



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 where 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 Unless instructed by the client, 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.

Item No.	Area or material not accessible	Reason
N/A	N/A	N/A



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 (if relevant) and any relevant MSS Consulting recommendations are shown in the Asbestos Register. Our recommendations are based upon the assumption that any demolition work may not take place for a significant period after the survey (e.g. more than 3 months). Any ACMs will have to be managed during this period, and 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.
- 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 you prepare your management plan, and undertake 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 further refurbishment or demolition works are proposed which are likely to disturb the fabric of the building, outside the agreed scope of works, 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
 - ACOP L143 Managing and working with asbestos
 - HSG 264 Asbestos: The Survey Guide
 - HSG 227 A Comprehensive Guide to Managing Asbestos in Premises
 - HSG 210 Asbestos Essentials: A Task Manual for Building, Maintenance and Allied Trades on Non-Licensed Asbestos Work



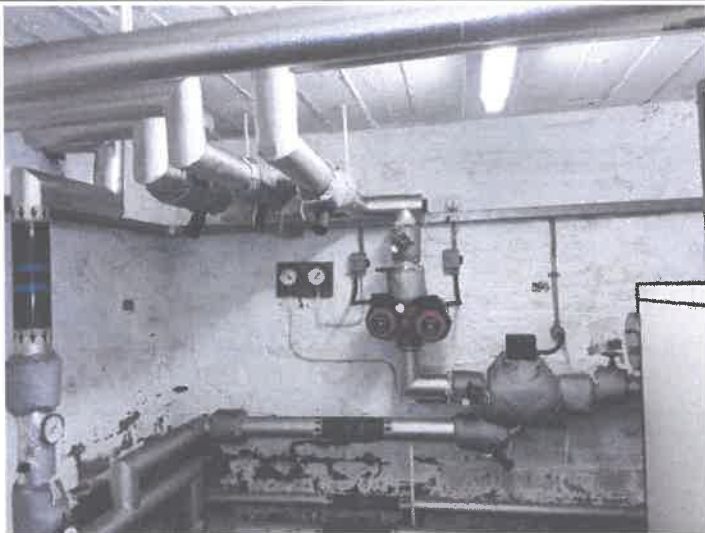
Appendix A

Photographs of Sample Points



Item No: 0055	Sample No: LW005434
	
Location: Unit 1, Sub Level -1, Boiler room (BF01), Boiler , Seals	
Material type: Gasket	Asbestos Type: Chrysotile

Item No: 0052	Sample No: LW005431
	
Location: Unit 1, Sub Level -1, Boiler room (BF01), Ceiling , Debris	
Material type: debris	Asbestos Type: No asbestos detected

Item No: 0053	Sample No: LW005432
	
Location: Unit 1, Sub Level -1, Boiler room (BF01), Walls, Debris	
Material type: debris	Asbestos Type: No asbestos detected

Item No: 0054	Sample No: LW005433
	
Location: Unit 1, Sub Level -1, Boiler room (BF01), Floor, Debris	
Material type: debris	Asbestos Type: No asbestos detected

Item No: 0007	Sample No: LW005395
	
Location: Unit 1, Ground Floor, Stage & side corridors (GF05, GF05A & GF05B), Seal to electrical switch box door on wall, Mastic	
Material type: Putty	Asbestos Type: Chrysotile

Item No: 0008	Sample No: LW005396
	
Location: Unit 1, Ground Floor, Throughout (000), Floor below Parquet, Adhesive	
Material type: Bitumen	Asbestos Type: No asbestos detected

Item No: 0051	Sample No: LW005430
	
Location: Unit 1, Roof Void, Loft (RV), String to ducting, Rope	
Material type: Rope	Asbestos Type: No asbestos detected

Item No: 0042	Sample No: LW005421
	
Location: Unit 1, External, External (Ex), Joints to rainwater goods, Putty	
Material type: Putty	Asbestos Type: No asbestos detected

Item No: 0043	Sample No: LW005422
	
Location: Unit 1, External, External (Ex), High level dormer windows, Putty	
Material type: Putty	Asbestos Type: No asbestos detected

Item No: 0050	Sample No: LW005429
	
Location: Unit 1, External, External (Ex), Downpipes, Seals	
Material type: Rope	Asbestos Type: No asbestos detected

Item No: 0003	Sample No: LW005392
	
Location: Unit 3, Ground Floor, Classroom (GF06), Fireplace , Panel	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0001	Sample No: LW005391
	
Location: Unit 3, Ground Floor, Classroom (GF01), Floor below Parquet, Adhesive	
Material type: Bitumen	Asbestos Type: No asbestos detected

Item No: 0002	Sample No: LW005391 Visually Similar As LW005391
	
Location: Unit 3, Ground Floor, Classroom (GF06), Floor below Parquet, Adhesive	
Material type: Bitumen	Asbestos Type: No asbestos detected

Item No: 0004	Sample No: LW005391 Visually Similar As LW005391
	
Location: Unit 3, Ground Floor, Classroom (GF07), Floor below Parquet, Adhesive	
Material type: Bitumen	Asbestos Type: No asbestos detected

Item No: 0068	Sample No: LW005422 Visually Similar As LW005422
	
Location: Unit 3, External, External (Ex), High level dormer windows, Putty	
Material type: Putty	Asbestos Type: No asbestos detected

Item No: 0058	Sample No: LW005437
	
Location: Unit 4, Sub Level -1, Boiler room (BF01), Boiler, Seals	
Material type: Gasket	Asbestos Type: Chrysotile

Item No: 0013	Sample No: LW005400
	
Location: Unit 4, Ground Floor, Kitchen (GF07), Beams, Boxing	
Material type: Textured coating and Insulating board	Asbestos Type: Chrysotile + Amosite

Item No: 0015	Sample No: LW005402
	
Location: Unit 4, Ground Floor, WC (GF16), Wall , Cistern	
Material type: Reinforced Plastic	Asbestos Type: Amosite

Item No: 0010	Sample No: LW005398
	
Location: Unit 4, Ground Floor, Changing Room (GF19), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0011	Sample No: LW005398 Visually Similar As LW005398
	
Location: Unit 4, Ground Floor, Lobby (GF18), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0014	Sample No: LW005401
	
Location: Unit 4, Ground Floor, Kitchen (GF07), Walls, Coating to plaster	
Material type: Textured Coating	Asbestos Type: Chrysotile

Item No: 0016	Sample No: LW005403
	
Location: Unit 4, Ground Floor, Store Room (GF14), Paper lining layers within insulation to pipework, Insulation	
Material type: Paper	Asbestos Type: Chrysotile

Item No: 0017	Sample No: LW005404
	
Location: Unit 4, Ground Floor, Store (GF11A), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0018	Sample No: LW005404 Visually Similar As LW005404
	
Location: Unit 4, Ground Floor, Classroom (GF11), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0019	Sample No: LW005405
	
Location: Unit 4, Ground Floor, Classroom (GF11), Fuse box to wall, Flash guards	
Material type: Textile	Asbestos Type: Chrysotile

Item No: 0021	Sample No: LW005404 Visually Similar As LW005404
	
Location: Unit 4, Ground Floor, Classroom 3 (GF09), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0009	Sample No: LW005397
	
Location: Unit 4, Ground Floor, Changing Room (GF03), Ceiling , Coating to plaster	
Material type: Textured Coating	Asbestos Type: No asbestos detected

Item No: 0012	Sample No: LW005399
	
Location: Unit 4, Ground Floor, Kitchen (GF07), Ceiling , Coating to plaster	
Material type: Textured Coating	Asbestos Type: No asbestos detected

Item No: 0022	Sample No: LW005406
	
Location: Unit 4, Ground Floor, Throughout, Floors bloew Parquet, Adhesive	
Material type: Bitumen	Asbestos Type: No asbestos detected

Item No: 0023	Sample No: LW005407
	
Location: Unit 4, 1st Floor, Landing (FF05), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0031	Sample No: LW005413
	
Location: Unit 4, 1st Floor, Classroom (FF02), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0032	Sample No: LW005414
	
Location: Unit 4, 1st Floor, Classroom (FF02), Wall , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0033	Sample No: LW005413 Visually Similar As LW005413
	
Location: Unit 4, 1st Floor, Classroom (FF01), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0034	Sample No: LW005414 Visually Similar As LW005414
	
Location: Unit 4, 1st Floor, Classroom (FF01), Wall , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0035	Sample No: LW005413 Visually Similar As LW005413
	
Location: Unit 4, 1st Floor, Office (FF07), Ceiling , Panels	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0024	Sample No: LW005408
	
Location: Unit 4, 1st Floor, Staff room (FF04), Ceiling , Coating to plasterboard	
Material type: Textured Coating	Asbestos Type: No asbestos detected

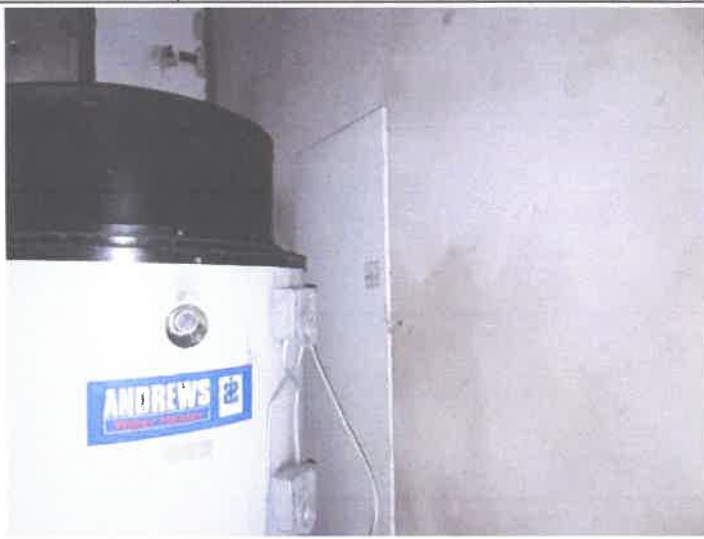
Item No: 0025	Sample No: LW005409
	
Location: Unit 4, 1st Floor, Staff room (FF04), Fireplace , Panel	
Material type: Insulating Board	Asbestos Type: No asbestos detected

Item No: 0026	Sample No: LW005408 Visually Similar As LW005408
	
Location: Unit 4, 1st Floor, WC (FF08), Ceiling , Coating to plasterboard	
Material type: Textured Coating	Asbestos Type: No asbestos detected

Item No: 0027	Sample No: LW005410
	
Location: Unit 4, 1st Floor, Hot Water Tank Room (FF03), Ceiling , Board	
Material type: Insulating Board	Asbestos Type: No asbestos detected

Item No: 0028	Sample No: LW005411
	
Location: Unit 4, 1st Floor, Hot Water Tank Room (FF03), Doors , Panels	
Material type: Insulating Board	Asbestos Type: No asbestos detected

Item No: 0029	Sample No: LW005412
	
Location: Unit 4, 1st Floor, Hot Water Tank Room (FF03), Floor , Panel	
Material type: Insulating Board	Asbestos Type: No asbestos detected

Item No: 0030	Sample No: LW005411 Visually Similar As LW005411
	
Location: Unit 4, 1st Floor, Hot Water Tank Room (FF03), Loose, Panel	
Material type: Insulating Board	Asbestos Type: No asbestos detected

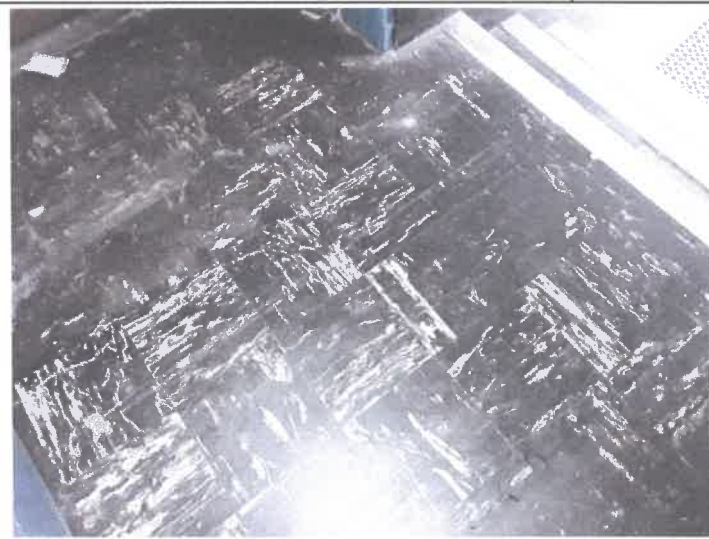
Item No: 0044	Sample No: LW005423
	
Location: Unit 4, External, External (Ex), Walls, Isolator pots	
Material type: Reinforced Plastic	Asbestos Type: Chrysotile

Item No: 0045	Sample No: LW005424
	
Location: Unit 4, External, External (Ex), Main roof, taken above changing rooms, Felt	
Material type: Bitumen	Asbestos Type: No asbestos detected

Item No: 0049	Sample No: LW005428
	
Location: Unit 6, Ground Floor, Female WC (GF06), Passing through wall into GF07, Pipe	
Material type: Cement	Asbestos Type: Chrysotile + Amosite

Item No: 0062	Sample No: LW005428 Visually Similar As LW005428
	
Location: Unit 6, Ground Floor, Large Room (GF07), Embedded in wall & passing into GF06, Pipe	
Material type: Cement	Asbestos Type: Chrysotile + Amosite

Item No: 0036	Sample No: LW005415
	
Location: Unit 6, Ground Floor, Foyer and stair lobby (GF33), Main stairs, Brown nosing	
Material type: Reinforced Plastic	Asbestos Type: Chrysotile

Item No: 0037	Sample No: LW005416
	
Location: Unit 6, Ground Floor, Foyer and stair lobby (GF33), Raised floor and small steps, Black tiles and adhesive	
Material type: Thermoplastic floor tiles and adhesive	Asbestos Type: Chrysotile

Item No: 0038	Sample No: LW005417
	
Location: Unit 6, Ground Floor, Foyer and stair lobby (GF33), Small steps, White nosing	
Material type: Reinforced Plastic	Asbestos Type: Chrysotile

Item No: 0039	Sample No: LW005418
	
Location: Unit 6, Ground Floor, Laboratory (GF34), Floor below modern vinyl and screed, Adhesive	
Material type: Bitumen	Asbestos Type: Chrysotile

Item No: 0066	Sample No: LW005418 Visually Similar As LW005418
No photographic evidence available	
Location: Unit 6, Ground Floor, Prep Room (GF35), floor below modern lino, screed and modern vinyl tiles, Adhesive Material type: Bitumen Asbestos Type: Chrysotile	

Item No: 0067	Sample No: LW005418 Visually Similar As LW005418
No photographic evidence available	
Location: Unit 6, Ground Floor, Store (GF36), Floor below modern lino screed and non-suspect vinyl tiles, Adhesive Material type: Bitumen Asbestos Type: Chrysotile	

Item No: 0040	Sample No: LW005419
	
Location: Unit 6, Ground Floor, Office (GF24), Blanking to fireplace, Panel	
Material type: Insulating Board	Asbestos Type: No asbestos detected

Item No: 0041	Sample No: LW005420
	
Location: Unit 6, External, External (Ex), Soffit around 2 storey science block, Panels	
Material type: Insulating Board	Asbestos Type: Chrysotile + Crocidolite

Item No: 0046	Sample No: LW005425
	
Location: Unit 6, External, External (Ex), Gable ends, Undercloak	
Material type: Cement	Asbestos Type: Chrysotile

Item No: 0047	Sample No: LW005426
	
Location: Unit 6, External, External (Ex), To concrete columns of science block, Coating to concrete	
Material type: Textured Coating	Asbestos Type: No asbestos detected

Item No: 0048	Sample No: LW005427
	
Location: Unit 6, External, External (Ex), Walls to science block, Damp Proof Course	
Material type: Bitumen	Asbestos Type: No asbestos detected



Appendix B

Site Plans



042 (ext)

043 (ext)

052, 053, 054

055

051 (Loft)

050 (ext)

008 (Throughout)

005

006, 007

008

UNIT 1

YEAR 7 BLOCK

Project No: J062153

Dyffryn Lower School
Talcennau Road
Port Talbot
SA13 1EP

N.T.S (Not To Scale)



UNIT 1

Key:

- No access
- Positive Location
- Negative Location

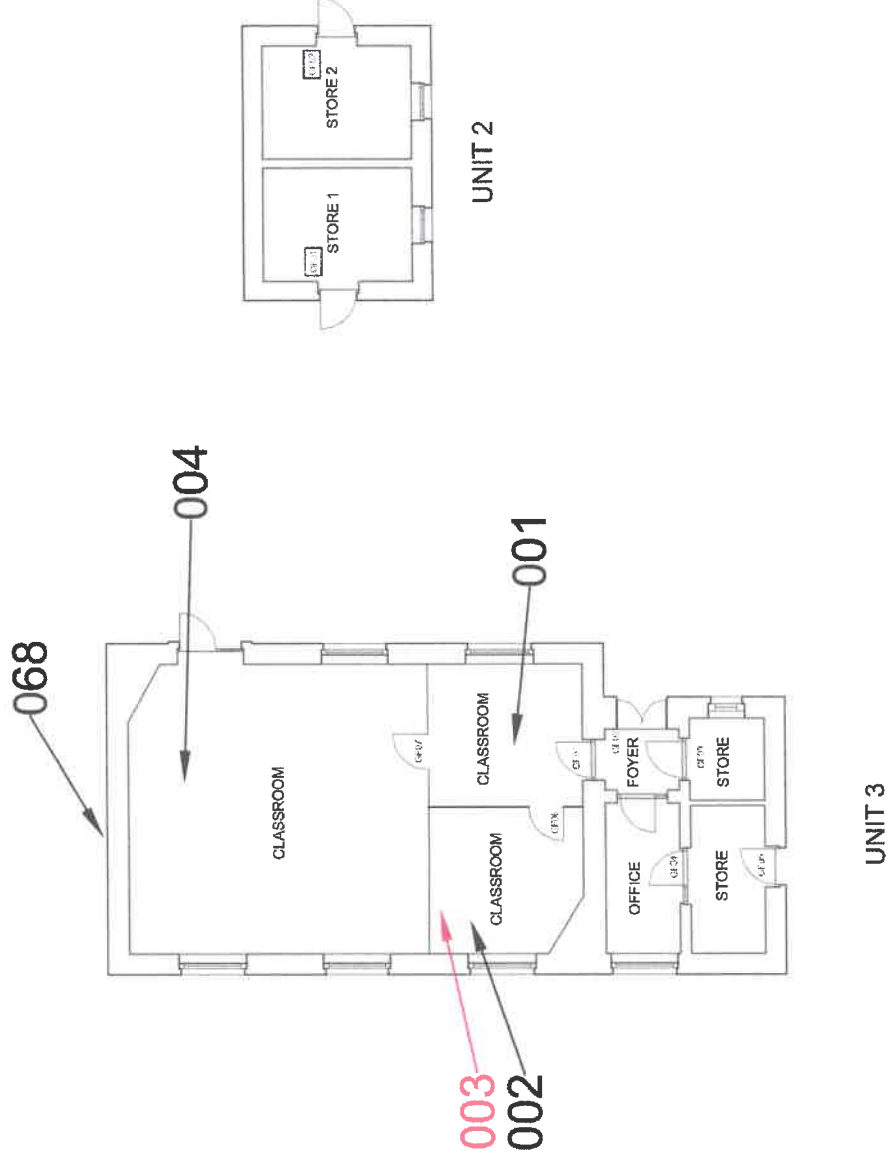
Project No: J062153

Site:

Dyffryn Lower School
Talcennau Road
Port Talbot
SA13 1EP

Plan No: 2 of 4

N.T.S (Not To Scale)



Architectural floor plan of Unit 4 Ground Floor. The plan shows a large central hall (003) with multiple rooms and corridors. Key areas include:

- UNIT 4 GROUND FLOOR** (Overall label)
- UNIT 4 FIRST FLOOR** (Label for the upper section)
- UNIT 5** (Label for the lower section)
- 003** (Large central hall)
- 004** (Room adjacent to 003)
- 005** (Room adjacent to 003)
- 006** (Room adjacent to 003)
- 007** (Room adjacent to 003)
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- 098** (Room adjacent to 003)
- 099** (Room adjacent to 003)
- 100** (Room adjacent to 003)

No access

Positive Location

Negative Location

Project No: J062153

Site:

Dyffryn Lower School
Talcennau Road
Port Talbot
SA13 1EP

Plan No: 3 of 4

N.T.S (Not To Scale)



Key:

- No access
- Positive Location
- Negative Location

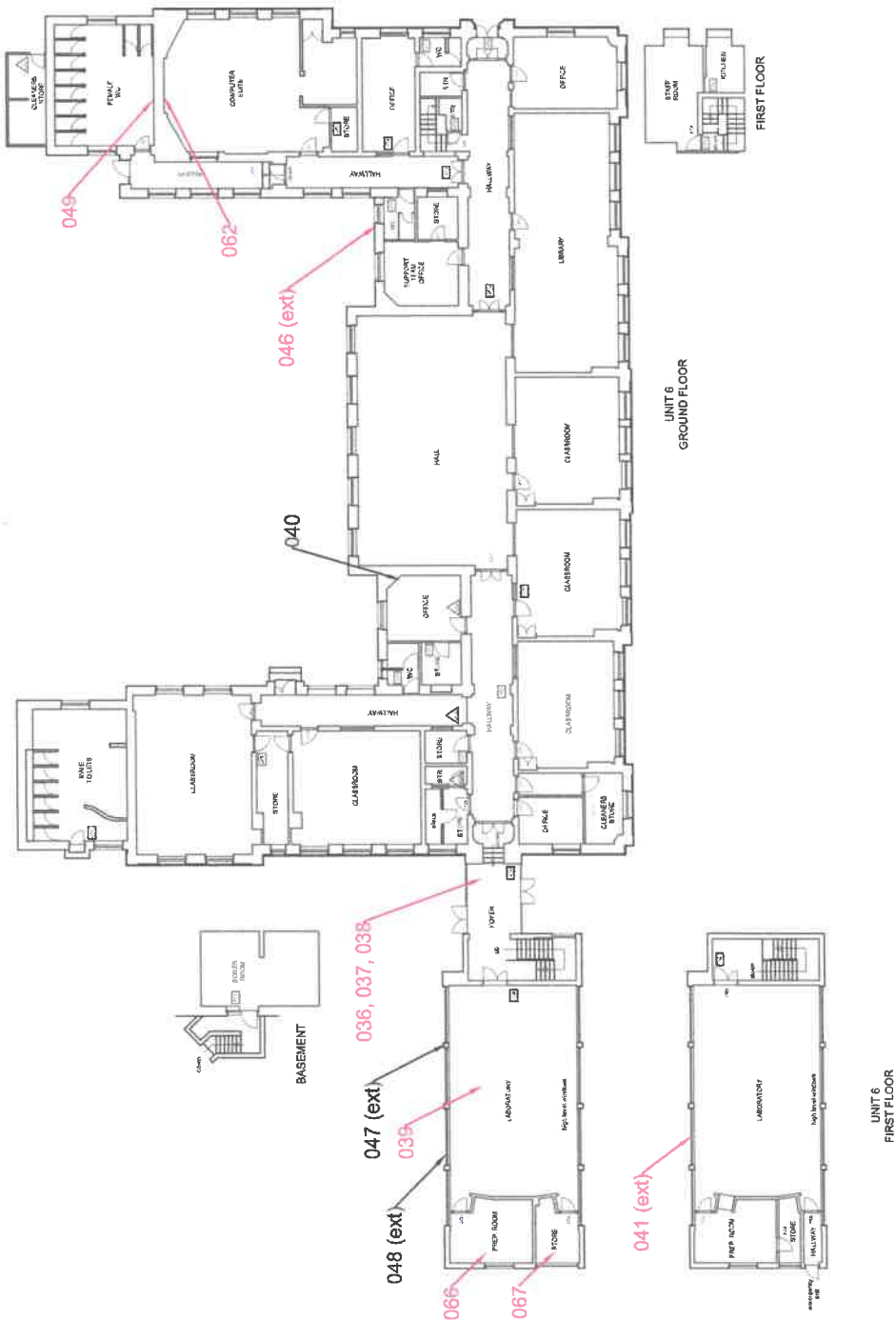
Project No: J062153

Site:

Dyffryn Lower School
Talcennau Road
Port Talbot
SA13 1EP

Plan No: 4 of 4

N.T.S (Not To Scale)





Appendix C
Certificate of Analysis





Certificate of Analysis for Asbestos Fibre Identification

Certificate Number: J062153 Date: 12 Jan 2023

Client Linc Cymru Housing Association, 387 Newport Road, Cardiff CF24 1GG
Site Address Dyffryn Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP
Sampled by: Leigh Wilson, MSS Consulting Ltd
Analyst: Bethan Goodfield
Gemma Jones
Date Received: 3 Jan 2023
Date of Analysis: 3 Jan 2023 - 4 Jan 2023

FAO: Jonathan Watson

Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
005	LW005393	Unit 1, Ground Floor, Stage & side corridors (GF05, GF05A & GF05B), Wall over and sides of stage, Panels	Insulating Board	Chrysotile + Crocidolite	

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. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

Signed for and on behalf of MSS Consulting Ltd:

Bethan Goodfield

Analyst Signature:

[Signature]

Date: 4th January 2023

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Author - M. Perry Issue 16 Nov 2022 Document Ref: MSSC/5 Page 1 of 13

Head Office MSS Consulting MSS House, Galdames Place, Cardiff, CF24 5PE Tel: 0845 260 2626 Fax: 0845 260 2629 Company No: 05554672

Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
006	LW005394	Unit 1, Ground Floor, Stage & side corridors (GF05, GF05A & GF05B), Fuse box to high level, Flash guards	Textile	Chrysotile	
007	LW005395	Unit 1, Ground Floor, Stage & side corridors (GF05, GF05A & GF05B), Seal to electrical switch box door on wall, Mastic	Putty	Chrysotile	
008	LW005396	Unit 1, Ground Floor, Throughout (000), Floor below Parquet, Adhesive	Bitumen	No asbestos detected	
042	LW005421	Unit 1, External, External (Ex), Joints to rainwater goods, Putty	Putty	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. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

Signed for and on behalf of MSS Consulting Ltd:

TBC postfield

Analyst Signature:

[Signature]

Date: 4th January 2023



Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
043	LW005422	Unit 1, External, External (Ex), High level dorma windows, Putty	Putty	No asbestos detected	
050	LW005429	Unit 1, External, External (Ex), Downpipes, Seals	Rope	No asbestos detected	
051	LW005430	Unit 1, Roof Void, Loft (RV), String to ducting, Rope	Rope	No asbestos detected	
052	LW005431	Unit 1, Sub Level -1, Boiler room (BF01), Ceiling , Debris	debris	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. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

Signed for and on behalf of MSS Consulting Ltd:

T. B. Griffiths

Analyst Signature:

[Signature]

Date: 4th January 2023

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Author - M. Perry

Issue 16

Nov 2022

Document Ref: MSSC/5

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Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
053	LW005432	Unit 1, Sub Level -1, Boiler room (BF01), Walls, Debris	debris	No asbestos detected	
054	LW005433	Unit 1, Sub Level -1, Boiler room (BF01), Floor, Debris	debris	No asbestos detected	
055	LW005434	Unit 1, Sub Level -1, Boiler room (BF01), Boiler , Seals	Gasket	Chrysotile	
001	LW005391	Unit 3, Ground Floor, Classroom (GF01), Floor below Parquet, Adhesive	Bitumen	No asbestos detected	

Material description is an opinion which is outside the scope of our UKAS accreditation.
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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. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

Signed for and on behalf of MSS Consulting Ltd:

TBC Goodfield

Analyst Signature:

[Signature]

Date: 4th January 2023

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Author - M. Perry

Issue 16

Nov 2022

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Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
003	LW005392	Unit 3, Ground Floor, Classroom (GF06), Fireplace , Panel	Cement	Chrysotile	
009	LW005397	Unit 4, Ground Floor, Changing Room (GF03), Ceiling , Coating to plaster	Textured Coating	No asbestos detected	
010	LW005398	Unit 4, Ground Floor, Changing Room (GF19), Ceiling , Panels	Cement	Chrysotile	
012	LW005399	Unit 4, Ground Floor, Kitchen (GF07), Ceiling , Coating to plaster	Textured Coating	No asbestos detected	

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Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

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TBC

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Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
013	LW005400	Unit 4, Ground Floor, Kitchen (GF07), Beams, Boxing	Textured coating and Insulating board	Chrysotile + Amosite	
014	LW005401	Unit 4, Ground Floor, Kitchen (GF07), Walls, Coating to plaster	Textured Coating	Chrysotile	
015	LW005402	Unit 4, Ground Floor, WC (GF16), Wall, Cistern	Reinforced Plastic	Amosite	
016	LW005403	Unit 4, Ground Floor, Store Room (GF14), Paper lining layers within insulation to pipework, Insulation	Paper	Chrysotile	

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 Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

Signed for and on behalf of MSS Consulting Ltd:

TBC Griffiths

Analyst Signature:

[Signature]

Date: 4th January 2023



Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
017	LW005404	Unit 4, Ground Floor, Store (GF11A), Ceiling , Panels	Cement	Chrysotile	
019	LW005405	Unit 4, Ground Floor, Classroom (GF11), Fuse box to wall, Flash guards	Textile	Chrysotile	
022	LW005406	Unit 4, Ground Floor, Throughout, Floors bloew Parquet, Adhesive	Bitumen	No asbestos detected	
023	LW005407	Unit 4, 1st Floor, Landing (FF05), Ceiling , Panels	Cement	Chrysotile	

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Signed for and on behalf of MSS Consulting Ltd:

Analyst Signature:

Date: 4th January 2023



Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
024	LW005408	Unit 4, 1st Floor, Staff room (FF04), Ceiling , Coating to plasterboard	Textured Coating	No asbestos detected	
025	LW005409	Unit 4, 1st Floor, Staff room (FF04), Fireplace , Panel	Insulating Board	No asbestos detected	
027	LW005410	Unit 4, 1st Floor, Hot Water Tank Room (FF03), Ceiling , Board	Insulating Board	No asbestos detected	
028	LW005411	Unit 4, 1st Floor, Hot Water Tank Room (FF03), Doors , Panels	Insulating Board	No asbestos detected	

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Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

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TBC Perfield

Analyst Signature:

[Signature]

Date: 4th January 2023

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Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
029	LW005412	Unit 4, 1st Floor, Hot Water Tank Room (FF03), Floor , Panel	Insulating Board	No asbestos detected	
031	LW005413	Unit 4, 1st Floor, Classroom (FF02), Ceiling , Panels	Cement	Chrysotile	
032	LW005414	Unit 4, 1st Floor, Classroom (FF02), Wall , Panels	Cement	Chrysotile	
044	LW005423	Unit 4, External, External (Ex), Walls, Isolator pots	Reinforced Plastic	Chrysotile	

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Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

Signed for and on behalf of MSS Consulting Ltd:

TBC

Analyst Signature:

[Signature]

Date: 4th January 2023

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Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
045	LW005424	Unit 4, External, External (Ex), Main roof, taken above changing rooms, Felt	Bitumen	No asbestos detected	
056	LW005435	Unit 4, Sub Level -1, Boiler room (BF01), Walls, Debris	debris	No asbestos detected	
057	LW005436	Unit 4, Sub Level -1, Boiler room (BF01), Floor , Debris	debris	No asbestos detected	
058	LW005437	Unit 4, Sub Level -1, Boiler room (BF01), Boiler, Seals	Gasket	Chrysotile	

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Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

Signed for and on behalf of MSS Consulting Ltd:

TBC postfield

Analyst Signature:

[Signature]

Date: 4th January 2023

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Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
036	LW005415	Unit 6, Ground Floor, Foyer and stair lobby (GF33), Main stairs, Brown nosing	Reinforced Plastic	Chrysotile	
037	LW005416	Unit 6, Ground Floor, Foyer and stair lobby (GF33), Raised floor and small steps, Black tiles and adhesive	Thermoplastic floor tiles and adhesive	Chrysotile	Chrysotile found in bitumen adhesive and floor tile
038	LW005417	Unit 6, Ground Floor, Foyer and stair lobby (GF33), Small steps, White nosing	Reinforced Plastic	Chrysotile	
039	LW005418	Unit 6, Ground Floor, Laboratory (GF34), Floor below modern vinyl and screed, Adhesive	Bitumen	Chrysotile	

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Signed for and on behalf of MSS Consulting Ltd:

TBC

Analyst Signature:

[Signature]

Date: 4th January 2023

Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
040	LW005419	Unit 6, Ground Floor, Office (GF24), Blanking to fireplace, Panel	Insulating Board	No asbestos detected	
041	LW005420	Unit 6, External, External (Ex), Soffit around 2 storey science block, Panels	Insulating Board	Chrysotile + Crocidolite	
046	LW005425	Unit 6, External, External (Ex), Galble ends, Undercloak	Cement	Chrysotile	
047	LW005426	Unit 6, External, External (Ex), To concrete columns of science block, Coating to concrete	Textured Coating	No asbestos detected	

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 Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for six months. This document will be retained for 5 years in line with HSE guidance.

Signed for and on behalf of MSS Consulting Ltd:

TBC Cardiff

Analyst Signature:

[Signature]

Date: 4th January 2023



Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
048	LW005427	Unit 6, External, External (Ex), Walls to science block, Damp Proof Course	Bitumen	No asbestos detected	
049	LW005428	Unit 6, Ground Floor, Female WC (GF06), Passing through wall into GF07, Pipe	Cement	Chrysotile + Amosite	

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Method: Samples analysed by in-house method TP2 based on HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures. Where MSS Consulting Ltd has not been responsible for the sampling of the ACM and has been provided by the customer, the results only apply to the sample as received. Samples will be retained for 5 years in line with HSE guidance.

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TPC Perfield

Analyst Signature:

[Signature]

Date: 4th January 2023

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Appendix D





Asbestos Register

Risk Assessment Algorithm

MATERIAL RISK SCORE (HSG264)			
(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 100m2 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= ≤10m2 or ≤10m pipe run 2= >10m2 to ≤50m2 or >10m to ≤50m pipe run 3= >50m2 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 = ≥15		

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PROPERTY:										REPORT NOS:										J062153										MSSC/531 Issue 3 Oct 2018									
Dyffryn Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP																																							
ITEM NUMBER	FLOOR	AREA	LOCATION – BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / VISUALLY SIMILAR	EXTENT QUANTITY ITEMS	(A)	(B)	(C)	(D)	(M)	(A1)	(T)	Total Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations																	
Building Unit 4																																							
0008	-1	BF01, Boiler room	Boiler	Seals	Gasket	LW005437	Sampled	1m²	2	2	1	1	6	6	6	Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153	Boxing with textured coating applied																	
0013	G	GF07, Kitchen	Beams	Boxing	Textured coating and Insulating board	LW005400	Sampled	12m²	2	0	1	2	5	Occasionally likely to be disturbed	5	Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153	Clean and fix-black																	
0015	G	GF16, WC	Wall	Cistern	Reinforced Plastic	LW005402	Sampled	1no.	1	0	0	2	3	Occasionally likely to be disturbed	3	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153																		
0010	G	GF19, Changing Room	Ceiling	Panels	Cement	LW005398	Sampled	25m²	1	1	1	1	4	Usually inaccessible or unlikely to be disturbed	4	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153																		
0011	G	GF16, Lobby	Ceiling	Panels	Cement	LW005398 Visually Similar As LW005398	Visually Similar As LW005398	6m²	1	1	1	1	4	Usually inaccessible or unlikely to be disturbed	4	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153																		
0014	G	GF07, Kitchen	Walls	Coating to plaster	Textured Coating	LW005401	Sampled	30m²	1	1	1	1	4	Occasionally likely to be disturbed	4	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153	Slipfall pattern																	

PROPERTY:										REPORT NOS:										J062153										MSSC/531 Issue 3 Oct 2018									
Dyffryn Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP																																							
ITEM NUMBER	FLOOR	AREA	LOCATION – BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / VISUALLY SIMILAR	EXTENT QUANTITY ITEMS	MATERIAL TYPE	(A)	(B)	(C)	(D)	(E)	MATERIAL RISK RATING	Accessibility	Total Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations																
0016	G	GF-14, Store Room	Paper lining layers within insulation to pipework	Insulation	Paper	LW005403	Sampled	11m	2	1	1	1	1	5	(M)	(A1)	Occasionally likely to be disturbed	3	Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153																
0017	G	GF-11A, Store	Ceiling	Panels	Cement	LW005404	Sampled	6m²	1	0	1	1	1	3	(M)	Usually inaccessible or unlikely to be disturbed	3	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153	Sheets to ceiling																
0018	G	GF-11, Classroom	Ceiling	Panels	Cement	LW005404 Visually Similar As LW005404	Visually Similar As LW005404	99m²	1	1	1	1	1	4	(M)	Usually inaccessible or unlikely to be disturbed	4	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153	Sheets to high and low level ceilings																
0019	G	GF-11, Classroom	Fuse box to wall	Flash guards	Textile	LW005405	Sampled	3no.	2	1	1	1	1	5	(M)	Usually inaccessible or unlikely to be disturbed	5	Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153	Flash guards in fuse box, box and fuse carriers contaminated																
0021	G	GF09, Classroom 3	Ceiling	Panels	Cement	LW005404 Visually Similar As LW005404	Visually Similar As LW005404	45m²	1	0	1	1	1	3	(M)	Usually inaccessible or unlikely to be disturbed	3	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153	Sheets to ceiling																
0023	1	FF05, Landing	Ceiling	Panels	Cement	LW005407	Sampled	40m²	1	1	1	1	1	4	(M)	Usually inaccessible or unlikely to be disturbed	4	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		12th December 2022 to 22nd December 2022	J062153	Panels to ceiling																

PROPERTY:										ASBESTOS REGISTER									
Dyffryn Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP										REPORT NOS:									
J062153										J062153									
MSSC651 Issue 3 Oct 2018										Notes, Caveats and Limitations									
Report No										J062153									
Date of Inspection										12th December 2022 to 22nd December 2022									
Client Action Taken																			
MIS Consulting Recommendations										Remove ASAP and prohibit access in accordance with CAR 2012									
Priority Action										Very Low Risk									
Total Risk Rating										3									
Accessibility										(A1) Usually inaccessible or unlikely to be disturbed									
Material Risk Rating										(M1) 1 3									
Asbestos Type										(B) 1 1 3									
Surface Treatment										(C) 1 1 1									
Damage/ Deterioration										(D) 0 1 1									
Material Type										(E) 1 0 1									
EXTENT QUANTITY ITEMS										60m²									
SAMPLED / PRESUMED / VISUALLY SIMILAR										Sampled									
SAMPLE IDENTIFICATION NUMBER										LW005413									
										LW005414									
										LW005414									
										LW005413 Visually Similar As LW005413									
										LW005414 Visually Similar As LW005414									
										LW005413 Visually Similar As LW005413									
										LW005423									
										Reinforced Plastic									
										Isolator pots									
										Telephone Isolator pots									

PROPERTY:										REPORT NOS:										J062153										MSSCJ531 Issue 3 Oct 2018									
Dyffryn Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP																																							
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / VISUALLY SIMILAR	EXTENT QUANTITY ITEMS	(A)	(B)	(C)	(D)	(E)	(F)	(G)	Material Risk Rating	Accessibility	Total Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations															
Building: Unit 6																																							
0049	G	GF06, Female WC	Passing through wall into GF07	Pipe	Cement	LW005428	Sampled	0.5m²	1	0	1	2	4	4	4	Usually inaccessible or unlikely to be disturbed	Very Low Risk	4	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153																
0062	G	GF07, Large Room	Embedded in wall & passing into GF06	Pipe	Cement	LW005428 Visually Similar As LW005428	Visually Similar As LW005428	0.1m	1	0	1	2	4	4	4	Usually inaccessible or unlikely to be disturbed	Very Low Risk	4	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153																
0036	G	GF33, Foyer and stair lobby	Main stairs	Brown nosing	Reinforced Plastic	LW005416	Sampled	40m	1	0	0	1	2	2	2	Easily disturbed	Very Low Risk	2	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153																
0037	G	GF33, Foyer and stair lobby	Raised floor and small steps	Black tiles and adhesive	Thermoplastic floor tiles and adhesive	LW005416	Sampled	4m²	1	0	0	1	2	2	2	Easily disturbed	Very Low Risk	2	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153																
0038	G	GF33, Foyer and stair lobby	Small steps	White nosing	Reinforced Plastic	LW005417	Sampled	8m	1	0	0	1	2	2	2	Easily disturbed	Very Low Risk	2	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153																
0039	G	GF34, Laboratory	Floor below modern vinyl and screed	Adhesive	Bitumen	LW005418	Sampled	80m²	1	0	1	1	3	3	3	Usually inaccessible or unlikely to be disturbed	Very Low Risk	3	Remove ASAP and prohibit access in accordance with CAR 2012	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153																

PROPERTY:										J062153										MSSC531 Issue 3 Oct 2018									
Dyffryn Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP										REPORT NOS:				J062153															
ITEM NUMBER	FLOOR	AREA	LOCATION -- BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESERVED / VISUALLY SIMILAR	EXTENT QUANTITY ITEMS	Material Type	Damage/ Deterioration	Surface Treatment	Asbestos Type	Material Risk Rating	Accessibility	Total Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations								
0066	G	GF35, Prep Room	floor below modern lino, screed and modern vinyl tiles	Adhesive	Blumen	LW005418 Visually Similar As LW005418	Visually Similar As LW005418	6m²	(A) 1	(B) 0	(C) 0	(D) 1	(M) 2	(A1) Usually inaccessible or unlikely to be disturbed	(T) 2	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153									
0067	G	GF36, Store	Floor below modern lino screed and non-suspect vinyl tiles	Adhesive	Blumen	LW005418 Visually Similar As LW005418	Visually Similar As LW005418	4m²	1	0	0	1	2	Usually inaccessible or unlikely to be disturbed	2	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153									
0041	E	Ex, External	Soffit around 2 storey science block	Panels	Insulating Board	LW005420	Sampled	20m²	2	0	1	3	6	Usually inaccessible or unlikely to be disturbed	6	Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153									
0046	E	Ex, External	Gable ends	Undercloak	Cement	LW005425	Sampled	100m	1	0	1	1	3	Usually inaccessible or unlikely to be disturbed	3	Very Low Risk	Remove ASAP and prohibit access in accordance with CAR 2012		14th December 2022 to 23rd December 2022	J062153	Several locations around unit								

NOT FOR PUBLICATION (UNLESS SPECIFICALLY INDICATED)

PROPERTY:									
Dyffm Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP					REPORT NOS:		J062153		MSSC/531 Issue 3 Oct 2018
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLED / PRESUMED / VISUALLY SIMILAR	SAMPLE IDENTIFICATION NUMBER	EXTENT QUANTITY ITEMS	Report No
Buildings Unit 1									
0052	-1	BF01, Boiler room	Ceiling	Debris	debris	Sampled	LW005431	20m²	J062153
0053	-1	BF01, Boiler room	Walls	Debris	debris	Sampled	LW005432	40m²	J062153
0054	-1	BF01, Boiler room	Floor	Debris	debris	Sampled	LW005433	20m²	J062153
0008	G	000, Throughout	Floor below Parquet	Adhesive	Blumen	Sampled	LW005396	Throughout	J062153
0051	100	RV, Loft	String to ducting	Rope	Rope	Sampled	LW005430	5m	J062153
0042	150	Ex, External	Joints to rainwater goods	Putty	Putty	Sampled	LW005421	Throughout	J062153
0043	150	Ex, External	High level dorma windows	Putty	Putty	Sampled	LW005422	100ln	J062153
0050	150	Ex, External	Downpipes	Seals	Rope	Sampled	LW005429	50m	J062153
Buildings Unit 3									
0001	G	GF01, Classroom	Floor below Parquet	Adhesive	Blumen	Sampled	LW005391	40m²	J062153
0002	G	GF06, Classroom	Floor below Parquet	Adhesive	Blumen	Visually Similar As LW005391	LW005391 Visually Similar As LW005391	40m²	J062153

NON-REGISTERED ALCOHOL (NOT RECOMMENDATION)

PROPERTY:				REPORT NOS:			J062153		MSSC/531 Issue 3 Oct 2018	
Dyffm Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP										
ITEM NUMBER	FLOOR	AREA	LOCATION – BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLED / PRESUMED / VISUALLY SIMILAR	SAMPLE IDENTIFICATION NUMBER	EXTENT QUANTITY ITEMS	Report No	
0004	G	GF07, Classroom	Floor below Parquet	Adhesive	Bitumen	Visually Similar As LW005391	LW005391 Visually Similar As LW005391	40m²	J062153	
0088	160	Ex. External	High level dorma windows	Putty	Putty	Visually Similar As LW005422	LW005422 Visually Similar As LW005422	1lm	J062153	
Buildings Unit 4										
0056	-1	BF01, Boiler room	Walls	Debris	debris	Sampled	LW005435	40m²	J062153	
0057	-1	BF01, Boiler room	Floor	Debris	debris	Sampled	LW005436	20m²	J062153	
0009	G	GF03, Changing Room	Ceiling	Coating to plaster	Textured Coating	Sampled	LW005397	25m²	J062153	
0012	G	GF07, Kitchen	Ceiling	Coating to plaster	Textured Coating	Sampled	LW005399	40m²	J062153	
0022	G	Throughout	Floors blow Parquet	Adhesive	Bitumen	Sampled	LW005406	Throughout	J062153	
0024	1	FF04, Staff room	Ceiling	Coating to plasterboard	Textured Coating	Sampled	LW005408	30m²	J062153	
0025	1	FF04, Staff room	Fireplace	Panel	Insulating Board	Sampled	LW005409	1m²	J062153	
0026	1	FF08, WC	Ceiling	Coating to plasterboard	Textured Coating	Visually Similar As LW005406	LW005408 Visually Similar As LW005408	2m²	J062153	

PROPERTY:				REPORT NOS:		J062153		MSSC/531 Issue 3 Oct 2018	
Dyffm Lower School, Talcennau Road, Port Talbot, West Glamorgan SA13 1EP				REPORT NOS:		J062153		MSSC/531 Issue 3 Oct 2018	
ITEM NUMBER	FLOOR	AREA	LOCATION - BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLED / PRESUMED / VISUALLY SIMILAR	SAMPLE IDENTIFICATION NUMBER	EXTENT QUANTITY ITEMS	Report No
0027	1	FF03, Hot Water Tank Room	ceiling	Board	Insulating Board	Sampled	LW005410	4m²	J062153
0028	1	FF03, Hot Water Tank Room	Doors	Panels	Insulating Board	Sampled	LW005411	4m²	J062153
0029	1	FF03, Hot Water Tank Room	Floor	Panel	Insulating Board	Sampled	LW005412	2m²	J062153
0030	1	FF03, Hot Water Tank Room	Loose	Panel	Insulating Board	Visually Similar As LW005411	LW005411 Visually Similar As LW005411	2m²	J062153
0045	150	Ex, External	Main roof, taken above changing rooms	Felt	Bitumen	Sampled	LW005424	1000m²	J062153
Building Unit 6									
0040	G	G/F24, Office	Blanking to fireplace	Panel	Insulating Board	Sampled	LW005419	1m²	J062153
0047	150	Ex, External	To concrete columns of science block	Coating to concrete	Textured Coating	Sampled	LW005426	40m²	J062153
0048	150	Ex, External	Walls to science block	Damp Proof Course	Bitumen	Sampled	LW005427	200m²	J062153

Room	Non-Suspect Materials Identified
Unit 6, Ground Floor, GF17, Store	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, quarry tiles over concrete floor, timber door and frame
Unit 6, Ground Floor, GF01, Hall	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, timber parquet over concrete floor, timber windows, doors and frames, raised timber stage
Unit 6, Ground Floor, GF18, Classroom	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, timber parquet over concrete floor, timber windows doors and frames,
Unit 6, Ground Floor, GF23, Corridor	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, timber parquet over concrete floor, timber doors and frames
Unit 6, Ground Floor, GF19, Classroom	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles and timber panelling, modern vinyl over timber parquet over concrete floor, timber windows doors and frames,
Unit 6, Ground Floor, GF20, Classroom	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, timber parquet over concrete floor, timber windows doors and frames,
Unit 6, Ground Floor, GF21, Lobby	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, modern plasterboard and timber demountable wall system, quarry tile over concrete floor, timber doors and frames
Unit 6, Ground Floor, GF21A, Cleaners Store	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, modern plasterboard and timber demountable wall system, carpet over quarry tile over concrete floor, timber door and frame, upvc window
Unit 6, Ground Floor, GF22, Office	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, modern plasterboard and timber demountable wall system, quarry tile over concrete floor, timber door and frame, upvc window
Unit 6, Ground Floor, GF28, Main Switch Room	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, quarry tile over concrete floor, timber doors and frames, upvc window, electrics on timber panels
Unit 6, Ground Floor, GF28a, Store	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, quarry tile over concrete floor, timber doors and frames
Unit 6, Ground Floor, GF27, Store Room	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, quarry tile over concrete floor, timber doors and frames
Unit 6, Ground Floor, GF23a, Corridor	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, timber parquet over concrete floor, timber doors and frames
Unit 6, Ground Floor, GF29, Classroom	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles and timber panelling, modern vinyl over timber parquet over concrete floor, timber windows doors and frames,

Room	Non-Suspect Materials Identified
Unit 6, Ground Floor, GF30, Store Room	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles and timber panelling, modern vinyl over timber parquet over concrete floor, timber windows doors and frames,
Unit 6, Ground Floor, GF32, Classroom	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles and timber panelling, modern vinyl over timber parquet over concrete floor, timber windows doors and frames,
Unit 6, Ground Floor, GF24, Office	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles and timber panelling, modern vinyl over timber parquet over concrete floor, timber windows doors and frames,
Unit 6, Ground Floor, GF25, Store	Lathe and plaster ceiling, solid and plaster walls with ceramic tiles, timber parquet over concrete floor, timber doors and frames
Unit 6, Ground Floor, GF33, Foyer and stair lobby	Fibreboard and plaster ceiling, solid and plaster walls, concrete floor under vinyl, metal doors and windows, timber doors and frames, timber and concrete staircase
Unit 6, Ground Floor, GF34, Laboratory	Solid and plaster ceiling and walls, upvc windows, floor: non-susepect lino onto latex screed onto non-suspect vinyl tiles (with bitumen adhesive that was sampled) onto floating timber floor suspended by metal grid system onto concrete floor. Timber high level wall and ceiling boxing containing electrics and ducting, non suspect bitumen paper onto strawboard panel to riser contaning metal piperowork with non suspect bitumen wrap onto MMMF insulation
Unit 6, Ground Floor, GF35, Prep Room	Solid and plaster ceiling and walls, floor: non-susepect lino onto latex screed onto non-suspect vinyl tiles (with bitumen adhesive that was sampled) onto floating timber floor suspended by metal grid system onto concrete, upvc windows
Unit 6, Ground Floor, GF36, Store	Solid and plaster ceiling and walls, floor: non-susepect lino onto latex screed onto non-suspect vinyl tiles (with bitumen adhesive that was sampled) onto floating timber floor suspended by metal grid system onto concrete upvc windows
Unit 6, Ground Floor, GF37, Cleaners Store	non suspect roof felt, masonry walls, concrete floor, timber shelves, non suspect rope
Unit 6, Ground Floor, GF31, Male Toilets	Timber ceiling with modern roof felt beyond, Timber & metal beams, masonry walls, modern ceramic suites, non suspect lino flooring onto concrete, timber & masonry partition walls, UPVC windows & ceramic tiled cills (3x layers of ceramic tiles onto masonry), non-suspect hot water boiler with copper pipework, non suspect timber toiler risers with no suspect materials within, timber & UPVC boxings with no suspect material within
Unit 6, Ground Floor, GF12, Store	Concrete celing & walls. Parquet flooring to concrete floor
Unit 6, Ground Floor, GF26, WC	palsterboard ceiling above suspended ceiling (non suspect fibreboard tiles), masonry walls, non suspect lino to concrete floor
Unit 6, Ground Floor, Floor Ducts Throughout	Metal pipework with non suspect hessian wrap, masonry walls and concrete floor
Unit 6, 1st Floor, FF02, Landing	Plasterboard ceiling, solid and plaster walls, concrete floor under vinyl, timber doors and frames

Room	Non-Suspect Materials Identified
Unit 6, 1st Floor, FF01, Laboratory	Solid and plaster ceiling and walls, upvc windows, floor: non-suspect lino onto latex screed onto non-suspect vinyl tiles (with bitumen adhesive that was sampled) onto floating timber floor suspended by metal grid system onto concrete floor. plastic ducting, non suspect bitumen paper onto strawboard panel to riser containing metal piperowork with non suspect bitumen wrap onto MMMF insulation
Unit 6, 1st Floor, FF05, Fire Escape	Plasterboard ceiling, solid and plaster walls, concrete floor under vinyl, timber doors and frames, upvc windows
Unit 6, 1st Floor, FF03, Prep Room	Plasterboard ceiling, solid and plaster walls, concrete floor under vinyl, timber doors and frames, upvc windows, plastic ducting
Unit 6, 1st Floor, FF04, Store	Plasterboard ceiling, block, solid and plaster walls, concrete floor under vinyl, upvc window, timber door and frame
Unit 6, 1st Floor, FF08, Landing	Plaster ceiling, solid and plaster walls, concrete floor, timber door and frame
Unit 6, 1st Floor, FF06, Staff room	Plaster ceiling, solid and plaster walls, concrete floor, timber window, doors and frames
Unit 6, 1st Floor, FF07, Kitchen	Plaster ceiling, solid and plaster walls, concrete floor, timber window, doors and frames, modern WC suite
Unit 6, External, Ex, External	Modern clay roof tiles with modern felt below, UPVC soffits onto timber soffits - no suspect materials seen beyond. UPVC dorma windows with timber and lead roof, non suspect felt to flat roof areas, metal RWG and SVP's
Unit 6, Sub Level - 1, BF01, Boiler Room	Concrete ceiling, walls and floor. Modern boiler equipment, modern pipework
Unit 6, Roof Void, RV, Loft spaces	Lathe and plaster floors, modern roof felt, masonry gable ends, timber and metal beams and joists, metal and plastic water tanks, metal ducting - no suspect materials seen
Unit 1, Ground Floor, GF02, Entrance lobby	Solid and plaster ceiling, solid and plaster walls with plasterboard infill, timber parquet floor over concrete, metal entrance door, timber doors and frames
Unit 1, Ground Floor, GF01, Main Hall	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels
Unit 1, Ground Floor, GF16, Classroom	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels, modern catering equipment, timber window, modern hot water cylinder
Unit 1, Ground Floor, GF04, Store	Solid and plaster ceiling, solid and plaster walls with plasterboard infill panel, upvc windows, timber doors and frames, timber parquet floor under modern vinyl

Room	Non-Suspect Materials Identified
Unit 1, Ground Floor, GF15, Classroom	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels, timber window,
Unit 1, Ground Floor, GF05, GF05A & GF05B, Stage & side corridors	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels, raised timber deck
Unit 1, Ground Floor, GF13 & GF14, Corridor	Solid and plaster ceiling, solid and plaster walls, timber parquet floor over concrete, metal entrance door, timber doors and frames
Unit 1, Ground Floor, GF13A, Store	Solid and plaster ceiling, solid and plaster walls, concrete floor, timber door and frame upvc windows
Unit 1, Ground Floor, GF12 & GF12A, Accessible WC	Solid and plaster ceiling, plasterboard, solid and plaster walls with ceramic tiles, concrete floor under modern vinyl, timber door and frame, upvc and timber windows, timber boxing, modern sanitary ware
Unit 1, Ground Floor, GF11, Classroom	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels, timber window,
Unit 1, Ground Floor, GF08 & GF09, Corridor 2	Solid and plaster ceiling, solid and plaster walls, timber parquet floor over concrete, metal entrance door, timber doors and frames
Unit 1, Ground Floor, GF10, Classroom	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels, timber window,
Unit 1, Ground Floor, GF07, WC	Solid and plaster ceiling, plasterboard, solid and plaster walls with ceramic tiles, concrete floor under modern vinyl, timber door and frame, upvc windows, timber boxing, modern sanitary ware
Unit 1, Ground Floor, GF18, WC	Solid and plaster ceiling, plasterboard, solid and plaster walls with ceramic tiles, concrete floor under modern vinyl, timber door and frame, upvc windows, timber boxing, modern sanitary ware
Unit 1, Ground Floor, GF06, Classroom	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels, timber window,
Unit 1, Ground Floor, GF17, Classroom	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels, timber window,
Unit 1, Ground Floor, GF17A, Store	Lathe and plaster ceiling, solid and plaster walls, concrete floor under timber parquet, upvc windows, timber doors and frames, timber panels, timber window,
Unit 1, Ground Floor, 000, Throughout	Timber parquet floors

Room	Non-Suspect Materials Identified
Unit 1, Ground Floor, GF03, Office	Solid and plaster ceiling, solid and plaster walls with plasterboard infill panel, upvc windows, timber doors and frames, timber parquet floor under modern vinyl
Unit 1, Ground Floor, Floor Ducts Throughout	Metal pipes with non suspect hessian wrap, masonry walls and concrete floor
Unit 1, External, Ex, External	Terracotta roof tiles, non suspect modern green mineral felt to flat roofs, upvc and timber windows, metal rainwater goods & SVP, stone walls, timber fascia, metal doors and pipes
Unit 1, Roof Void, RV, Loft	Lathe and plaster floors, timber and metal beams and joists, metal and plastic water tanks, masonry gable end walls, metal ducting
Unit 1, Sub Level -1, BF01, Boiler room	concrete ceiling, masonry walls, concrete floor, metal pipework, metal pipecasing with MMMF insulation
Unit 2, Ground Floor, GF01, Store 1	Modern roof felt, brick and stone walls, concrete floor, timber windows doors and frames
Unit 2, Ground Floor, GF02, Store 2	Modern roof felt, brick and stone walls, concrete floor, timber windows doors and frames
Unit 2, External, Ex, External	Modern roof and membrane, metal rainwater goods, timber fascia, windows, doors and frames
Unit 3, Ground Floor, GF02, Foyer	Lathe and plaster ceiling, solid walls, concrete floor under modern vinyl, timber doors and frames
Unit 3, Ground Floor, GF03, Store	Lathe and plaster ceiling, stone and solid walls, concrete floor under modern vinyl, timber window, door and frame, modern electrics, metal pipe
Unit 3, Ground Floor, GF04, Kitchen	Lathe and plaster ceiling, stone and solid walls, concrete floor under modern vinyl, timber window, doors and fram, modern water heater, kitchen units and sink, metal pipes
Unit 3, Ground Floor, GF05, Kitchen Store	Lathe and plaster ceiling, stone and solid walls, concrete floor under modern vinyl, timber doors and frames,
Unit 3, Ground Floor, GF01, Classroom	Mmmf suspended ceiling tiles over timber, stone and plasterboard walls, timber parquet floor over concrete, timber windows, doors and frames, modern gas wall heater
Unit 3, Ground Floor, GF06, Classroom	Mmmf suspended ceiling tiles over timber, stone and plasterboard walls, timber parquet floor over concrete, timber windows, doors and frames, modern gas wall heater

Room	Non-Suspect Materials Identified
Unit 3, Ground Floor, GF07, Classroom	Mmmf suspended ceiling tiles over timber, stone and plasterboard walls, timber parquet floor over concrete, timber windows, doors and frames, modern gas wall heater, modern 'masterboard' panel to fireplace
Unit 3, External, Ex, External	Terracotta roof tiles, metal rainwater goods, timber fascia, stone and brick walls, upvc and timber windows and doors, metal roof vent, no suspect materials seen in wall vant
Unit 3, Roof Void, RV, Loft space	Lathe and plaster floors, modern roof felt, masonry gable ends, timber beams ad joists
Unit 4, Ground Floor, GF05A, Entrance lobby and stairs	Plaster ceiling, plasterboard, solid and plaster walls, concrete floor and staircase, timber doors and frames
Unit 4, Ground Floor, GF05, Corridor	Plaster ceiling, plasterboard, solid and plaster walls, concrete floor, timber windows doors and frames, metal pipes, modern electrics
Unit 4, Ground Floor, GF03, Changing Room	Plaster ceiling, solid and plaster walls with ceramic tiles, concrete floor, timber doors and frames, upvc windows, metal pipes
Unit 4, Ground Floor, GF01, Gym	Mmmf suspended ceiling tiles, solid and plaster walls, timber floor, doors and frames, upvc windows, metal pipes
Unit 4, Ground Floor, GF19, Changing Room	Plaster ceiling, solid and plaster walls with ceramic tiles, concrete floor, timber doors and frames, upvc windows, metal pipes
Unit 4, Ground Floor, GF18, Lobby	Plaster ceiling, solid and plaster walls with ceramic tiles, concrete floor, timber window, doors and frames, metal pipes
Unit 4, Ground Floor, GF02, Store	Plaster ceiling, solid and plaster walls, concrete floor
Unit 4, Ground Floor, GF06, Canteen	Solid and plaster ceiling and walls, concrete floor under vinyl, plywood and timber parquet, timber doors and frames, upvc windows, timber windows, doors and frames
Unit 4, Ground Floor, GF07, Kitchen	Solid and plaster ceiling and walls, concrete floor under vinyl, plywood and timber parquet, timber doors and frames, upvc windows, timber windows, doors and frames, modern catering equipment, plastic hygienic panels to walls
Unit 4, Ground Floor, GF16, WC	Plasterboard ceiling, solid and plaster walls, concrete floor under vinyl, timber doors and frames, upvc window
Unit 4, Ground Floor, GF15, Freezer room	Plasterboard ceiling, solid and plaster walls, concrete floor under vinyl, timber doors and frames, upvc window

Room	Non-Suspect Materials Identified
Unit 4, Ground Floor, GF14, Store Room	Plasterboard ceiling, solid and plaster walls, concrete floor under vinyl, timber door and frame, upvc window, modern hot water cylinder
Unit 4, Ground Floor, GF08, Store	Plaster ceiling, plasterboard, solid and plaster walls, concrete floor and staircase, timber doors and frames
Unit 4, Ground Floor, GF04, Store	Plaster ceiling, plasterboard, solid and plaster walls, concrete floor and staircase, timber doors and frames
Unit 4, Ground Floor, GF12, Corridor	Timber ceiling over timber roof, stone walls, concrete floor, timber windows, doors and frames, upvc windows
Unit 4, Ground Floor, GF11A, Store	solid and plaster walls, concrete and timber parquet floor, timber doors and frames, electrics on timber panels
Unit 4, Ground Floor, GF11, Classroom	solid and plaster walls, concrete and timber parquet floor, timber doors and frames, electrics on timber panels
Unit 4, Ground Floor, GF10, Classroom 2	Plasterboard ceiling, solid and plaster walls, concrete and timber parquet floor, timber doors and frames, upvc windows
Unit 4, Ground Floor, GF09, Classroom 3	solid and plaster walls, concrete and timber parquet floor, timber doors and frames, upvc windows
Unit 4, Ground Floor, Throughout	Timber parquet floors
Unit 4, Ground Floor, GF06A, Lobby	Plaster ceiling, plasterboard, solid and plaster walls, concrete floor
Unit 4, Ground Floor, Floor Ducts Throughout	Metal pipes with non suspect hessian wrap, masonry walls and concrete floor
Unit 4, 1st Floor, FF05, Landing	solid and plaster walls, timber parquet floor over concrete, timber doors and frames, upvc windows
Unit 4, 1st Floor, FF04, Staff room	Plasterboard ceiling, plasterboard, solid and plaster walls, timber parquet floor over concrete under vinyl, timber doors and frames, upvc window
Unit 4, 1st Floor, FF08, WC	Plasterboard ceiling, plasterboard, solid and plaster walls, timber parquet floor over concrete under vinyl, timber doors and frames, upvc window, plastic cistem modern

Room	Non-Suspect Materials Identified
Unit 4, 1st Floor, FF03, Hot Water Tank Room	Insulation board ceiling, plasterboard, solid and plaster walls, timber parquet floor over concrete, timber doors and frame, modern pipe insulation, cylinder and flue
Unit 4, 1st Floor, FF02, Classroom	solid and plaster walls, timber parquet floor over concrete, timber door and frame, upvc windows
Unit 4, 1st Floor, FF01, Classroom	solid and plaster walls, timber parquet floor over concrete, timber door and frame, upvc windows
Unit 4, 1st Floor, FF07, Office	solid and plaster walls, timber parquet floor over concrete, timber door and frame, upvc windows
Unit 4, External, Ex, External	Clay roof tiles, timber soffits, metal RWG & SVP, non suspect felt to flat roof areas, copper roof vent, metal cowl to chimney, UPVC dorma windows with timber and lead roof
Unit 4, Sub Level -1, BF01, Boiler room	concrete ceiling, masonry walls, concrete floor, metal pipeowrk with metal covering and MMMF insulation
Unit 4, Roof Void, Loft	Modern roof membrane, stone walls, timber and metal beams and joists, lathe and plaster floor, metal pipes and ducting
Unit 5, External, Ex, Elements	corrugated metal roof, timber fascias, masonry and stone walls with concrete render to front, no visible DPC, timber canopy, non suspect felt to flat roofs and canopy
Unit 5, Ground Floor, GF21, Foyer	Non suspect fibreboard panels to ceiling with timber beyond, masonry walls, quarry tiles to concrete on floor
Unit 5, Ground Floor, GF22, Store	Non suspect fireboard ceiling panels with corrugated metal roof sheets beyond, carpet tiles onto concrete, no suspect materials within wall heater, modern electrics
Unit 5, Ground Floor, F20, Classroom	Non suspect fireboard ceiling panels with timber (flat roof) and corrugated metal roof sheets, metal pillars, non suspect fibreboard pin boards, upvc windows & timber cills, carpet tiles onto concrete, no suspect materials within wall heaters (fibreglass rope)

Please note that the table above is not covered by the scope of our accreditation.

15. CDM Information Pack

Contained within this section is a pre construction/demolition summary form which is to be filled out by the site manager throughout the demolition phase.

The form is to be used to highlight any significant issues found on site during the course of the demolition, such as electric cables found, gas pipes, voids etc.

The form is to be used in conjunction with the site traffic management plan by indicating on the site traffic plan roughly where the item has been located.

BLUE ROCK DEMOLITION LTD
DEMOLITION HEALTH AND SAFETY PHASE PLAN

PRE-CONSTRUCTION INFORMATION

In accordance with the Construction (Design and Management) Regulations 2015

DEMOLITION COMPLETION SUMMARY -

(To be completed by the demolition contractor and handed over with marked up plan on completion of the works)

Project: Asbestos removal-Soft Strip-Demolition

Contract Ref: BRD112

Date for completion (approximate)		
Brief description of the works carried out		
Were ground conditions generally as If not what was encountered		
Foundations	General Description	
	Approximate depth	
	Were they completely removed?	
Services	Electric	
- What was encountered? - Any live services still on site of which you are aware? (mark on plan) - Where were disconnections made? (mark on plan)	Gas	
	Water	
	Telephone	
	Communications	
	Other	

BLUE ROCK DEMOLITION LTD
DEMOLITION HEALTH AND SAFETY PHASE PLAN

DEMOLITION COMPLETION SUMMARY

Drainage	
Security Is the site or will the site be left secure? General description of security measures	
Access roads and footpaths Are there any issues of which the client should be aware	
Other significant issues Anything abnormal e.g. cellars, wells, ducts, fuel tanks, running water	

Any additional comments:

Site Manager:

Sign:

Date: