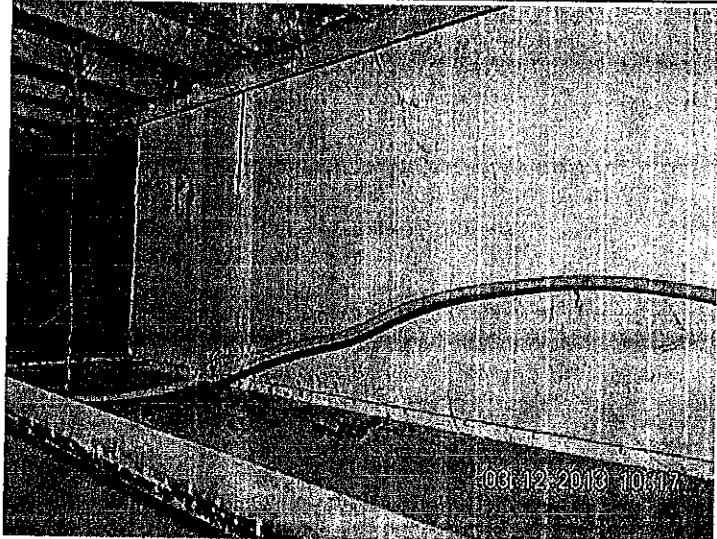
<b>Location:</b> Ground Floor, Male cloakroom, panels	
<b>Material type:</b> Insulating Board	<b>Asbestos Type:</b> Chrysotile + Amosite

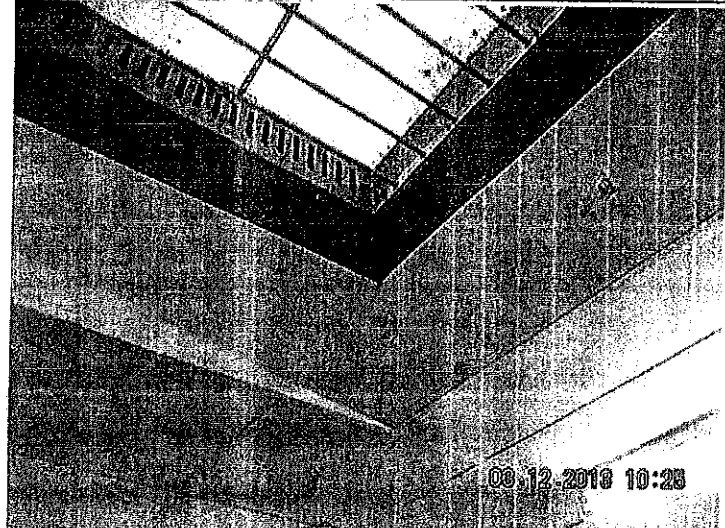
WE CARE ABOUT THE SMALL THINGS

Item No: 051	Sample No: AC000078 Strongly Presumed As AC000078
	
Location: Ground Floor, Male cloakroom, ceiling void, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

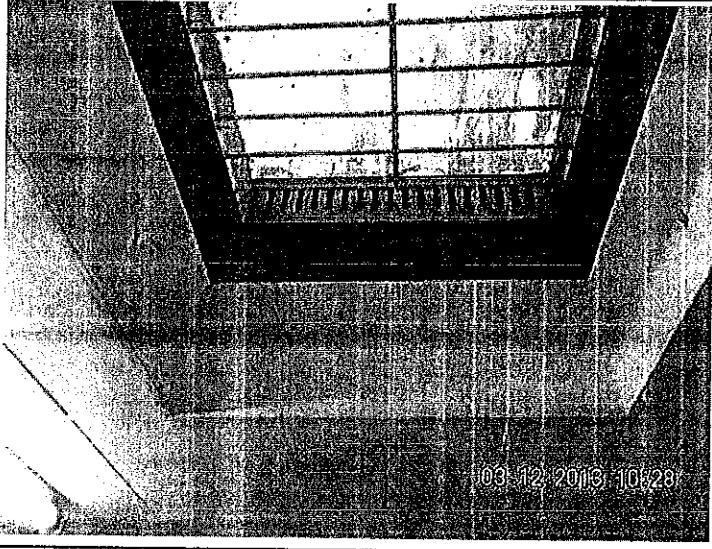
Item No: 052	Sample No: AC000078 Strongly Presumed As AC000078
	
Location: Ground Floor, Male toilet block, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

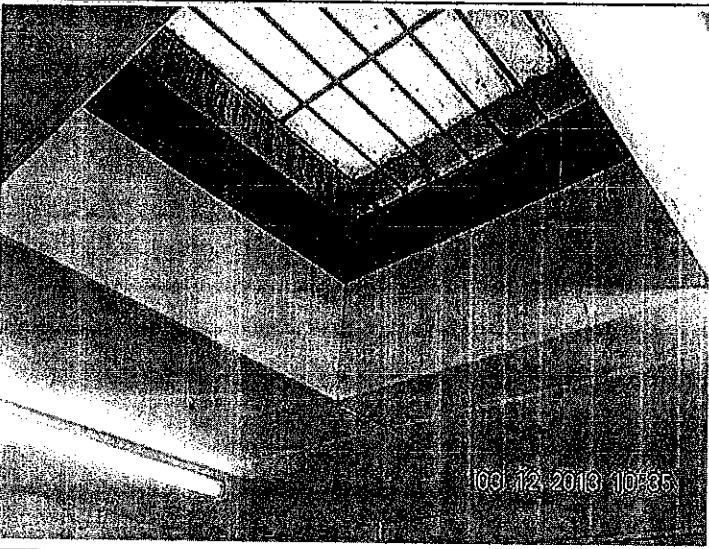
WE CARE ABOUT THE SMALL THINGS

Item No: 053	Sample No: AC000078 Strongly Presumed As AC000078
	
Location: Ground Floor, Male toilet block, ceiling void, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

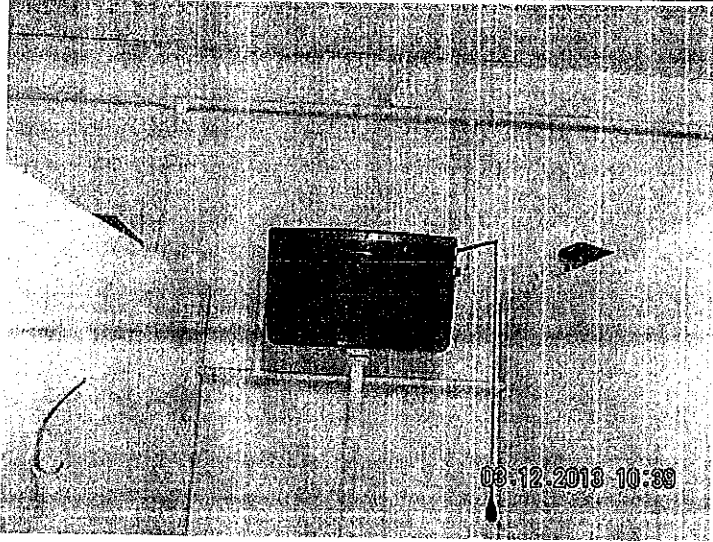
Item No: 055	Sample No: AC000078 Strongly Presumed As AC000078
	
Location: Ground Floor, Female cloakroom, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

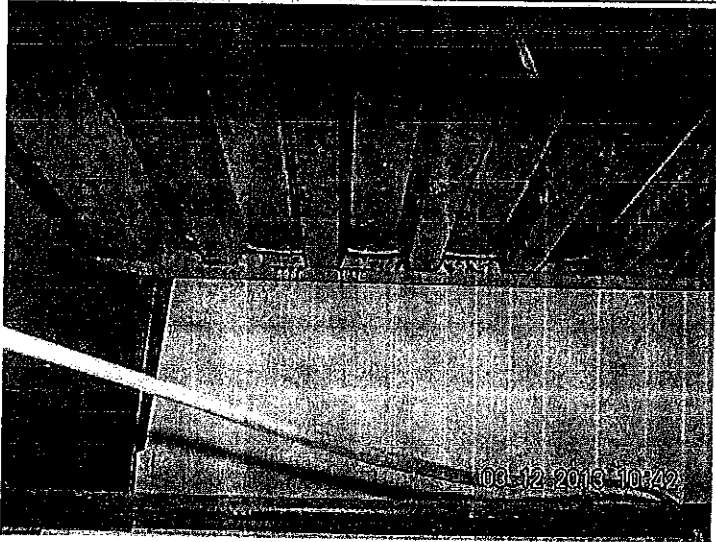
WE CARE ABOUT THE SMALL THINGS

Item No: 056	Sample No: AC000078 Strongly Presumed As AC000078
	
Location: Ground Floor, Female cloakroom, ceiling void, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

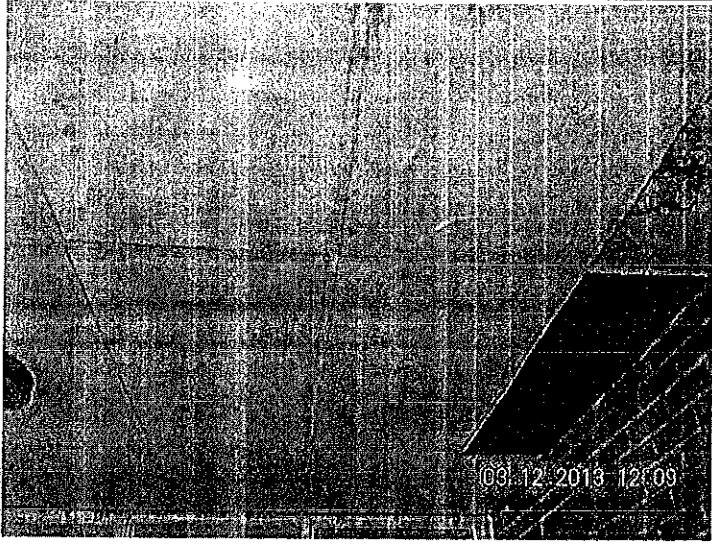
Item No: 058	Sample No: AC000078 Strongly Presumed As AC000078
	
Location: Ground Floor, Female toilet block, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite

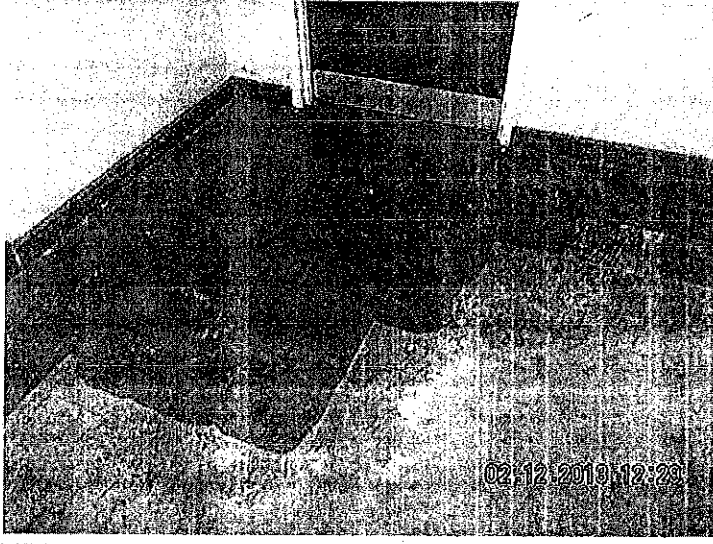
WE CARE ABOUT THE SMALL THINGS

Item No: 060	Sample No: AC000082
	
Location: Ground Floor, Female toilet block, cistern	
Material type: Reinforced Plastic	Asbestos Type: Amosite

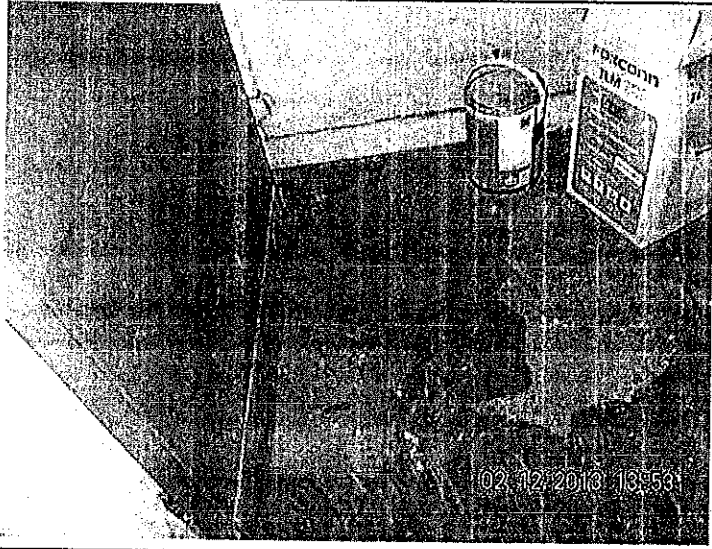
Item No: 062	Sample No: AC000078 Strongly Presumed As AC000078
	
Location: Ground Floor, Female toilet block, ceiling void, panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite


WE CARE  
ABOUT THE SMALL THINGS

Item No: 076	Sample No: AC000093
	
Location: Ground Floor, External, ceiling panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Amosite


Item No: 025	Sample No: AC000076
	
Location: Ground Floor, Corridor 1, brown vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile


WE CARE ABOUT THE SMALL THINGS

Item No: 027	Sample No: AC000076 Strongly Presumed As AC000076
	
Location: Ground Floor, Cleaner's store, brown vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile


Item No: 030	Sample No: AC000076 Strongly Presumed As AC000076
	
Location: Ground Floor, Corridor 2, brown vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile


WE CARE ABOUT THE SMALL THINGS

Item No: 032	Sample No: AC000076 Strongly Presumed As AC000076
	
Location: Ground Floor, Ladies W.C, brown vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile

Item No: 034	Sample No: AC000077
	
Location: Ground Floor, Ladies W.C ceiling void, vent pipe	
Material type: Cement	Asbestos Type: Chrysotile

WE CARE ABOUT THE SMALL THINGS

Item No: 036	Sample No: AC000076 Strongly Presumed As AC000076
	
Location: Ground Floor, Male W.C, brown vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile

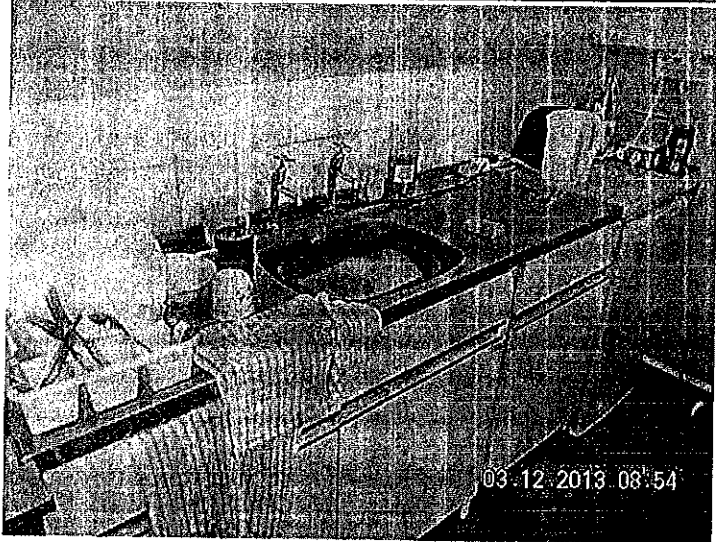
Item No: 038	Sample No: AC000076 Strongly Presumed As AC000076
	
Location: Ground Floor, Office 2, brown vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile

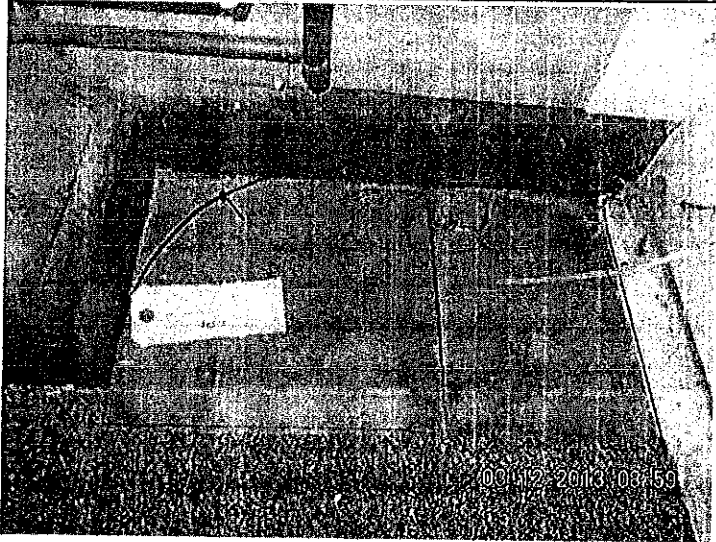
WE CARE ABOUT THE SMALL THINGS

Item No: 042	Sample No: AC000079
Location: Ground Floor, Store 2, orange vinyl floor tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile

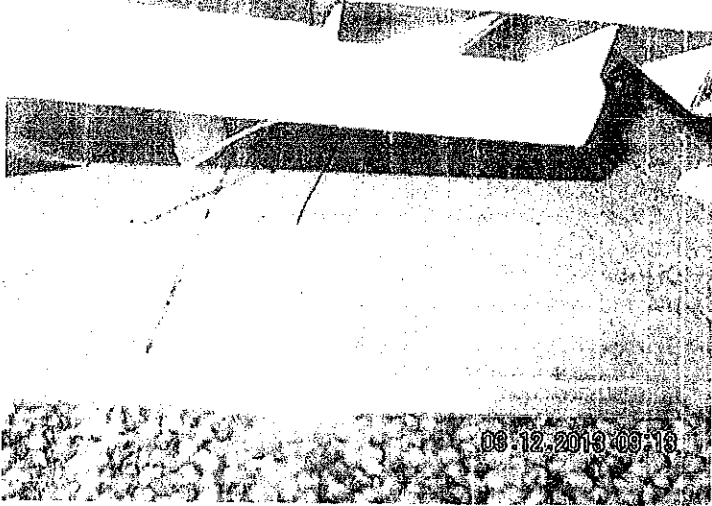
Item No: 044	Sample No: AC000080
Location: Ground Floor, Store 5, cream vinyl tiles and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile

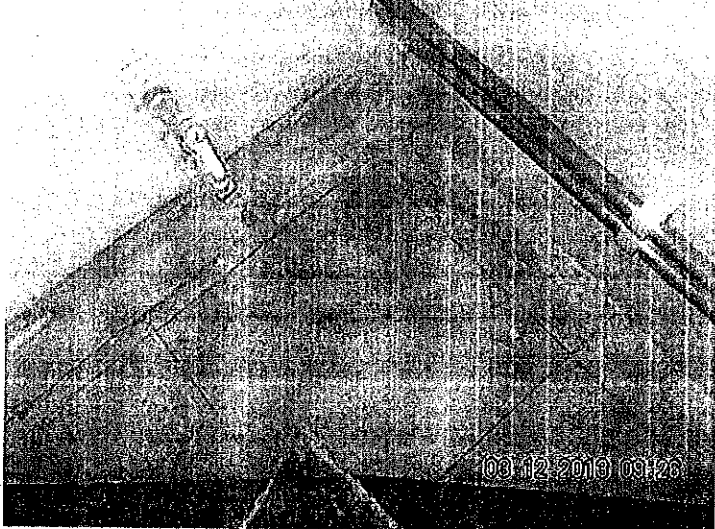
WE CARE ABOUT THE SMALL THINGS

Item No: 045	Sample No: AC000081
	
Location: Ground Floor, Packing office, acoustic pad	
Material type: Bitumen	Asbestos Type: Chrysotile


Item No: 046	Sample No: AC000080 Strongly Presumed As AC000080
	
Location: Ground Floor, Packing office, cream vinyl tiles and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile


WE CARE ABOUT THE SMALL THINGS

Item No: 047	Sample No: AC000080 Strongly Presumed As AC000080
	
Location: Ground Floor, Store 8, cream vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile


Item No: 048	Sample No: AC000080 Strongly Presumed As AC000080
	
Location: Ground Floor, Store 10, cream vinyl tiles and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile

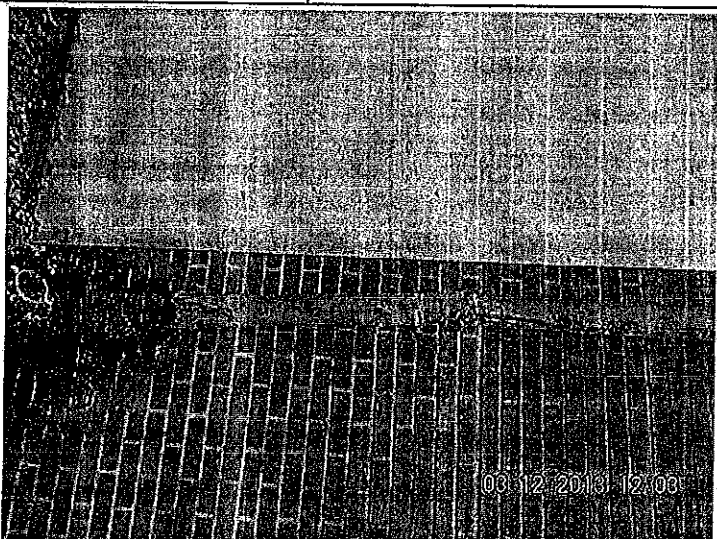
WE CARE ABOUT THE SMALL THINGS

Item No: 049	Sample No: AC000076 Strongly Presumed As AC000076
	
Location: Ground Floor, Male cloakroom, brown vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile

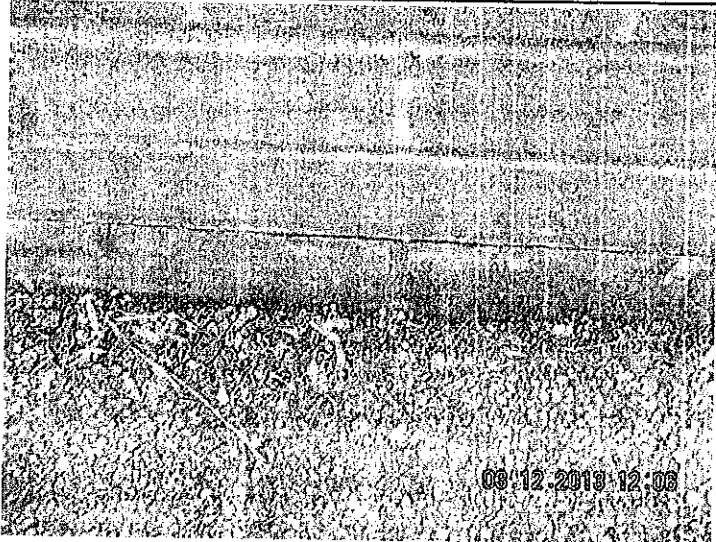
Item No: 054	Sample No: AC000076 Strongly Presumed As AC000076
	
Location: Ground Floor, Female cloakroom, brown vinyl tile and adhesive	
Material type: Vinyl With Bitumen Adhesive	Asbestos Type: Chrysotile

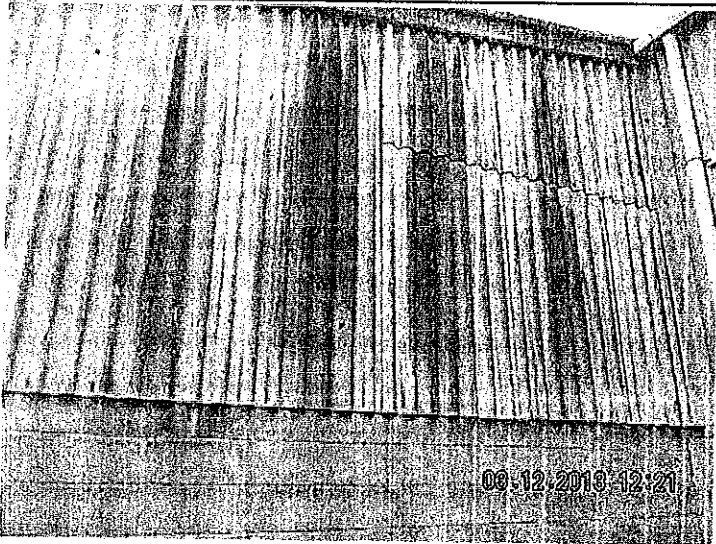
WE CARE ABOUT THE SMALL THINGS

<b>Item No:</b> 059	<b>Sample No:</b> AC000076 Strongly Presumed As AC000076
	
<b>Location:</b> Ground Floor, Female toilet block, brown vinyl tile and adhesive	
<b>Material type:</b> Vinyl With Bitumen Adhesive	<b>Asbestos Type:</b> Chrysotile

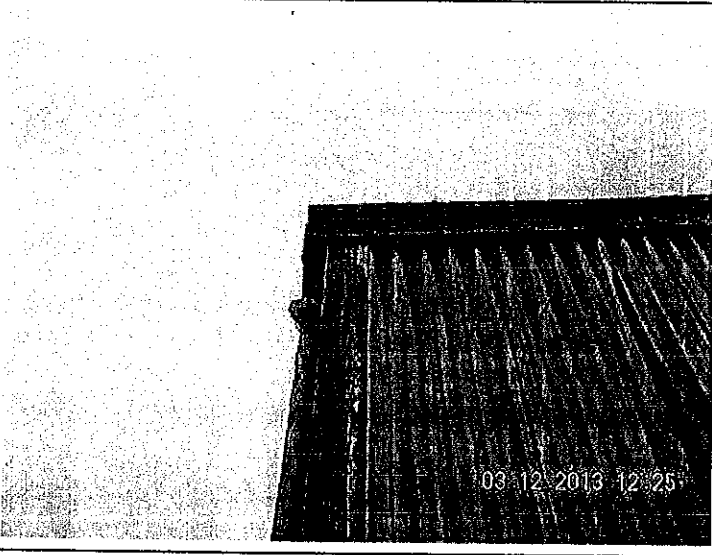
<b>Item No:</b> 074	<b>Sample No:</b> AC000091
	
<b>Location:</b> Ground Floor, External, down pipe	
<b>Material type:</b> Cement	<b>Asbestos Type:</b> Chrysotile

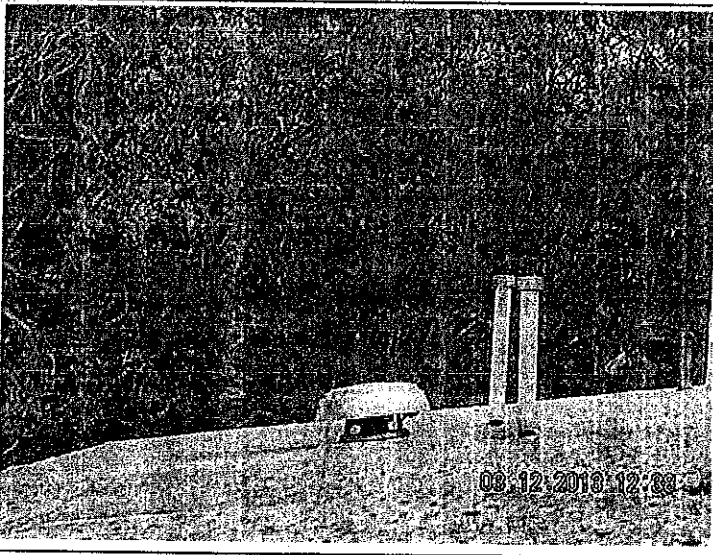
WE CARE  
ABOUT THE SMALL THINGS

Item No: 075	Sample No: AC000092
	
Location: Ground Floor, External, damp proof course	
Material type: Bitumen	Asbestos Type: Chrysotile

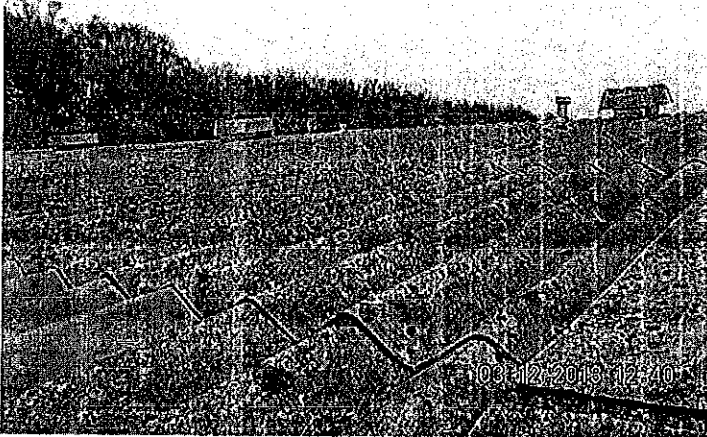
Item No: 077	Sample No: AC000094
	
Location: Ground Floor, External, cladding	
Material type: Cement	Asbestos Type: Chrysotile

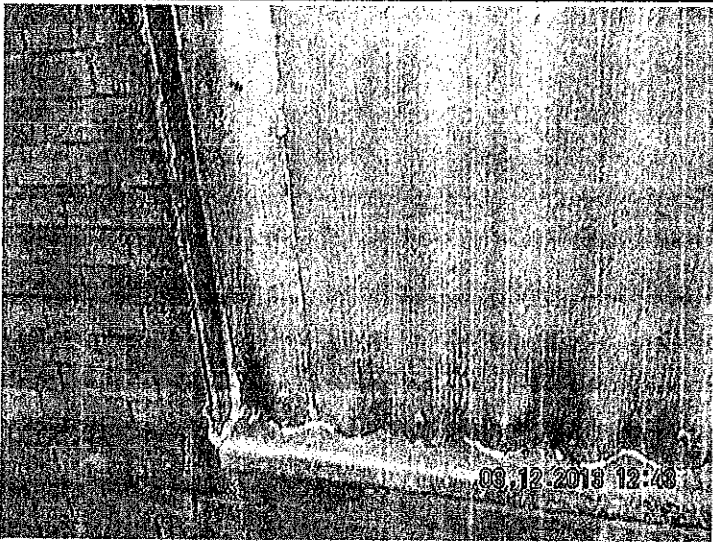
WE CARE ABOUT THE SMALL THINGS

Item No: 078	Sample No: AC000095
	
Location: Ground Floor, External, end capping	
Material type: Cement	Asbestos Type: Chrysotile

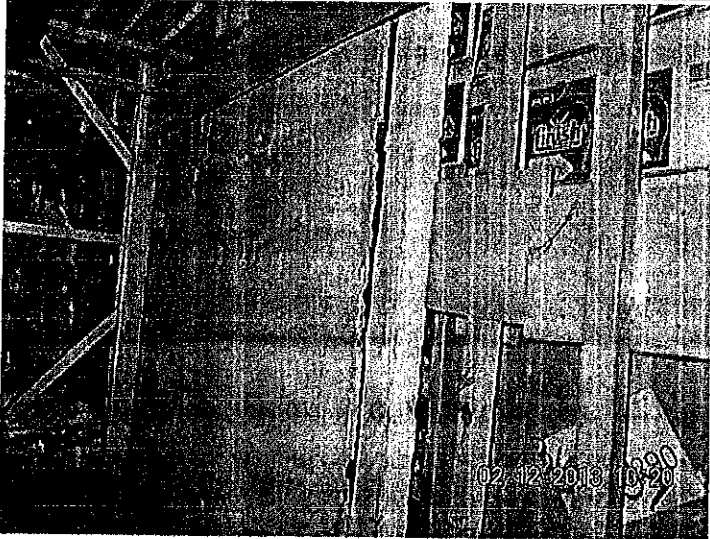
Item No: 079	Sample No: AC000096
	
Location: Ground Floor, External, corrugated sheets	
Material type: Cement	Asbestos Type: Chrysotile

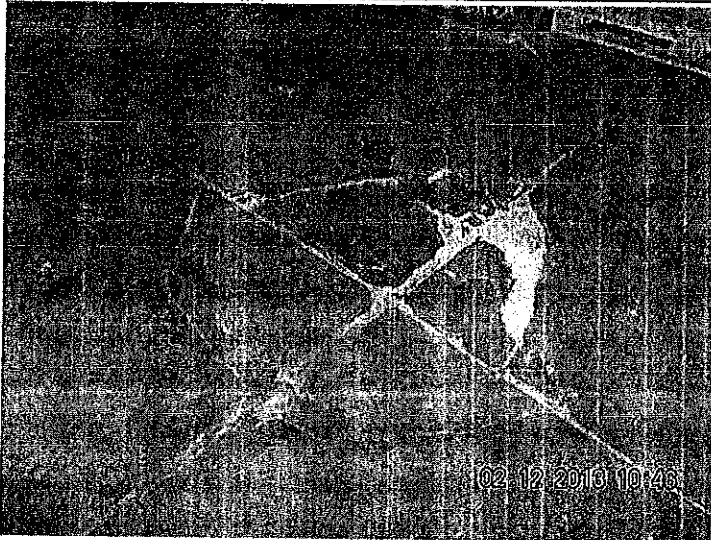
WE CARE ABOUT THE SMALL THINGS

Item No: 080	Sample No: AC000097
	
Location: Ground Floor, External, profiled sheet	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 081	Sample No: AC000098
	
Location: Ground Floor, External, sealant	
Material type: Putty	Asbestos Type: Chrysotile

WE CARE ABOUT THE SMALL THINGS

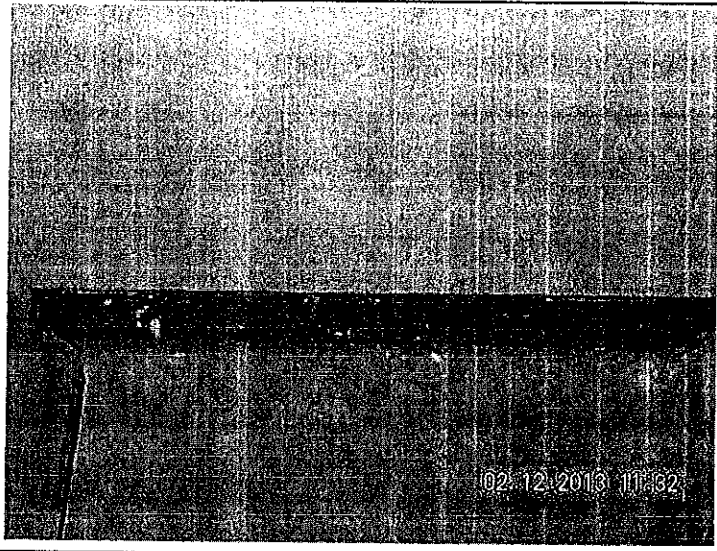
Item No: 004	Sample No: AC000069
	
Location: Ground Floor, Storage 2, damp proof membrane	
Material type: Bitumen	Asbestos Type: No asbestos detected

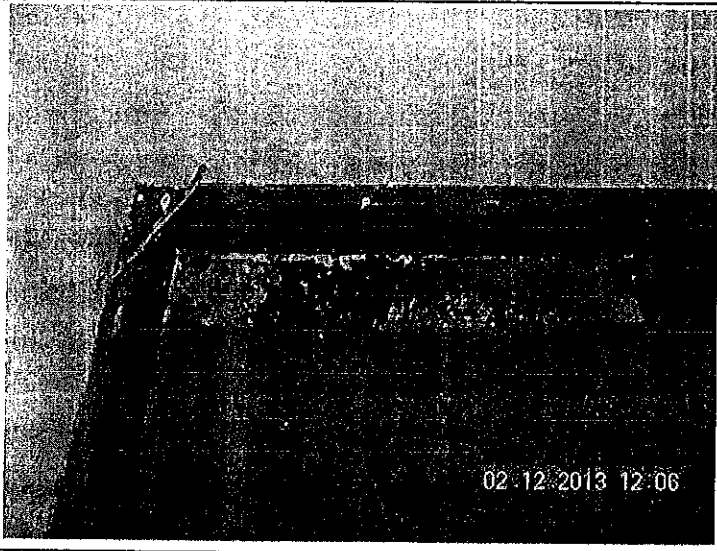
Item No: 007	Sample No: AC000070
	
Location: Ground Floor, Main storage area, adhesive residue	
Material type: Bitumen	Asbestos Type: No asbestos detected

WE CARE ABOUT THE SMALL THINGS

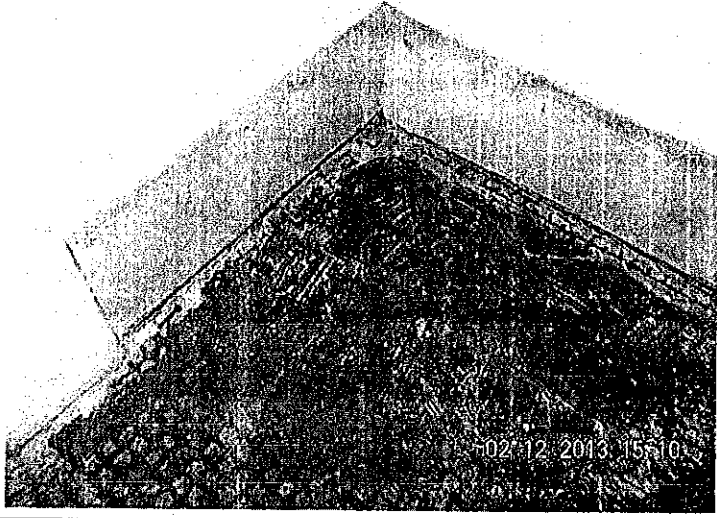
Item No: 010	Sample No: AC000069 Strongly Presumed As AC000069
Location: Ground Floor, Storage area, damp proof membrane	
Material type: Bitumen	Asbestos Type: No asbestos detected

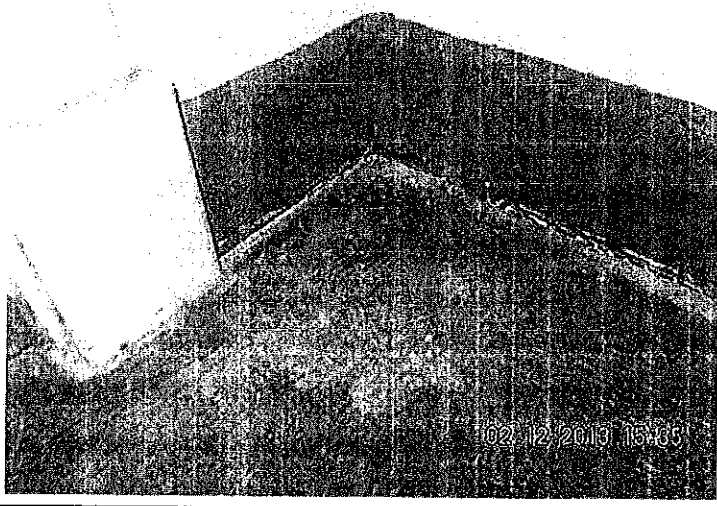
Item No: 015	Sample No: AC000072
Location: Ground Floor, Loading bay, damp proof course	
Material type: Bitumen	Asbestos Type: No asbestos detected

<b>Item No:</b> 016	<b>Sample No:</b> AC000072 Strongly Presumed As AC000072
	
<b>Location:</b> Ground Floor, Dispatch bay, damp proof course	
<b>Material type:</b> Bitumen	<b>Asbestos Type:</b> No asbestos detected

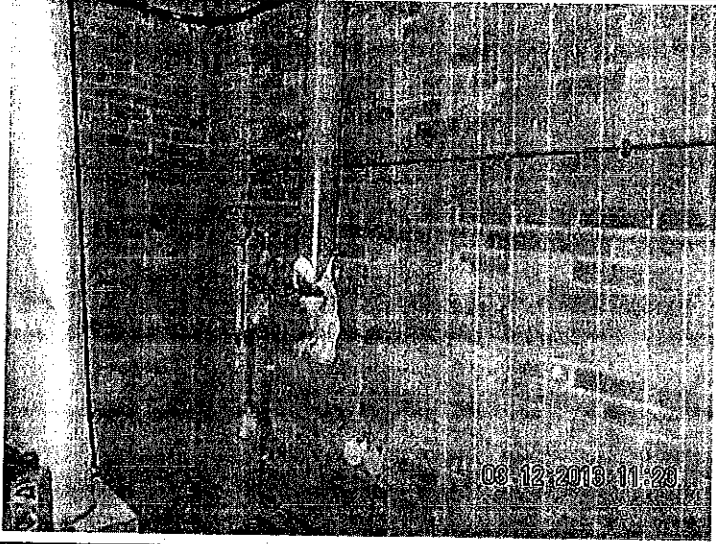
<b>Item No:</b> 021	<b>Sample No:</b> AC000074
	
<b>Location:</b> Ground Floor, Office 1, adhesive	
<b>Material type:</b> Bitumen	<b>Asbestos Type:</b> No asbestos detected

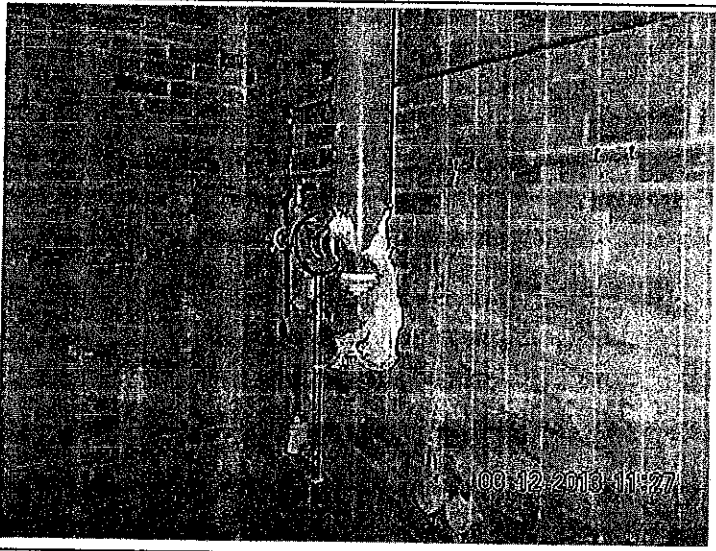
WE CARE ABOUT THE SMALL THINGS

Item No: 041	Sample No: AC000074 Strongly Presumed As AC000074
	
Location: Ground Floor, Lobby, adhesive	
Material type: Bitumen	Asbestos Type: No asbestos detected

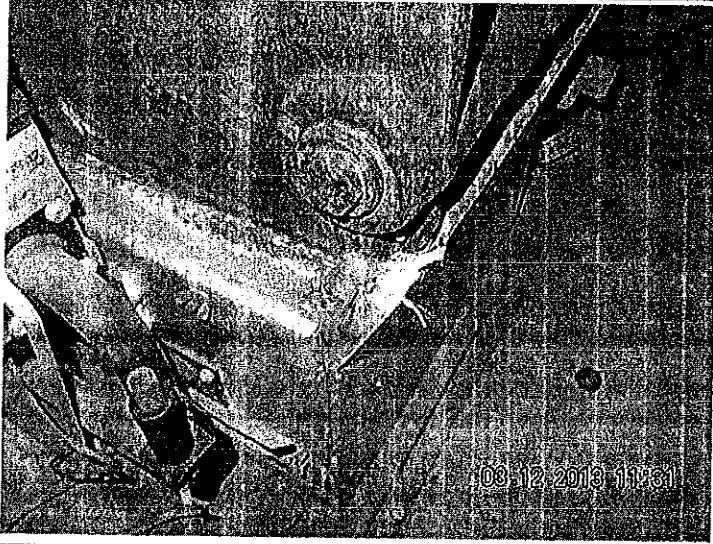
Item No: 043	Sample No: AC000074 Strongly Presumed As AC000074
	
Location: Ground Floor, Store 3, adhesive	
Material type: Bitumen	Asbestos Type: No asbestos detected

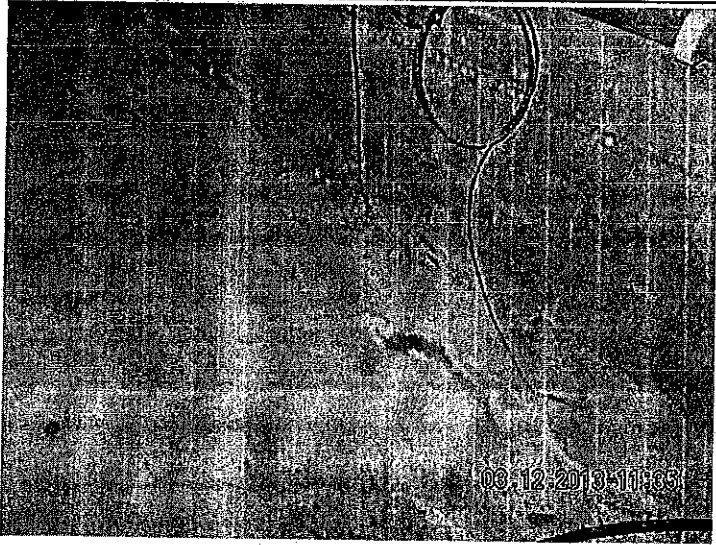
WE CARE ABOUT THE SMALL THINGS

Item No: 065	Sample No: AC000083
	
Location: Ground Floor, Boiler room, gaskets	
Material type: Gasket	Asbestos Type: No asbestos detected

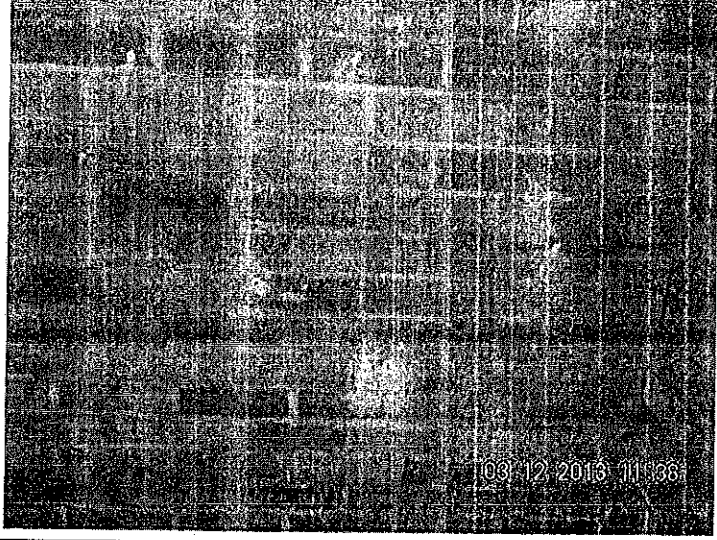
Item No: 066	Sample No: AC000084
	
Location: Ground Floor, Boiler room, Insulation	
Material type: Friable Insulation	Asbestos Type: No asbestos detected

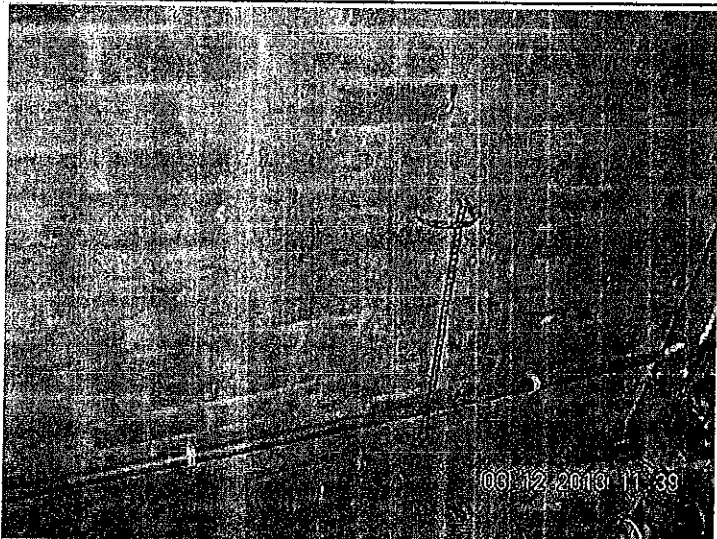
WE CARE ABOUT THE SMALL THINGS

<b>Item No:</b> 067	<b>Sample No:</b> AC000085
	
<b>Location:</b> Ground Floor, Boiler room, seal	
<b>Material type:</b> Textile	<b>Asbestos Type:</b> No asbestos detected

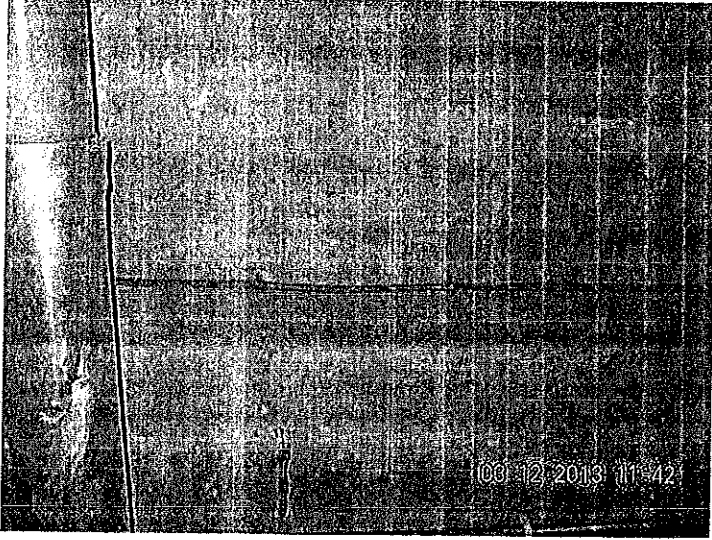
<b>Item No:</b> 068	<b>Sample No:</b> AC000086
	
<b>Location:</b> Ground Floor, Boiler room, debris	
<b>Material type:</b> Friable Insulation	<b>Asbestos Type:</b> No asbestos detected

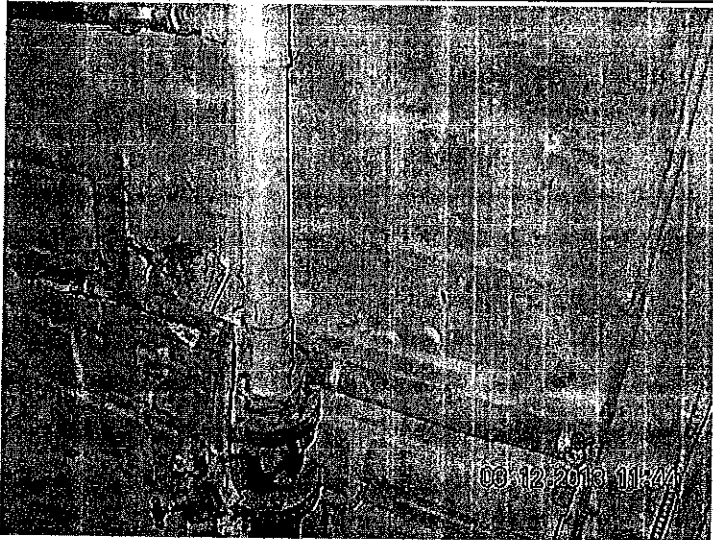
WE CARE  
ABOUT THE SMALL THINGS

<b>Item No:</b> 069	<b>Sample No:</b> AC000087
	
<b>Location:</b> Ground Floor, Boiler room, debris	
<b>Material type:</b> Friable Insulation	<b>Asbestos Type:</b> No asbestos detected

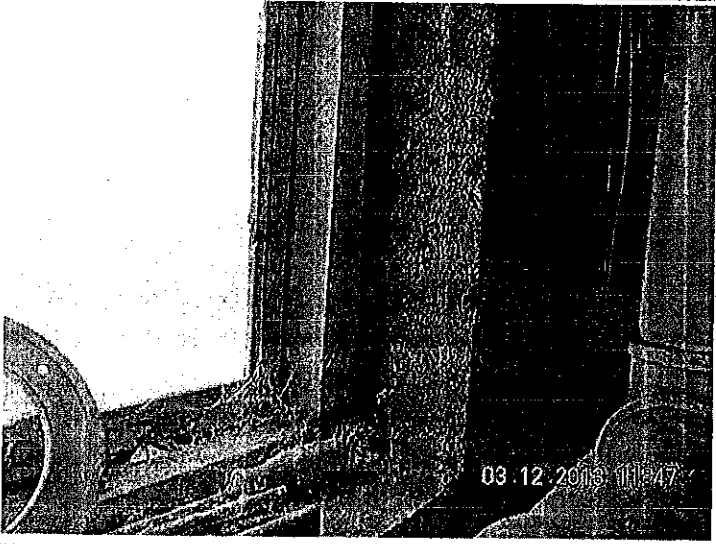
<b>Item No:</b> 070	<b>Sample No:</b> AC000088
	
<b>Location:</b> Ground Floor, Boiler room, debris	
<b>Material type:</b> Friable Insulation	<b>Asbestos Type:</b> No asbestos detected

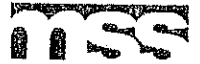
WE CARE ABOUT THE SMALL THINGS

<b>Item No:</b> 071	<b>Sample No:</b> AC000089
	
<b>Location:</b> Ground Floor, Boiler room, debris	
<b>Material type:</b> Friable Insulation	<b>Asbestos Type:</b> No asbestos detected

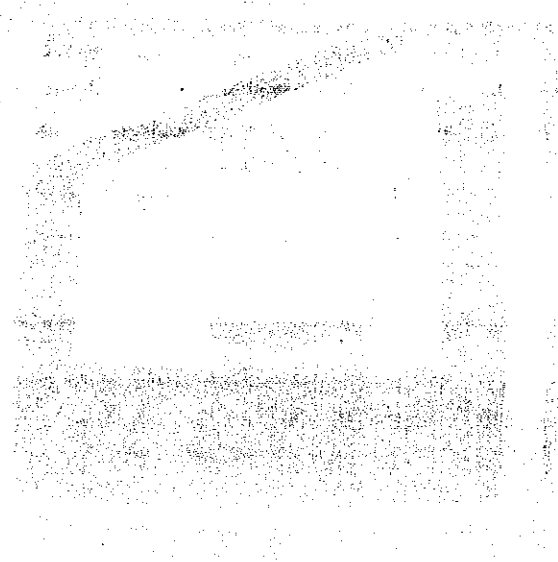
<b>Item No:</b> 072	<b>Sample No:</b> AC000090
	
<b>Location:</b> Ground Floor, Boiler room, debris	
<b>Material type:</b> Friable Insulation	<b>Asbestos Type:</b> No asbestos detected

WE CARE ABOUT THE SMALL THINGS

Item No: 073	Sample No: AC000069 Strongly Presumed As AC000069
	
Location: Ground Floor, Boiler room, damp proof membrane	
Material type: Bitumen	Asbestos Type: No asbestos detected



**Appendix B**  
**Site Plans**



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Document Ref: MSSC/7

Survey Report Number: J000448

Key:

- No access
- Positive Location
- Negative Location

Project No: J000448

Site:

Polo Ground Industrial Estate  
New Inn  
Portypool  
Torfaen  
NP4 0TW

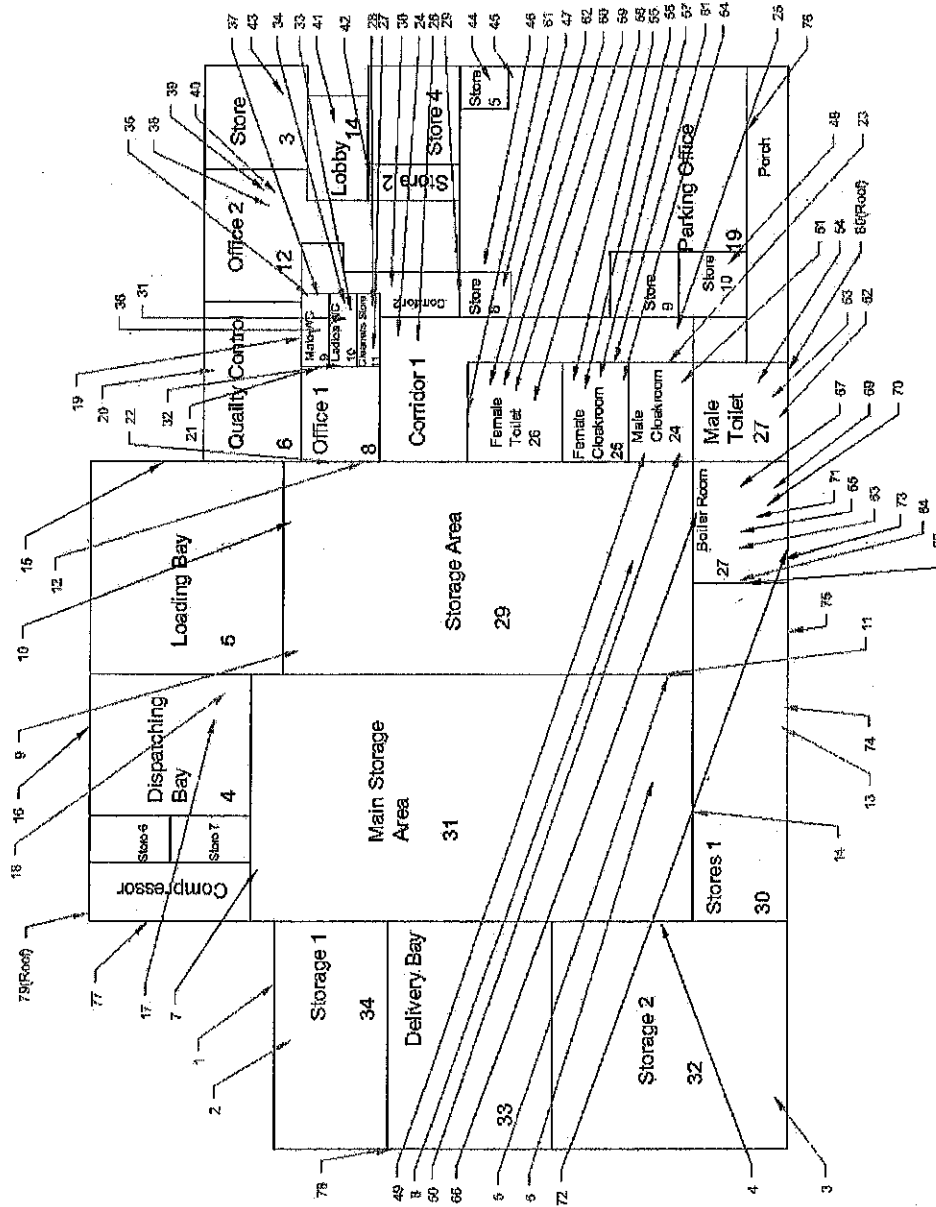
Plan No: 1 of 1

N.T.S (Not To Scale)



CONSULTING

### Ground Floor





**Appendix C**  
**Certificate of Analysis**

### Certificate of Analysis for Asbestos Fibre Identification

<b>Certificate Number:</b>	J000448	<b>Date:</b>	2nd December 2013
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<b>Client</b>	Concord International Limited (Cymru), Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen, NP4 0TW	<b>FAO:</b> Rob Robinson
<b>Site Address</b>	Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen NP4 0TW	
<b>Sampled by:</b>	Neil Pembridge, MSS Consulting Ltd	
<b>Analyst:</b>	Eleanor Clarke	
<b>Date Received:</b>	3 Dec 2013	
<b>Date of Analysis:</b>	11 Dec 2013	

Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
004	AC000069	Storage 2, within wall cavity damp proof membrane	Bitumen	No asbestos detected	
007	AC000070	Main storage area, floor adhesive residue	Bitumen	No asbestos detected	
012	AC000071	Storage area, above window header panel	Insulating Board	Chrysotile + Amosite	
015	AC000072	Loading bay, lower wall damp proof course	Bitumen	No asbestos detected	

Material description is an opinion which is outside the scope of our UKAS accreditation.  
 Location specified is for information purposes only and when provided by the client MSS Consulting accept no responsibility for its accuracy or validity.  
 Where material is specified as either Insulating board or Cement this is based on the opinion of the analyst and cannot be guaranteed as definitive. The analysis result only relates to the sample analysed and is not guaranteed to be representative of the part or whole of the parent material from which the sample was taken.  
 Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures

Signed for and on behalf of MSS Consulting Ltd:

Analyst Signature:

Date: 11th December 2013



0662

Item No	Sample No	Location	Material type	Asbestos Fibre Type	Notes
019	AC000073	Quality control, top of soil pipe panel	Insulating Board	Chrysotile + Amosite	
021	AC000074	Office 1, floor beneath carpet adhesive	Bitumen	No asbestos detected	
024	AC000075	Corridor 1, skylight side panels	Insulating Board	Chrysotile + Amosite	
025	AC000076	Corridor 1, floor brown vinyl tile and adhesive	Vinyl With Bitumen Adhesive	Chrysotile	Chrysotile detected in vinyl and bitumen.
034	AC000077	Ladies W.C ceiling void, within void vent pipe	Cement	Chrysotile	
039	AC000078	Office 2, skylight panels	Insulating Board	Chrysotile + Amosite	
042	AC000079	Store 2, floor orange vinyl floor tile and adhesive	Vinyl With Bitumen Adhesive	Chrysotile	Chrysotile detected in bitumen only.
044	AC000080	Store 5, floor cream vinyl tiles and adhesive	Vinyl With Bitumen Adhesive	Chrysotile	Chrysotile detected in vinyl and bitumen.

Material description is an opinion which is outside the scope of our UKAS accreditation.

Location specified is for information purposes only and when provided by the client MSS Consulting accept no responsibility for its accuracy or validity.

Where material is specified as either Insulating board or Cement this is based on the opinion of the analyst and cannot be guaranteed as definitive. The analysis result only relates to the sample analysed and is not guaranteed to be representative of the part or whole of the parent material from which the sample was taken.

Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures

Signed for and on behalf of MSS Consulting Ltd:

Analyst Signature:

Date: 11th December 2013



0662

Item No.	Sample No	Location	Material type	Asbestos Fibre Type	Notes
045	AC000081	Packing office, sink unit acoustic pad	Bitumen	Chrysotile	
060	AC000082	Female toilet block, wall cistern	Reinforced Plastic	Amosite	
065	AC000083	Boiler room, pipework flanges gaskets	Gasket	No asbestos detected	
066	AC000084	Boiler room, pipework insulation	Friable Insulation	No asbestos detected	
067	AC000085	Boiler room, original boiler seal	Textile	No asbestos detected	
068	AC000086	Boiler room, floor debris	Friable Insulation	No asbestos detected	
069	AC000087	Boiler room, left hand wall debris	Friable Insulation	No asbestos detected	
070	AC000088	Boiler room, back wall debris	Friable Insulation	No asbestos detected	

Material description is an opinion which is outside the scope of our UKAS accreditation.

Location specified is for information purposes only and when provided by the client MSS Consulting accept no responsibility for its accuracy or validity.

Where material is specified as either Insulating board or Cement this is based on the opinion of the analyst and cannot be guaranteed as definitive. The analysis result only relates to the sample analysed and is not guaranteed to be representative of the part or whole of the parent material from which the sample was taken.

Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures

Signed for and on behalf of MSS Consulting Ltd:

Analyst Signature:

Date: 11th December 2013



0662

Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
071	AC000089	Boiler room, right hand wall debris	Friable Insulation	No asbestos detected	
072	AC000090	Boiler room, wall (with window) debris	Friable Insulation	No asbestos detected	
074	AC000091	External, wall down pipe	Cement	Chrysotile	
075	AC000092	External, external walls damp proof course	Bitumen	Chrysotile	Chrysotile - Contamination to surface.
076	AC000093	External, external canopies ceiling panels	Insulating Board	Chrysotile + Amosite	
077	AC000094	External, high level wall cladding	Cement	Chrysotile	
078	AC000095	External, wall and roof end capping	Cement	Chrysotile	
079	AC000096	External, main roof corrugated sheets	Cement	Chrysotile	

Material description is an opinion which is outside the scope of our UKAS accreditation.

Location specified is for information purposes only and when provided by the client MSS Consulting accept no responsibility for its accuracy or validity.

Where material is specified as either Insulating board or Cement this is based on the opinion of the analyst and cannot be guaranteed as definitive. The analysis result only relates to the sample analysed and is not guaranteed to be representative of the part or whole of the parent material from which the sample was taken.

Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures

Signed for and on behalf of MSS Consulting Ltd:

Analyst Signature:

Date: 11th December 2013



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Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
080	AC000097	External, main roof profiled sheet	Cement	Chrysotile	
081	AC000098	External, fiberglass vision panels sealant	Putty	Chrysotile	Chrysotile - contamination to surface.

Material description is an opinion which is outside the scope of our UKAS accreditation.

Location specified is for information purposes only and when provided by the client MSS Consulting accept no responsibility for its accuracy or validity.

Where material is specified as either Insulating board or Cement this is based on the opinion of the analyst and cannot be guaranteed as definitive. The analysis result only relates to the sample analysed and is not guaranteed to be representative of the part or whole of the parent material from which the sample was taken.

Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures

Signed for and on behalf of MSS Consulting Ltd:

Analyst Signature:

Date: 11th December 2013



0662

## Appendix D Asbestos Register

### Risk Assessment Algorithm

MATERIAL RISK SCORE (HSG284)			
(A) MATERIAL TYPE	1 = Reinforced Composite, Cement, Plastic, Resin, Mastics, Roof Felt, Vinyl, Paint, Textured Coating, Decorative Finishes 2 = AIB, Millboard, Textiles, Gaskets, Ropes, Paper, Felt 3 = Insulation, Spray, Loose asbestos		
(B) CONDITION	0 = Good Condition; No Damage 1 = Low; Scratches 2 = Medium; Significant Breakage, Visible Fibres 3 = High; Delamination, Visible Asbestos Debris		
(C) SURFACE TREATMENT	0 = Composite 1 = Cement Sheets / Encapsulated AIB / Enclosed AIB, Sprays, Textile 2 = Unsealed AIB, Textile / Encapsulated Lagging, Spray 3 = Unsealed Lagging and Spray		
(D) ASBESTOS TYPE	1 = Chrysotile 2 = Amosite & other amphiboles other than Crocidolite 3 = Crocidolite		
(M) MATERIAL RISK SCORE	High Risk = Score 10 or greater, Medium Risk = Score 7 to 9, Low Risk = Score 5 to 6, Very Low Risk = Score 4 or less		
PRIORITY RISK SCORE (HSG227)			
(1) NORMAL OCCUPANT ACTIVITY	Primary Use		Secondary Use
	0 = Rare 1 = Low 2 = Periodic 3 = High		0 = Rare 1 = Low 2 = Periodic 3 = High
(2) LIKELIHOOD OF DISTURBANCE	Location	Accessibility	Extent / Quantity
	0 = Outdoors 1 = Large Rooms 2 = Rooms up to 100m <sup>2</sup> 3 = Confined Spaces	0 = Not Usually or Unlikely to be Disturbed 1 = Occasionally Likely to be Disturbed 2 = Easily Disturbed 3 = Routinely Disturbed	0 = Small amounts (eg strings, gaskets) 1 = ≤10m <sup>2</sup> or ≤10m pipe run 2 = >10m <sup>2</sup> to ≤50m <sup>2</sup> or >10m to ≤50m pipe run 3 = >50m <sup>2</sup> or >50m pipe run
(3) HUMAN EXPOSURE POTENTIAL	Number	Frequency	Average Time In Use
	0 = None 1 = 1 to 3 2 = 4 to 10 3 = >10	0 = Infrequent 1 = Monthly 2 = Weekly 3 = Daily	0 = <1 hour 1 = >1 to <3 hours 2 = >3 to <6 hours 3 = >6 hours
(4) MAINTENANCE ACTIVITY	Type of Activity		Frequency of Activity
	0 = Minor disturbance 1 = Low disturbance 2 = Medium disturbance 3 = High disturbance		0 = Unlikely to be disturbed for maint 1 = ≤1 per year 2 = >1 per year 3 = >1 per month
(P) PRIORITY RISK SCORE	High Risk = Score 10 or greater; Medium Risk = Score 7 to 9, Low Risk = Score 5 to 6, Very Low Risk = Score 4 or less		
(T) TOTAL RISK SCORE			
(T) TOTAL RISK SCORE	Very Low = ≤4    Low = 5-8    Medium = 9-14    High = ≥16		

WE CARE  
ABOUT THE SMALL THINGS

Document Ref: MSSC/7

Survey Report Number: J000448



MSSC/537 Issue 2 Apr 2013

J000448

REPORT NOS:

PROPERTY:  
Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen NP4  
0TW

ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / STRONGLY PRESUMED	EXTENT QUANTITY ITEMS	Material Type	Damage/ Deterioration	Surface Treatment	Asbestos Type	Material Risk Rating	Normal Occupant Activity	Likelihood of Disturbance	Human Exposure potential	Maintenance Activity	Priority Risk Rating	Total Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Comments and Limitations	
																										(A)
<b>Building:</b>																										
012	G	Storage area	above window	header panel	Insulating Board	AC000071	Sampled	3m	2	2	2	2	2	1	2	1	1	1	5	13	Medium Risk	Remove ACM if likely to be disturbed by future works.		2nd December 2013	J000448	
018	G	Quality control	top of soil pipe	panel	Insulating Board	AC000073	Sampled	<1m <sup>2</sup>	2	0	2	2	6	0	1	1	0	0	2	8	Low Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448	
022	G	Office 1	above window	header panels	Insulating Board	AC000071 Strongly Presumed As AC000071	Strongly Presumed As AC000071	4m	2	1	1	2	6	1	1	2	1	1	5	11	Medium Risk	Remove ACM if likely to be disturbed by future works.		2nd December 2013	J000448	
024	G	Corridor 1	skylight	side panels	Insulating Board	AC000075	Sampled	2m <sup>2</sup>	2	0	1	2	5	0	1	2	1	4	9	Medium Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448		
026	G	Corridor 1, ceiling void	skylight	panels	Insulating Board	AC000075 Strongly Presumed As AC000075	Strongly Presumed As AC000075	2m <sup>2</sup>	2	1	2	2	7	0	1	0	1	1	2	9	Medium Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448	
031	G	Ladies W.C	skylight	panels	Insulating Board	AC000075 Strongly Presumed As AC000075	Strongly Presumed As AC000075	2m <sup>2</sup>	2	0	1	2	5	0	1	1	1	1	3	8	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448	
033	G	Ladies W.C ceiling void	skylight	panels	Insulating Board	AC000075 Strongly Presumed As AC000075	Strongly Presumed As AC000075	2m <sup>2</sup>	2	0	2	2	6	0	1	0	1	1	2	8	Low Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448	
035	G	Male W.C	skylight	panels	Insulating Board	AC000075 Strongly Presumed As AC000075	Strongly Presumed As AC000075	2m <sup>2</sup>	2	0	1	2	5	0	1	1	1	1	3	8	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448	

PROPERTY:										REPORT NOS:										J000448										MSS									
Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen NP4 0TW																														Notes, Caveats and Limitations									
																														MSS Consulting Issue 2 Apr 2013									
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / STRONGLY PRESUMED	EXTENT QUANTITY ITEMS	Material Type	Damage/ Deterioration	Surface Treatment	Asbestos Type	Material Risk Rating	Normal Occupant Activity	Likelihood of Disturbance	Human Exposure potential	Maintenance Activity	Priority Risk Rating	Total Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No															
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)	(R)	(S)	(T)	(U)	(V)	(W)	(X)	(Y)	(Z)														
Building:																																							
037	G	Male WC, ceiling void	skylight	panels	Insulating Board	ACO00075 Strongly Presumed As ACO00075	Strongly Presumed As ACO00075	2m <sup>2</sup>	2	0	2	2	6	0	1	0	1	2	8	Low Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448															
038	G	Office 2	skylight	panels	Insulating Board	ACO00078	Sampled	2m <sup>2</sup>	2	0	1	2	5	1	1	2	0	4	9	Medium Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448															
040	G	Office 2, ceiling void	skylight	panels	Insulating Board	ACO00078 Strongly Presumed As ACO00078	Strongly Presumed As ACO00078	2m <sup>2</sup>	2	0	2	2	6	0	1	2	0	3	9	Medium Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448															
050	G	Male cloakroom	skylight	panels	Insulating Board	ACO00078 Strongly Presumed As ACO00078	Strongly Presumed As ACO00078	2m <sup>2</sup>	2	0	1	2	5	1	2	1	1	5	10	Medium Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448															
051	G	Male cloakroom, ceiling void	skylight	panels	Insulating Board	ACO00078 Strongly Presumed As ACO00078	Strongly Presumed As ACO00078	2m <sup>2</sup>	2	0	2	2	6	0	1	1	0	2	8	Low Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448															
052	G	Male toilet block	skylight	panels	Insulating Board	ACO00078 Strongly Presumed As ACO00078	Strongly Presumed As ACO00078	2m <sup>2</sup>	2	0	1	2	5	1	1	1	0	3	8	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448															
053	G	Male toilet, block, ceiling void	skylight	panels	Insulating Board	ACO00078 Strongly Presumed As ACO00078	Strongly Presumed As ACO00078	2m <sup>2</sup>	2	0	2	2	6	1	1	0	0	2	8	Low Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448															
055	G	Female cloakroom	skylight	panels	Insulating Board	ACO00078 Strongly Presumed As ACO00078	Strongly Presumed As ACO00078	2m <sup>2</sup>	2	0	1	2	5	1	1	1	1	4	9	Medium Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448															

PROPERTY:										REPORT NOS:										J000448										MSSC1531 Issue 2 Apr 2013									
Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen NP4 0TW																																							
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / STRONGLY PRESUMED	EXTENT QUANTITY ITEMS	Material Type	Damage/ Deterioration	Surface Treatment	Asbestos Type	Material Risk Rating	Normal Occupant Activity	Likelihood of Disturbance	Human Exposure potential	Maintenance Activity	Prioritly Risk Rating	Total Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations														
Buildings:																																							
058	G	Female cloakroom, ceiling void	skylight	panels	Insulating Board	AC000078 Strongly Presumed As AC000078	Strongly Presumed As AC000078	2m <sup>2</sup>	2	0	2	2	6	0	1	1	0	2	8	Low Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448															
058	G	Female toilet block	skylight	panels	Insulating Board	AC000078 Strongly Presumed As AC000078	Strongly Presumed As AC000078	2m <sup>2</sup>	2	0	1	2	5	1	1	0	3	8	Low Risk	Manage ACM in place in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448																
060	G	Female toilet block	wall	cistern	Reinforced Plastic	AC000082	Sampled	3m <sup>2</sup>	1	1	0	4	1	1	1	0	3	7	Low Risk	Remove ACM if likely to be disturbed by future works.		2nd December 2013	J000448																
062	G	Female toilet block, ceiling void	skylight	panels	Insulating Board	AC000078 Strongly Presumed As AC000078	Strongly Presumed As AC000078	2m <sup>2</sup>	2	0	2	2	6	0	1	0	2	8	Low Risk	Encapsulate and manage in place in accordance with CAR 2012.		2nd December 2013	J000448																
076	G	External	external canopies	ceiling panels	Insulating Board	AC000096	Sampled	60m <sup>2</sup>	2	1	1	2	6	0	1	1	3	9	Medium Risk	Remove ACM if likely to be disturbed by future works.		2nd December 2013	J000448																
025	G	Corridor 1	floor	brown vinyl tile and adhesive	Vinyl With Bitumen Adhesive	AC000076	Sampled	10m <sup>2</sup>	1	2	0	4	1	2	2	1	6	10	Medium Risk	Remove ACM if likely to be disturbed by future works.		2nd December 2013	J000448																
027	G	Cleaner's store	floor	brown vinyl tile and adhesive	Vinyl With Bitumen Adhesive	AC000076 Strongly Presumed As AC000076	Strongly Presumed As AC000076	4m <sup>2</sup>	1	2	0	4	0	2	1	1	4	8	Low Risk	Remove ACM if likely to be disturbed by future works.		2nd December 2013	J000448																
030	G	Corridor 2	floor	brown vinyl tile and adhesive	Vinyl With Bitumen Adhesive	AC000076 Strongly Presumed As AC000076	Strongly Presumed As AC000076	7m <sup>2</sup>	1	2	0	4	1	2	2	1	6	10	Medium Risk	Manage ACM in place in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448																

PROPERTY:										REPORT NOS:										J000448										MSSOS31 Issue 2 Apr 2013									
Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen NP4 0TW																																							
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / STRONGLY PRESUMED	EXTENT QUANTITY ITEMS	Material Type	(A)	(B)	(C)	(D)	(M)	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	Material Risk Rating	Priority Risk Rating	Total Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations						
Building:																																							
032	G	Ladies W.C	floor	brown vinyl tile and adhesive	Vinyl With Bitumen Adhesive	AC000076 Strongly Presumed As AC000076	Strongly Presumed As AC000076	4m <sup>2</sup>	1	2	0	1	4	1	1	2	1	1	1	1	1	1	1	1	4	5	9	Medium Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448							
034	G	Ladies W.C ceiling void	within void	vent pipe	Cement	AC000077	Sampled	1m	1	1	1	1	4	0	0	1	0	0	1	0	0	0	0	1	5	1	5	Low Risk	Remove ACM if likely to be disturbed by future works.		2nd December 2013	J000448							
036	G	Male W.C	floor	brown vinyl tile and adhesive	Vinyl With Bitumen Adhesive	AC000078 Strongly Presumed As AC000078	Strongly Presumed As AC000078	4m <sup>2</sup>	1	2	0	1	4	1	2	1	2	1	1	1	1	1	1	1	4	5	9	Medium Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448							
038	G	Office 2	floor beneath carpet	brown vinyl tile and adhesive	Vinyl With Bitumen Adhesive	AC000078 Strongly Presumed As AC000078	Strongly Presumed As AC000078	46m <sup>2</sup>	1	0	0	1	2	1	2	2	1	2	1	1	1	1	1	1	2	6	8	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448							
042	G	Store 2	floor	orange vinyl floor tile and adhesive	Vinyl With Bitumen Adhesive	AC000079	Sampled	4m <sup>2</sup>	1	0	0	1	2	1	2	1	1	1	1	1	1	1	1	1	5	7	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448								
044	G	Store 5	floor	cream vinyl tiles and adhesive	Vinyl With Bitumen Adhesive	AC000080	Sampled	6m <sup>2</sup>	1	0	0	1	2	1	2	1	1	1	1	1	1	1	1	1	5	7	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448								
045	G	Packing office	sink unit	acoustic pad	Bitumen	AC000081	Sampled	3m <sup>2</sup>	1	1	0	1	3	1	1	3	0	0	5	8	8	8	8	8	8	8	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448								
046	G	Packing office	floor below carpet	cream vinyl tiles and adhesive	Vinyl With Bitumen Adhesive	AC000080 Strongly Presumed As AC000080	Strongly Presumed As AC000080	108m <sup>2</sup>	1	1	0	1	3	1	2	3	1	2	1	7	10	10	10	10	10	10	10	Medium Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448							



PROPERTY:										REPORT NOS:										J000448										MSS MSSC/691 Issue 2 Apr 2013									
Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen NP4 0TW																																							
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / STRONGLY PRESUMED	EXTENT / QUANTITY ITEMS	Material Type	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)	(R)	(S)	(T)	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations				
Building:																																							
078	G	External	well and roof	end capping	Cement	AC000095	Sampled	50m	1	1	1	1	1	1	4	0	1	1	0	0	1	1	0	0	0	0	0	2	5	Low Risk	Remove ACM if likely to be disturbed by future works.		2nd December 2013	J000448					
079	G	External	main roof	corrugated sheets	Cement	AC000096	Sampled	300m <sup>2</sup>	1	1	1	1	1	1	4	0	1	0	0	0	1	0	0	0	0	0	1	5	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448						
080	G	External	main roof	profiled sheet	Cement	AC000097	Sampled	120m <sup>2</sup>	1	1	1	1	1	1	4	0	1	0	0	0	1	0	0	0	0	0	1	5	Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448						
081	G	External	fibreglass vision panels	sealant	Poly	AC000098	Sampled	20m	1	1	0	1	3	0	1	3	0	1	0	0	1	0	0	0	0	1	4	Very Low Risk	Manage ACM in place, in accordance with Reg 4, CAR 2012.		2nd December 2013	J000448							

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PROPERTY:				REPORT NOS:				J000448		MSS MSSC/631 Issue 2 Apr 2013	
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLED / PRESUMED / STRONGLY PRESUMED	SAMPLE IDENTIFICATION NUMBER	EXTENT QUANTITY ITEMS	Report No		
Building:											
004	G	Storage 2	within wall cavity	damp proof membrane	Bitumen	Sampled	AC000069	5m	J000448		
007	G	Main storage area	floor	adhesive residus	Bitumen	Sampled	AC000070	3m <sup>2</sup>	J000448		
010	G	Storage area	within wall cavity	damp proof membrane	Bitumen	Strongly Presumed As AC000069	AC000069 Strongly Presumed As AC000069	10m	J000448		
015	G	Loading bay	lower wall	damp proof course	Bitumen	Sampled	AC000072	12m	J000448		
016	G	Dispatch bay	lower wall	damp proof course	Bitumen	Strongly Presumed As AC000072	AC000072 Strongly Presumed As AC000072	10m	J000448		
021	G	Office 1	floor beneath carpet	adhesive	Bitumen	Sampled	AC000074	30m <sup>2</sup>	J000448		
041	G	Lobby	floor beneath carpet	adhesive	Bitumen	Strongly Presumed As AC000074	AC000074 Strongly Presumed As AC000074	10m <sup>2</sup>	J000448		
045	G	Store 3	floor beneath carpet	adhesive	Bitumen	Strongly Presumed As AC000074	AC000074 Strongly Presumed As AC000074	20m <sup>2</sup>	J000448		
065	G	Boiler room	pipework flanges	gaskets	Gasket	Sampled	AC000083	3no.	J000448		
066	G	Boiler room	pipework	insulation	Friable insulation	Sampled	AC000084	10m	J000448		

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PROPERTY:				REPORT NOS:				MSSC/631 Issue 2 Apr 2013	
Polo Grounds Industrial Estate, New Inn, Pontypool, Torfaen NP4 0TW				J000448				Report No	
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLED / PRESUMED / STRONGLY PRESUMED	SAMPLE IDENTIFICATION NUMBER	EXTENT QUANTITY ITEMS	Report No
<b>Building:</b>									
067	G	Boiler room	original boiler	seal	Textile	Sampled	AC000085	2m	J000448
068	G	Boiler room	floor	debris	Frangible Insulation	Sampled	AC000086	20m <sup>2</sup>	J000448
069	G	Boiler room	left hand wall	debris	Frangible Insulation	Sampled	AC000087	10m <sup>2</sup>	J000448
070	G	Boiler room	back wall	debris	Frangible Insulation	Sampled	AC000088	10m <sup>2</sup>	J000448
071	G	Boiler room	right hand wall	debris	Frangible Insulation	Sampled	AC000089	10m <sup>2</sup>	J000448
072	G	Boiler room	wall (with window)	debris	Frangible Insulation	Sampled	AC000090	4m <sup>2</sup>	J000448
073	G	Boiler room	wall cavity	damp proof membrane	Blumen	Strongly Presumed As AC000089	AC000088 Strongly Presumed As AC000089	2m	J000448