



0934



0165

ASBESTOS DEMOLITION SURVEY

LOCATION:

Lower Pontneddfechan, Pontneathvaughan Rd, Glynneath, Neath SA11 5NR

SURVEYED ON:

15 May 2025

OUR REF:

ALL110354/25/JG-1



Report Details

Report By	Anchem Laboratories Ltd
Client	Andrew Scott, Scott House, Charter Court, Swansea Enterprise Park, Swansea, SA7 9DH
Commissioned by	Andrew Scott
Project	ALL110354/25/JG-1
Site Address	Lower Pontneddfechan, Pontneathvaughan Rd, Glynneath, Neath SA11 5NR
Site Coordinates	51.756120837411515, -3.5940246495146084
Site Location	
Site Description	The site is comprised of several out buildings built over a period of years.
Scope of Work	Asbestos demolition survey on the specified outbuildings as shown on the plan.
Purpose of Survey	The purpose of the survey is to find all ACM's prior to the planned demolition work.
Surveyors	James Goss, Dan Perkins
Survey Date	15 May 2025
QC Date	22 May 2025

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
0	12	0	0

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Sign Off

Quality Control

Ben Johns - Assistant
Asbestos Operations
Manager
22nd May 2025

Authorised

James Goss - Asbestos
Surveyor / Analyst
19th May 2025

Survey Report Guidance

Failure to use the information provided in the report correctly may result in incorrect information or assumptions being made.

This report must be read and reviewed in its entirety before deciding on appropriate action as necessary. If there are any discrepancies or doubts as to the contents of this document, please contact Anchem Laboratories Ltd for clarification.

This document breaks down the property surveyed into discrete sections and the results for each location can be found within the document. The executive summary gives a summary of the asbestos identified along with any specific exclusions or limited access areas. The following section details the asbestos register including the assessment of the materials present. The following section covers all the areas inspected and details observations made during the course of the survey. The subsequent section breaks down each asbestos item and gives recommendations for management and any controls required. Please note that where a priority assessment has been conducted, this is outside the scope of our UKAS accreditation. The attached appendices include site plans, asbestos test reports and any supporting information including survey plans and contract review information that details the scope and depth of the survey.

All measurements detailing the extent of asbestos are estimates only. Where this document is to be used to formulate a removal programme, it is the responsibility of contractors quoting for asbestos removal works to take their own measurements to establish the precise extent of asbestos to be removed prior to tendering for any works.

It should be noted that this report is not intended as a scope of works or bill of quantities for asbestos removal and that a detailed technical document can be provided upon request.

Anchem laboratories Ltd have been contracted to carry out a HSG264 Pre-Demolition Survey. In this instance a demolition survey has been undertaken. A pre-demolition survey is fully intrusive and are designed to identify all asbestos containing materials using fully destructive techniques to access all elements of the building's construction.

Executive Summary

Several asbestos containing materials of low risk were identified throughout the building during the survey.

The low risk materials present within the buildings are as follows:

- Cement Debris / 0/03 RHS Barn, 0/04 Middle Barn, 0/02 Lean-to Externals, 0/04 Middle Barn Externals, External Elements Externals - These ACMs were found to the floor of each location respectively. At the time of inspection all ACMs had a high amount of damage in the form of debris. We would recommend that these are removed by a licensed contractor due to the widespread amount of debris present.
- Cement Roof / 0/04 Middle Barn, 0/04 Middle Barn Externals - This ACM was found to the roof of the barn. At the time of inspection the ACM had a medium amount of damage, with many parts of the material delaminating. We would recommend that these are removed by a licensed contractor due to the amount present.
- Cement Walls / 0/04 Middle Barn, 0/04 Middle Barn Externals - This ACM was found to the walls of the barn. At the time of inspection the ACM had a medium amount of damage, with many parts of the material delaminating. We would recommend that these are removed by a licensed contractor due to the amount present.
- Cement Barge Boards / 0/04 Middle Barn Externals - This ACM was found to the gable ends of the barn. At the time of inspection the ACM had a medium amount of damage, with many parts of the material delaminating. We would recommend that these are removed by a licensed contractor due to the amount present.
- Cement Sheets To Floor / External Elements Externals - This ACM was found on the floor a short distance away from the outbuildings. At the time of inspection these sheets had a high amount of damage. We would recommend that these are removed by a licensed contractor due to the amount present.

Even though the materials above are classed as non licensed, we would recommend using a licensed contractor due to the amount of material that is present, and the widespread debris throughout the site.

All asbestos containing materials must be removed prior to demolition works commencing.

Further details pertaining to samples taken or presumed including exact locations can be found in the asbestos register and inspection photographs sections of this report.

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
External Outbuildings / 0 / 03 - RHS Barn	Cement Debris To Floor (LHS Wall)	Cement	6 Low	Remove	17
External Outbuildings / 0 / 03 - RHS Barn	Cement Debris To Front	Cement	6 Low	Remove	18
External Outbuildings / 0 / 04 - Middle Barn	Cement Debris To Floor	Cement	6 Low	Remove	23
External Outbuildings / 0 / 04 - Middle Barn	Cement Roof	Cement	5 Low	Remove	20
External Outbuildings / 0 / 04 - Middle Barn	Cement Walls	Cement	5 Low	Remove	21
External Outbuildings / Externals / 02 - Lean-to	Cement Debris to Entrance	Cement	6 Low	Remove	30
External Outbuildings / Externals / 04 - Middle Barn	Cement Barge Boards	Cement	5 Low	Remove	33
External Outbuildings / Externals / 04 - Middle Barn	Cement Debris To Floor	Cement	6 Low	Remove	35
External Outbuildings / Externals / 04 - Middle Barn	Cement Roof	Cement	5 Low	Remove	32
External Outbuildings / Externals / 04 - Middle Barn	Cement Walls	Cement	5 Low	Remove	34
External Outbuildings / Externals / External Elements	Cement Debris To Floor	Cement	6 Low	Remove	39
External Outbuildings / Externals / External Elements	Cement Sheets To Floor	Cement	6 Low	Remove	40

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
External Outbuildings / 0 / 03 - RHS Barn	Rendering To Wall	Composite	16
External Outbuildings / 0 / 04 - Middle Barn	Wall Mortar	Composite	22
External Outbuildings / Externals / 02 - Lean-to	Rendering To Wall	Composite	28
External Outbuildings / Externals / 02 - Lean-to	Window Putty	Composite	29

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 5)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
<i>all locations and items were fully accessed</i>					

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Accessibility of the ACM	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
External Outbuildings / 0 / 03 - RHS Barn	Cement Debris To Floor (LHS Wall)	Cement	Sample 110354/05	Small Amount, Widespread	Chrysotile	Easy	1	3	1	6 Low	Remove	17
External Outbuildings / 0 / 03 - RHS Barn	Cement Debris To Front	Cement	Strongly Presume 110354/06	Small Amount, Widespread	Chrysotile	Easy	1	3	1	6 Low	Remove	18
External Outbuildings / 0 / 04 - Middle Barn	Cement Debris To Floor	Cement	Sample 110354/10	Large Amounts, Widespread	Chrysotile	Easy	1	3	1	6 Low	Remove	23
External Outbuildings / 0 / 04 - Middle Barn	Cement Roof	Cement	Sample 110354/07	120 m. sq.	Chrysotile	Medium	1	2	1	5 Low	Remove	20
External Outbuildings / 0 / 04 - Middle Barn	Cement Walls	Cement	Sample 110354/08	15 m. sq.	Chrysotile	Medium	1	2	1	5 Low	Remove	21
External Outbuildings / Externals / 02 - Lean-to	Cement Debris to Entrance	Cement	Sample 110354/03	Small Amount, Localised Spread	Chrysotile	Easy	1	3	1	6 Low	Remove	30
External Outbuildings / Externals / 04 - Middle Barn	Cement Barge Boards	Cement	Sample 110354/12	10 Linear Metres	Chrysotile	Medium	1	2	1	5 Low	Remove	33
External Outbuildings / Externals / 04 - Middle Barn	Cement Debris To Floor	Cement	Strongly Presume 110354/14	Large Amounts, Widespread	Chrysotile	Easy	1	3	1	6 Low	Remove	35
External Outbuildings / Externals / 04 - Middle Barn	Cement Roof	Cement	Strongly Presume 110354/11	120 m. sq.	Chrysotile	Medium	1	2	1	5 Low	Remove	32
External Outbuildings / Externals / 04 - Middle Barn	Cement Walls	Cement	Strongly Presume 110354/13	15 m. sq.	Chrysotile	Medium	1	2	1	5 Low	Remove	34

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Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Accessibility of the ACM	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
External Outbuildings / Externals / External Elements	Cement Debris To Floor	Cement	Sample 110354/15	Sporadically Throughout Area	Chrysotile	Easy	1	3	1	6 Low	Remove	39
External Outbuildings / Externals / External Elements	Cement Sheets To Floor	Cement	Sample 110354/16	Large Amount, Localised Spread	Chrysotile	Easy	1	3	1	6 Low	Remove	40

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
External Outbuildings / 0 / 01 - Toilets	Location currently in use so survey excluded at this time, waiting for client confirmation of age of construction. Further inspection can be carried out closer to time of demolition when blocked off to public use.					14
External Outbuildings / 0 / 02 - Lean-to	Metal roof, masonry walls, concrete flooring. PVC boxing housing modern electrics on wooden backboard, metal window, concrete windowsill, wooden beam, large amount of stored items.					15
External Outbuildings / 0 / 03 - RHS Barn	Masonry walls with partial render, painted concrete floor. No visible DPC, metal columns, cement debris to edge next to 0/04 LHS Barn, stored items.					19
External Outbuildings / 0 / 03 - RHS Barn	Cement Debris To Floor (LHS Wall)	Cement		6 Low	Remove	17
External Outbuildings / 0 / 03 - RHS Barn	Cement Debris To Front	Cement		6 Low	Remove	18
External Outbuildings / 0 / 03 - RHS Barn	Rendering To Wall	Composite		0 None		16
External Outbuildings / 0 / 04 - Middle Barn	Cement roof, masonry and cement walls with mortar, concrete floor. Large amount of cement debris present to floor, metal columns, metal beams, PVC sheet skylights, redundant PVC downpipe, wooden doors to front, metal sheet door to rear, wooden panels to wall, MMMF debris to floor, metal framework, modern farming equipment, metal fencing to wall, wooden pallets to wall, general debris throughout, stored items.					24
External Outbuildings / 0 / 04 - Middle Barn	Cement Debris To Floor	Cement		6 Low	Remove	23
External Outbuildings / 0 / 04 - Middle Barn	Cement Roof	Cement		5 Low	Remove	20
External Outbuildings / 0 / 04 - Middle Barn	Cement Walls	Cement		5 Low	Remove	21

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
External Outbuildings / 0 / 04 - Middle Barn	Wall Mortar	Composite		0 None		22
External Outbuildings / 0 / 05 - LHS Barn	Metal roof, metal and masonry walls with mortar, concrete floor. Metal and wooden framework, plastic sheets to wall, modern farming equipment, modern tractor, PVC flexi hose pipework, general debris to floor, redundant metal trailer, stored items.					25
External Outbuildings / 0 / 06 - Rear Pig Sty	Metal roof, metal and masonry walls with mortar, concrete and dirt floor. Wooden framework, wooden panels to walls, general debris, livestock present, MMMF debris to floor, metal fencing, metal gates.					26
External Outbuildings / 0 / 07 - Planter	Wooden and stone walls, dirt on concrete floor, vegetation present, electrical cables, modern lights, raised metal plant holders.					27
External Outbuildings / Externals / 02 - Lean-to	Metal roof, masonry walls with render, metal window with composite putty, no visible DPC, wooden beams overhanging roof, wooden beams to door, vegetation to rear.					31
External Outbuildings / Externals / 02 - Lean-to	Cement Debris to Entrance	Cement		6 Low	Remove	30
External Outbuildings / Externals / 02 - Lean-to	Rendering To Wall	Composite		0 None		28
External Outbuildings / Externals / 02 - Lean-to	Window Putty	Composite		0 None		29
External Outbuildings / Externals / 04 - Middle Barn	Cement roof, masonry and cement walls with mortar, cement barge boards, PVC watergoods, wooden doors to front, metal columns, cement debris to entrance and local area, no DPC visible, wooden panels to wall, metal sheets to rear.					36
External Outbuildings / Externals / 04 - Middle Barn	Cement Barge Boards	Cement		5 Low	Remove	33
External Outbuildings / Externals / 04 - Middle Barn	Cement Debris To Floor	Cement		6 Low	Remove	35
External Outbuildings / Externals / 04 - Middle Barn	Cement Roof	Cement		5 Low	Remove	32

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Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
External Outbuildings / Externals / 04 - Middle Barn	Cement Walls	Cement		5 Low	Remove	34
External Outbuildings / Externals / 05 - LHS Barn	Metal roof, metal and masonry walls, metal and wooden framework.					37
External Outbuildings / Externals / 06 - Rear Pig Sty	Metal roof, metal and masonry walls, metal and wooden framework.					38
External Outbuildings / Externals / External Elements	Dirt Floor, vegetation, cement sheets to floor, cement debris to floor, redundant metal beams.					41
External Outbuildings / Externals / External Elements	Cement Debris To Floor	Cement		6 Low	Remove	39
External Outbuildings / Externals / External Elements	Cement Sheets To Floor	Cement		6 Low	Remove	40

Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

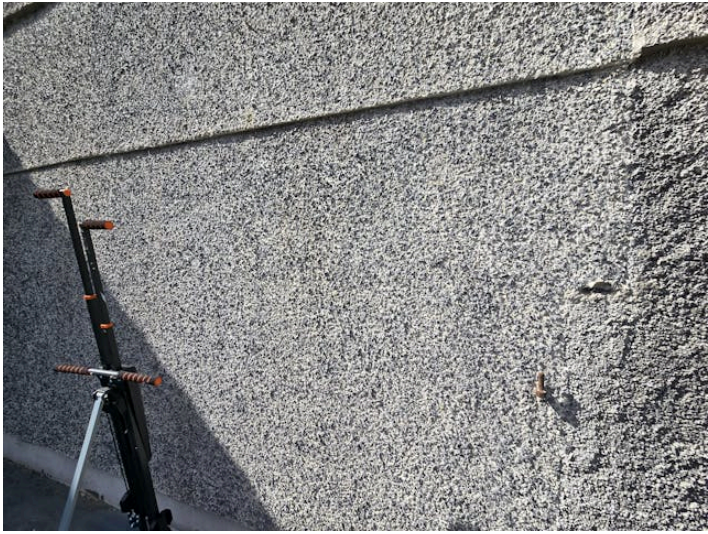
External Outbuildings > 0 > 01 - Toilets > Location Notes

Building	External Outbuildings	Level	0
Location	01 - Toilets	Item	
			
Location Notes	Location currently in use so survey excluded at this time, waiting for client confirmation of age of construction. Further inspection can be carried out closer to time of demolition when blocked off to public use.		

External Outbuildings > 0 > 02 - Lean-to > Location Notes

Building	External Outbuildings	Level	0
Location	02 - Lean-to	Item	
			
Location Notes	Metal roof, masonry walls, concrete flooring. PVC boxing housing modern electrics on wooden backboard, metal window, concrete windowsill, wooden beam, large amount of stored items.		

External Outbuildings > 0 > 03 - RHS Barn > Rendering To Wall

Building	External Outbuildings	Level	0
Location	03 - RHS Barn	Item	Rendering To Wall
Material	Composite	Extent	30 m. sq.
			
Strategy / Sample Id	Sample / 110354/04	Fibre Type	NADIS

External Outbuildings > 0 > 03 - RHS Barn > Cement Debris To Floor (LHS Wall)

Building	External Outbuildings	Level	0
Location	03 - RHS Barn	Item	Cement Debris To Floor (LHS Wall)
Material	Cement	Extent	Small Amount, Widespread
			
Strategy / Sample Id	Sample / 110354/05	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	1	Asbestos Type	1
Material Score	6 / Low		
Accessibility	Easy		

External Outbuildings > 0 > 03 - RHS Barn > Cement Debris To Front

Building	External Outbuildings	Level	0
Location	03 - RHS Barn	Item	Cement Debris To Front
Material	Cement	Extent	Small Amount, Widespread
			
Strategy / Sample Id	Strongly Presume / 110354/06	Presumed Fibre Type	Chrysotile
Recommendation	Remove		
General Comments	Visually similar to 110354/05		

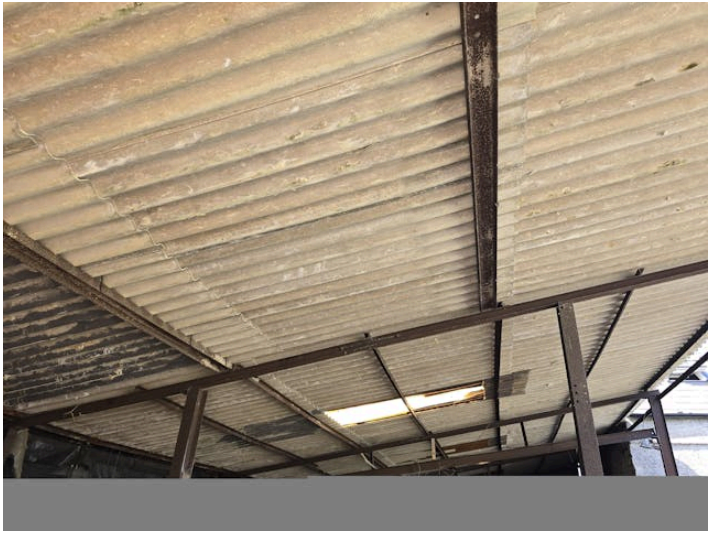
Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	1	Asbestos Type	1
Material Score	6 / Low		
Accessibility	Easy		

External Outbuildings > 0 > 03 - RHS Barn > Location Notes

Building	External Outbuildings	Level	0
Location	03 - RHS Barn	Item	
		Location Notes Masonry walls with partial render, painted concrete floor. No visible DPC, metal columns, cement debris to edge next to 0/04 LHS Barn, stored items.	

External Outbuildings > 0 > 04 - Middle Barn > Cement Roof

Building	External Outbuildings	Level	0
Location	04 - Middle Barn	Item	Cement Roof
Material	Cement	Extent	120 m. sq.
			
Strategy / Sample Id	Sample / 110354/07	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	1	Asbestos Type	1
Material Score	5 / Low		
Accessibility	Medium		

External Outbuildings > 0 > 04 - Middle Barn > Cement Walls

Building	External Outbuildings	Level	0
Location	04 - Middle Barn	Item	Cement Walls
Material	Cement	Extent	15 m. sq.
			
Strategy / Sample Id	Sample / 110354/08	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	1	Asbestos Type	1
Material Score	5 / Low		
Accessibility	Medium		

External Outbuildings > 0 > 04 - Middle Barn > Wall Mortar

Building	External Outbuildings	Level	0
Location	04 - Middle Barn	Item	Wall Mortar
Material	Composite	Extent	To All Masonry Walls
			
Strategy / Sample Id	Sample / 110354/09	Fibre Type	NADIS
General Comments	Present throughout all buildings.		

External Outbuildings > 0 > 04 - Middle Barn > Cement Debris To Floor

Building	External Outbuildings	Level	0
Location	04 - Middle Barn	Item	Cement Debris To Floor
Material	Cement	Extent	Large Amounts, Widespread
			
Strategy / Sample Id	Sample / 110354/10	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	1	Asbestos Type	1
Material Score	6 / Low		
Accessibility	Easy		

External Outbuildings > 0 > 04 - Middle Barn > Location Notes

Building	External Outbuildings	Level	0
Location	04 - Middle Barn	Item	
			
Location Notes	Cement roof, masonry and cement walls with mortar, concrete floor. Large amount of cement debris present to floor, metal columns, metal beams, PVC sheet skylights, redundant PVC downpipe, wooden doors to front, metal sheet door to rear, wooden panels to wall, MMMF debris to floor, metal framework, modern farming equipment, metal fencing to wall, wooden pallets to wall, general debris throughout, stored items.		

External Outbuildings > 0 > 05 - LHS Barn > Location Notes

Building	External Outbuildings	Level	0
Location	05 - LHS Barn	Item	
			
Location Notes	Metal roof, metal and masonry walls with mortar, concrete floor. Metal and wooden framework, plastic sheets to wall, modern farming equipment, modern tractor, PVC flexi hose pipework, general debris to floor, redundant metal trailer, stored items.		

External Outbuildings > 0 > 06 - Rear Pig Sty > Location Notes

Building	External Outbuildings	Level	0
Location	06 - Rear Pig Sty	Item	
			
Location Notes	Metal roof, metal and masonry walls with mortar, concrete and dirt floor. Wooden framework, wooden panels to walls, general debris, livestock present, MMMF debris to floor, metal fencing, metal gates.		

External Outbuildings > 0 > 07 - Planter > Location Notes

Building	External Outbuildings	Level	0
Location	07 - Planter	Item	
			
Location Notes	Wooden and stone walls, dirt on concrete floor, vegetation present, electrical cables, modern lights, raised metal plant holders.		

External Outbuildings > Externals > 02 - Lean-to > Rendering To Wall

Building	External Outbuildings	Level	Externals
Location	02 - Lean-to	Item	Rendering To Wall
Material	Composite	Extent	5 m. sq.
			
Strategy / Sample Id	Sample / 110354/01	Fibre Type	NADIS

External Outbuildings > Externals > 02 - Lean-to > Window Putty

Building	External Outbuildings	Level	Externals
Location	02 - Lean-to	Item	Window Putty
Material	Composite	Extent	1 Linear Metre
			
Strategy / Sample Id	Sample / 110354/02	Fibre Type	NADIS

External Outbuildings > Externals > 02 - Lean-to > Cement Debris to Entrance

Building	External Outbuildings	Level	Externals
Location	02 - Lean-to	Item	Cement Debris to Entrance
Material	Cement	Extent	Small Amount, Localised Spread
			
Strategy / Sample Id	Sample / 110354/03	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	1	Asbestos Type	1
Material Score	6 / Low		
Accessibility	Easy		

External Outbuildings > Externals > 02 - Lean-to > Location Notes

Building	External Outbuildings	Level	Externals
Location	02 - Lean-to	Item	
			
Location Notes	Metal roof, masonry walls with render, metal window with composite putty, no visible DPC, wooden beams overhanging roof, wooden beams to door, vegetation to rear.		

External Outbuildings > Externals > 04 - Middle Barn > Cement Roof

Building	External Outbuildings	Level	Externals
Location	04 - Middle Barn	Item	Cement Roof
Material	Cement	Extent	120 m. sq.
			
Strategy / Sample Id	Strongly Presume / 110354/11	Presumed Fibre Type	Chrysotile
Recommendation	Remove		
General Comments	Visually similar to 110354/07		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	1	Asbestos Type	1
Material Score	5 / Low		
Accessibility	Medium		

External Outbuildings > Externals > 04 - Middle Barn > Cement Barge Boards

Building	External Outbuildings	Level	Externals
Location	04 - Middle Barn	Item	Cement Barge Boards
Material	Cement	Extent	10 Linear Metres
			
Strategy / Sample Id	Sample / 110354/12	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	1	Asbestos Type	1
Material Score	5 / Low		
Accessibility	Medium		

External Outbuildings > Externals > 04 - Middle Barn > Cement Walls

Building	External Outbuildings	Level	Externals
Location	04 - Middle Barn	Item	Cement Walls
Material	Cement	Extent	15 m. sq.
			
Strategy / Sample Id	Strongly Presume / 110354/13	Presumed Fibre Type	Chrysotile
Recommendation	Remove		
General Comments	Visually similar to 110354/08		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	2
Surface Type / Treatment	1	Asbestos Type	1
Material Score	5 / Low		
Accessibility	Medium		

External Outbuildings > Externals > 04 - Middle Barn > Cement Debris To Floor

Building	External Outbuildings	Level	Externals
Location	04 - Middle Barn	Item	Cement Debris To Floor
Material	Cement	Extent	Large Amounts, Widespread
			
Strategy / Sample Id	Strongly Presume / 110354/14	Presumed Fibre Type	Chrysotile
Recommendation	Remove		
General Comments	Visually similar to 110354/10		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	1	Asbestos Type	1
Material Score	6 / Low		
Accessibility	Easy		

External Outbuildings > Externals > 04 - Middle Barn > Location Notes

Building	External Outbuildings	Level	Externals
Location	04 - Middle Barn	Item	
			
Location Notes			
		Cement roof, masonry and cement walls with mortar, cement barge boards, PVC watergoods, wooden doors to front, metal columns, cement debris to entrance and local area, no DPC visible, wooden panels to wall, metal sheets to rear.	

External Outbuildings > Externals > 05 - LHS Barn > Location Notes

Building	External Outbuildings	Level	Externals
Location	05 - LHS Barn	Item	
			
Location Notes	Metal roof, metal and masonry walls, metal and wooden framework.		

External Outbuildings > Externals > 06 - Rear Pig Sty > Location Notes

Building	External Outbuildings	Level	Externals
Location	06 - Rear Pig Sty	Item	
			
Location Notes	Metal roof, metal and masonry walls, metal and wooden framework.		

External Outbuildings > Externals > External Elements > Cement Debris To Floor

Building	External Outbuildings	Level	Externals
Location	External Elements	Item	Cement Debris To Floor
Material	Cement	Extent	Sporadically Throughout Area
			
Strategy / Sample Id	Sample / 110354/15	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	1	Asbestos Type	1
Material Score	6 / Low		
Accessibility	Easy		

External Outbuildings > Externals > External Elements > Cement Sheets To Floor

Building	External Outbuildings	Level	Externals
Location	External Elements	Item	Cement Sheets To Floor
Material	Cement	Extent	Large Amount, Localised Spread
			
Strategy / Sample Id	Sample / 110354/16	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	3
Surface Type / Treatment	1	Asbestos Type	1
Material Score	6 / Low		
Accessibility	Easy		

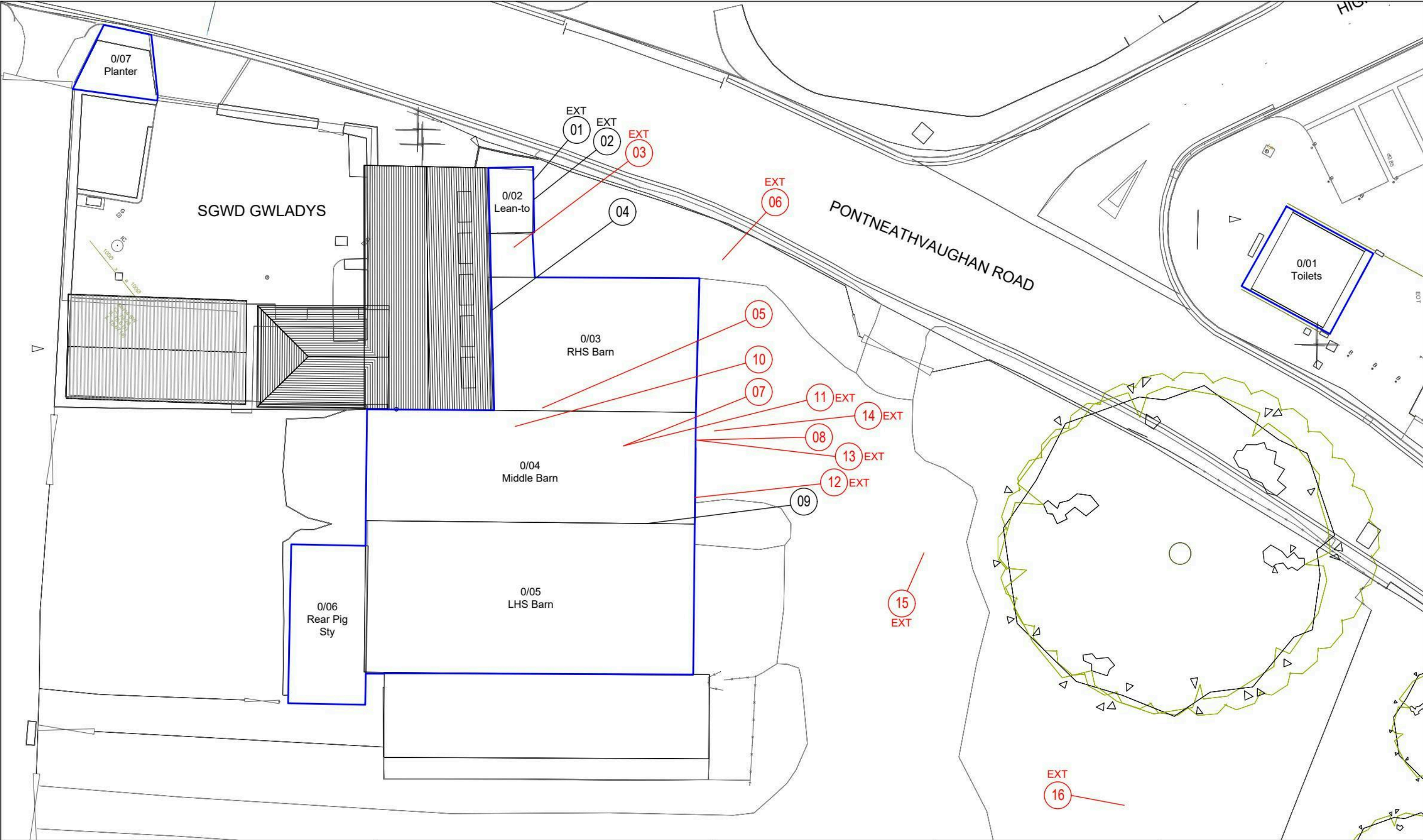
External Outbuildings > Externals > External Elements > Location Notes

Building	External Outbuildings	Level	Externals
Location	External Elements	Item	
			
Location Notes	Dirt Floor, vegetation, cement sheets to floor, cement debris to floor, redundant metal beams.		

Appendices

Floorplans

See following pages...



	Customer Details:	Inspection Report No:	ALL110354/25/JG-1	☒ POSITIVE SAMPLE POINT ☒ NEGATIVE SAMPLE POINT ☐ SCOPE OF WORKS
	Andrew Scott, Scott House, Charter Court, Swansea Enterprise Park, Swansea, SA7 9DH	Inspection Date(s):	15th May 2025	
		Plan Location:	Lower Pontneddfechan, Pontneathvaughan Road, Glynneath, Neath, SA11 5NR	
		Job No.	110354	
	This drawing remains copyright of Anchem Laboratories Ltd and must not be reproduced without written permission. Sample points are indicative only & do not necessarily show the extents of the sampled area. This drawing must be read in conjunction with the attached report. Drawing not to scale. If in Doubt ASK!			

Bulk Sample Test Certificates

See following pages...

Page 1 of 2



0934

Andrew Scott
 Scott House
 Charter Court
 Enterprise Park
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Date 17/05/2025
Date Sample(s) Taken 15/05/2025
Date Sample(s) Tested 17/05/2025
Bulk Analyst Chris Griffiths
Job Reference 110354
No of Samples 12

Test Report ALL110354/25/CG-1

12 Samples taken by our laboratory in accordance with our
 In-house procedure No. ANC/AS/3, from Lower Pontneddfechan, Pontneathvaughan Rd, Glynneath, SA11
 5NR

Sample Reference	Sample Information	Material Type*	Test Result
110354/01	External Outbuildings - 02 - Lean-to - Rendering to Wall	Composite	Asbestos Not Detected
110354/02	External Outbuildings - 02 - Lean-to - Window Putty	Composite	Asbestos Not Detected
110354/03	External Outbuildings - 02 - Lean-to - Cement Debris to Entrance	Cement Material	Chrysotile asbestos
110354/04	External Outbuildings - 03 - RHS Barn - Rendering to Wall	Composite	Asbestos Not Detected
110354/05	External Outbuildings - 03 - RHS Barn - Cement Debris to Floor (LHS Wall)	Cement Material	Chrysotile asbestos
110354/07	External Outbuildings - 04 - Middle Barn - Cement Roof	Cement Material	Chrysotile asbestos
110354/08	External Outbuildings - 04 - Middle Barn - Cement Walls	Cement Material	Chrysotile asbestos
110354/09	External Outbuildings - 04 - Middle Barn - Wall Mortar	Composite	Asbestos Not Detected

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Sample Reference	Sample Information	Material Type*	Test Result
110354/10	External Outbuildings - 04 - Middle Barn - Cement Debris to Floor	Cement Material	Chrysotile asbestos
110354/12	External Outbuildings - 04 - Middle Barn - Cement Barge Boards	Cement Material	Chrysotile asbestos
110354/15	External Outbuildings - External Elements - Cement Debris to Floor	Cement Material	Chrysotile asbestos
110354/16	External Outbuildings - External Elements - Cement Sheets to Floor	Cement Material	Chrysotile asbestos

Analysis by polarised light microscopy and dispersion staining techniques in accordance with HSG 248 and our documented in-house procedure No. ANC/AS/1.

Chrysotile White Asbestos
 Amosite Brown Asbestos
 Crocidolite Blue Asbestos

This test report shall not be reproduced except in full, without written approval of the laboratory.
 The results relate only to the items tested.

* Please note that where the material type has been referenced within the report then this is an opinion of the analyst carrying out the test and may not truly represent the nature of the material. Such opinions and interpretations are outside the scope of our UKAS accreditation. Where work is planned with any materials then reference should be made to the Control of Asbestos Regulations 2012. If there is any doubt as to our description of the material type or you require water absorption testing then please contact the laboratory.

Reviewed

Authorised

Chris Griffiths
 Asbestos Operations Manager

On behalf of Anchem Laboratories Limited

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Refurbishment and Demolition Surveys

The purpose of a Refurbishment & Demolition Survey, as defined within the HSE publication HSG 264 Asbestos: The Survey Guide is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing material (ACM). All sampling carried out in accordance with our in-house methodology ANC/AS/4 based on HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

A refurbishment and demolition survey is required before any refurbishment or demolition work is carried out in a building this can include intrusive maintenance and repair work will be carried out or for plant removal or dismantling. The survey is intrusive and involves destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc.). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, as we are not aware of when or if the asbestos removal may take place then we have undertaken the material assessment for the ACMs' condition so that the material may be managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure as agreed with the client. Aggressive inspection techniques are used as necessary to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors.

Survey Restrictions And Caveats

The scope of a refurbishment survey will have been agreed with the client at the contract review stage with the scope of works reproduced on the quotation or survey plan and provided to the survey team. Specific restrictions and caveats will then be recorded accordingly within the report. Demolition surveys will be full access inspections however access restrictions may manifest from unsafe buildings and impractical access locations. In this case further consideration may be required to ensure full compliance with the requirements of CAR2012.

The value and usefulness of the survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope or on the techniques/method used by the surveyor. Information on the location of all ACMs, as far as reasonably practicable, is crucial to the risk assessment and development of the management plan. Any restrictions placed on the survey scope will reduce the extent to which ACMs are located and identified, incur delays and consequently make managing asbestos more complex, expensive and potentially less effective.

History of Asbestos

The term asbestos relates to a group of naturally occurring fibrous minerals defined by the control of asbestos regulations 2012 in the UK as six regulated chemically related naturally occurring fibrous minerals that share the property of becoming hazardous when respirable airborne fibres are inhaled. The three common asbestos types Chrysotile (white asbestos), Asbestos Grunerite (Amosite - brown asbestos) and Crocidolite (blue asbestos) were widely imported and used in the UK. The other less common types of regulated asbestos fibres are asbestos Actinolite, asbestos Tremolite and asbestos Anthophyllite.

Asbestos mineral fibres have unique material properties relating to thermal, electrical, chemical and biological resistance and as such have been used extensively in material science for fire proofing, heat and electrical insulation. Asbestos fibres were added to materials to increase a particular property of the material and these are known as 'asbestos containing materials' (ACM's). Asbestos materials have been used commercially since the late 19th Century to produce many diverse types of ACM. A boom in the amount of asbestos fibre was noted in the post war years from 1950's to a sharp drop of importation in the early 1980's.

The use of asbestos has been the subject of both voluntary and formal prohibitions since 1969. The absolute sanction on the new use, importation and supply of all asbestos materials and products in the UK was imposed in May 1999.

The inherent risk from asbestos is the ability of the material to release airborne fibres that can be breathed in. Exposure to high concentrations of asbestos fibres can lead to asbestos related lung diseases, mainly cancers which are currently responsible for the deaths of more people than any other single work related disease. These diseases can take from 15 to 40 years to develop and most of those persons currently affected were exposed to asbestos during the 1950's, 1960's and 1970's.

Asbestos containing materials may however still remain in buildings and establishments throughout the UK. The main risk to personnel apparent when disturbing asbestos materials through operations such as drilling, cutting, sawing, sanding or general disturbance. This has the effect of releasing microscopic airborne fibres invisible to the human eye with the asbestos fibres then being inhaled during respiration.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

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

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Examples of Asbestos Containing Materials in approximate risk order:

Spray Coating

Low-density, spray coatings were applied as fire protection to the structural steelwork and concrete structures of buildings up until the late 1970's. It is also common to encounter sprayed asbestos applications applied to the ceilings of swimming pools and kitchens and it has been used as acoustic insulation and as a fire retardant within void systems. The application technique involved spraying the wet mix asbestos slurry using compressed air. This was very difficult to control in practice and as a consequence 'over spray' on adjacent walls and cavities is commonly encountered.

Thermal Insulation

Asbestos insulation was hand applied as thermal insulation or used as pre-formed sections and blocks to heated vessels, pipes, boilers, calorifiers etc. This material is usually very friable and dusty and is usually of a high risk. Old boiler rooms can harbour thermal insulation residues.

Asbestos Insulating Board (AIB)

Asbestos insulation board has been commonly used in buildings as suspended ceiling tiles, ceiling boards, wallboards, partition walling, firebreaks, staircase cladding, fire doors, soffits and radiator boards. The original boards were sometimes called 'Asbestolux', 'Marinite' or 'LDR' and generally contain amphibole asbestos or a mixture of amphibole and serpentine asbestos.

Asbestos Rope, Yarn, Cloth and Gasket Material

Asbestos rope and woven insulation is used as lagging, jointing and packing material on boiler vessels and pipework. Heat and fire resistant gaskets and seals are found on boilers and as expansion zones on central heating ducting. Plaited wrapping is often found around electric cables. Asbestos cloth products such as blankets and clothing items including gloves, aprons, overalls etc. can still be encountered within foundries, laboratories and kitchens.

Asbestos Paper

Asbestos paper is usually of a high content of chrysotile asbestos and can be found with a foil backing as boiler insulation. Paper products can also be found lining pipework under MMMF and other non-asbestos insulation. Bitumen paper and felt was used for damp proof course and roofing felt.

Asbestos Cement Products

Asbestos cement products are very common and can be encountered as corrugated roof and wall sheeting, gutters, pipes, flues, cowls, grills, tanks, troughs and conduits, soffits, shuttering etc. Generally asbestos cement was mainly used in outdoor applications because of its superior strength to insulation board. Other similar materials to asbestos cement sheets include synthetic roof slates and roof tiles.

Textured Coatings and Paints

Asbestos containing 'Artex' type coating is commonplace in industrial, commercial, public and domestic buildings. Artex type materials are generally only encountered on walls and ceilings. Asbestos was generally removed from textured coating in the early 1990's however different manufacturers removed asbestos fibre from their product at different times.

Asbestos Composites and Bituminous Products

Asbestos reinforced composite materials have been used in the manufacture of toilet cisterns, blackboards, plastics and resins, clutch plates and brake pads. Asbestos has also been added to bitumen and used for applications such as damp proof courses and roofing materials.

Asbestos containing floor tiles

Asbestos containing floor tiles are commonplace in most buildings for example 'Marley' floor tiles. Many brands of thermoplastic and vinyl floor tiles were manufactured with small quantities of asbestos present to increase the mechanical strength of the tile. Additionally asbestos containing mastics, sealants and adhesives can be found on the underside of the flooring. Asbestos paper products have also been utilised as a backing under sheet vinyl floor coverings as a cushion.

This is not a definitive list of all known ACM's.

Legislation

The Health and Safety at Work Act 1974 places general duties on employers and self-employed persons, to ensure as far as is reasonably practicable, the health, safety and welfare at work of all their employees, and persons other than employees who may be affected by any of their undertakings. The Construction Design and Management Regulations 2015 (as amended) formed under the enabling Health and Safety at Work Act, requires that duty holders prepare a health and safety plan to include details of any risks for all work covered by the definitions of the regulations. The Control of Asbestos Regulations 2012 embrace all work with asbestos or asbestos containing materials and place duties upon both employers and self-employed persons.

One of the most important risks in old buildings is that of the presence of asbestos and asbestos containing materials (ACM). The main purpose of this survey is therefore to identify asbestos and asbestos containing materials in order to enable you to fulfil the duties highlighted above and prevent or reduce the risk of accidental exposure to personnel working in the area.

Methodology

This survey for asbestos materials undertaken by this laboratory involved a thorough scope specific intrusive inspection of the defined locations by an authorised, qualified and experienced surveyor meeting the competence criteria required for our UKAS accreditation using documented in-house procedure ANC/AS/4 based on HSE publication HSG264 Second Edition - Asbestos: The Survey Guide. A combination of visual inspection and confirmatory sampling was utilised for the survey. As it is not reasonably practicable to sample every single item encountered, samples were taken at points that appeared to be representative locations. During the time available, the defined scope of the survey was thoroughly inspected. It should be noted that whilst the surveyor made every effort to examine all materials, we cannot guarantee that all asbestos based materials have been located.

Presumptions or Identification of ACMs

The duty to manage regulation 4 of the Control of Asbestos Regulations 2012 allows materials to be 'presumed' to contain asbestos. There are two levels of presumption: -

- a. **Strong Presumption** – Where a material looks like an ACM. This can be concluded through visual inspection by an experienced well trained surveyor e.g.
 - Where previous analysis has confirmed the presence of asbestos in a visually similar material
 - Materials in which asbestos is known to be commonly present at the time of installation e.g. Corrugated Cement Sheeting, Insulating Boards, etc.
 - Materials that have the appearance of asbestos but no sample has been taken, e.g. thermal insulation on a pipe where fibres are clearly visible.
- b. **Presumed** – A default situation where a material is presumed to contain asbestos because there is insufficient evidence (e.g. no analysis) to confirm that it is asbestos free or where the duty holder decides that it is easier to presume certain materials contain asbestos. This default applies to areas that cannot be accessed or inspected.
- c. **Sampled** – a representative piece of the material is collected for laboratory analysis.
- d. **Previously identified asbestos** - Where an ACM has been previously sampled and identified as asbestos containing. This may have been undertaken by Anchem or by a third party in accordance with UKAS testing procedures and may be included in the register providing that the material has been sampled and tested by a UKAS laboratory and the material has been assessed as valid.
- e. **Reasoned argument** – this is used where a material has been identified that is visually similar to a previously analysed material that does not contain asbestos.

The results of sample analysis refer specifically to the samples taken from the location defined on the Certificate of Bulk Fibre Analysis as contained in the appendix. Experience has shown that materials can vary greatly in relatively short distances from sample points.

If any material suspected of containing asbestos is found and has not been identified in this survey, we would strongly suggest that you contact our consultancy for your sampling requirements. All suspect material shall be assumed to be asbestos unless laboratory testing or our professional judgement indicates otherwise.

Management Requirements

Where asbestos is deemed a low risk and it is decided to leave any ACM's in place then a Management Plan must be created to reduce the risk of accidental damage occurring and to reduce the risk of accidental exposure. The basic requirements of this plan are to:

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

Low and very low material risk ACM's generally do not require actions other than those required within a management plan to prevent disturbance of ACM's and accidental exposure to persons. Prevention of disturbance of asbestos materials is essential to maintain legal compliance and moral obligation and we would emphasize the following schemes to assist with this goal.

Manage in accordance with CAR requirements

The management requirements for managing asbestos may include the following protocols: -

- Maintaining and updating the asbestos register
- Regular monitoring and inspection to assess the condition of ACM's
- Restrict access / isolate
- Labelling ACM's with suitable warning stickers
- Introduction of a permit to work system to ensure that ACM's are not worked upon accidentally
- Introducing safe systems of work to ensure that all work with ACM's is undertaken correctly
- Informing Staff/Tenants/Contractors/Tradesmen of the locations of ACM's
- Train Maintenance staff and contractors in the recognition of asbestos and the locations of ACM's, on site and safe working procedures to prevent disturbance (Asbestos Awareness Training)
- Ensure that everyone knows their roles and responsibilities for the management of ACM's on your premises
- Have a plan in place to repair or remove damaged ACM's

Further details can be found on the requirements of the duty to manage within the L143 ACOP & Guidance and HSG227 Guidance documents.

Action required to reduce risk

Actions could include removal, isolation or encapsulation or enclosure. See recommendations for action as described previously.

Immediate isolation and action required

For high risk materials or visible asbestos debris we would advocate immediate isolation with further actions to reduce the risk to follow. Isolations where recommended should be undertaken immediately to prevent the materials being accessed and disturbed. Actions could include removal, isolation or encapsulation or enclosure. For further actions see recommendations for action as described previously.

Work with ACM's

There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. The plan of work must, so far as is reasonably practicable, specify that asbestos must be removed before any other major works begin, unless removal would cause a greater risk to employees than if the asbestos had been left in place.

We would recommend that all asbestos materials identified throughout the scope of the planned works are removed where practicable prior to the work commencing.

Where work with ACM's is planned then due consideration of the various categories of work must be made. All work with asbestos or asbestos containing materials is covered by the Control of Asbestos Regulations 2012. Work with asbestos may fall into one of 3 work categories for licensable work, non-licensed work and notifiable non-licensed and can only be undertaken by fully trained personnel in accordance with the regulations, ACOP and guidance. For guidance on the various categories of work with asbestos materials we would recommend HSE publication asbestos essentials A0 <http://www.hse.gov.uk/pubns/guidance/a0.pdf>. All organisations undertaking work with asbestos must carry out the work in accordance with HSE guidance and all persons engaged in such work must hold the appropriate qualifications.

Most licensed work with asbestos would require the additional appointment of an independent UKAS accredited laboratory to undertake the clearance testing requirements prior to reoccupation. Anchem Laboratories Ltd are UKAS accredited to ISO 17020 for asbestos surveying and inspections in buildings based on HSE guidance HSG264 and we are fully accredited to ISO 17025 for bulk sampling, bulk testing, air sampling, fibre counting and four stage clearance testing to include certification for reoccupation.

Quality

Anchem Laboratories Ltd are UKAS accredited to ISO 17020 for asbestos surveying and inspections in buildings based on HSE guidance HSG264 Second Edition - Asbestos: The Survey Guide, and in house method ANC/AS/04. Sampling, where carried out is done so based on HSE guidance HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. We are also accredited to ISO 17025 for asbestos sampling and testing. Details of our accreditation schedule can be found at www.ukas.com/find-an-organisation/ under both testing laboratories and inspection bodies.

We also offer support in the development of asbestos management plans, project management, for asbestos remediation, condition re-inspection surveys and UKATA registered asbestos awareness training. Although please note that the above services are not UKAS accredited.