

Asbestos Demolition Survey Report

Commissioned by

Neath Port Talbot County Borough Council
The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG



Site Address:
Ysgol Gynradd Gymraeg Tregales
SA10 7ND

Survey Report Number:
J077853

UPRN:
N/A

Date of Survey:
1st April 2026

Lead Surveyor:
Kristofor Prince



Report Authorisation

Scope of Works:

Asbestos Demolition Survey – Demolition survey of Unit 1

Scope of Works Caveats:

N/A

Deviations from agreed scope of works

Any areas of No Access are recorded within the Areas of No Access Table within the Executive Summary

Survey Date

1 Apr 2026

Report Issue:

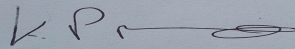
Final

Report quality checked by:

Sian Hilbourne, Technical Consultant / Project Manager, 8 April 2026

A handwritten signature in blue ink, appearing to read 'Sian', is positioned below the name of the quality checker.**Report Authorised by:**

Kristofor Prince, Asbestos Surveyor, 8 April 2026

A handwritten signature in blue ink, appearing to read 'K. Prince', is positioned below the name of the authorized person.**Site Representative:**

N/A

Controlled Document Reference:

MSSC/530 Asbestos Demolition Survey Report Issue 10, Nov 2021 – Author M. Perry

Disclaimers:

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

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1. Executive Summary

- 1.1 A Demolition Survey was undertaken at the Ysgol Gynradd Gymraeg Treges, SA10 7ND named on the front cover of this report.
- 1.2 The specific pre agreed scope and extent of work, documented in the contract for this commission includes:
 - Demolition survey of Unit 1
- 1.3 Restrictions to the scope of works as pre agreed with the Client include:
 - None.
- 1.4 Deviations from agreed scope of works:
 - Any areas of No Access are recorded within the Areas of No Access Table within the Executive Summary
- 1.5 Refer to Section 5 for restrictions and caveats to the scope of works, and specific areas not accessible during this survey. These areas must be presumed to contain asbestos until proven otherwise.
- 1.6 Details of the various asbestos material types identified in the survey are detailed in the products table below. Refer to the Asbestos Register (Appendix D) for specific asbestos containing material (ACM) locations, material assessment scores, priority assessment scores (if relevant), action priorities, and relevant MSS Consulting recommendations.

1. Executive Summary Continued

Areas of No Access

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

**** Areas of No Access should be treated as if they contain Asbestos containing materials, and require inspection****

Total Risk Score: High

Asbestos in poor condition or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with as a matter of urgency. It is recommended that air monitoring is carried out in comparison to the control limit within these and adjacent areas in order to assess airborne fibre levels.

High Risk (score 10 +)

Item Number	Block	Floor	Room/Area Ref	Sample Location	Material	Material Risk Rating	Management Action
N/A							

Total Risk Score: Medium

Asbestos containing materials which are unsealed or have low damage have been identified within the following areas listed in the table below. It is recommended that remedial work to seal, repair, or remove these materials is undertaken as a priority. It is recommended that air monitoring is carried out in comparison to the control limit within these and adjacent areas in order to assess airborne fibre levels.

Medium Risk (score 7 - 9)

Item Number	Block	Floor	Room/Area Ref	Sample Location	Material	Material Risk Rating	Management Action
N/A							

Total Risk Score: Low

Asbestos Containing Materials have been identified which are in good condition and are listed in the table below. A management policy and plan in compliance with Regulation 4 Control of Asbestos Regulations 2012 needs to be implemented to manage these materials safely. The materials require their condition re-inspecting at least annually.

Low Risk (score 5 - 6)

Item Number	Block	Floor	Room/Area Ref	Sample Location	Material	Material Risk Rating	Management Action
N/A							

Total Risk Score: Very Low

Asbestos Containing Materials have been identified which are in good condition and are listed in the table below. A management policy and plan in compliance with Regulation 4 Control of Asbestos Regulations 2012 needs to be implemented to manage these materials safely. The materials require their condition re-inspecting at least annually.

Low Risk (score 1 - 4)

Item Number	Block	Floor	Room/Area Ref	Sample Location	Material	Material Risk Rating	Management Action
002	Block 1, Ysgol Gynradd Treges	00	GF11 Corridor	To concrete floor beneath carpet covering, Tiles and adhesive	Vinyl With Bitumen Adhesive	2	Remove
003	Block 1, Ysgol Gynradd Treges	00	GF08 Store	To concrete floor beneath modern vinyl covering, Adhesive	Bitumen	2	Remove
004	Block 1, Ysgol Gynradd Treges	00	GF09 & GF09a Boys toilets	To concrete floor beneath modern vinyl covering, Adhesive	Bitumen	2	Remove
005	Block 1, Ysgol Gynradd Treges	00	GF10 Staff toilets	To concrete floor beneath modern vinyl covering, Adhesive	Bitumen	2	Remove
006	Block 1, Ysgol Gynradd Treges	00	GF07 Entrance Lobby	To concrete floor beneath carpet covering, Tiles and adhesive	Vinyl With Bitumen Adhesive	2	Remove
007	Block 1, Ysgol Gynradd Treges	00	GF19 Wet room	To concrete floor beneath carpet covering, Tiles and adhesive	Vinyl With Bitumen Adhesive	2	Remove
008	Block 1, Ysgol Gynradd Treges	00	GF18 Cloaks	To concrete floor beneath carpet covering, Tiles and adhesive	Vinyl With Bitumen Adhesive	2	Remove
012	Block 1, Ysgol Gynradd Treges	00	GF12 Entrance Lobby	To concrete floor beneath carpet covering, Tiles and adhesive	Vinyl With Bitumen Adhesive	2	Remove

Item Number	Block	Floor	Room/Area Ref	Sample Location	Material	Material Risk Rating	Management Action
013	Block 1, Ysgol Gynradd Treges	00	GF13 Girls toilets	To concrete floor beneath modern vinyl covering, Adhesive	Bitumen	2	Remove
014	Block 1, Ysgol Gynradd Treges	00	GF15 Store	To concrete floor beneath carpet covering, Adhesive	Bitumen	2	Remove
015	Block 1, Ysgol Gynradd Treges	00	GF17 Cloaks	To concrete floor beneath carpet covering, Tiles and adhesive	Vinyl With Bitumen Adhesive	2	Remove

2. Introduction

2.1 A Demolition Survey was carried out at Ysgol Gynradd Gymraeg Treges, SA10 7ND.

Building Age	1940's
Building Description	Educational

2.2 A Demolition Survey as described in HSG 264 'Asbestos The Survey Guide', is intended to locate and describe as far as reasonably practicable, all asbestos containing materials (ACMs) in the area where the refurbishment will take place. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

2.3 The specific aims of the survey are:

- To locate as far as reasonably practicable the presence and extent of suspected or presumed materials and assess their condition.
- To produce a register detailing the extent, type, condition, and surface treatment and accessibility of asbestos prior to any works being undertaken within Ysgol Gynradd Gymraeg Treges
- To advise of any action in respect of abatement or management following the results of sample analysis, and in the event that proposed removal work will not take place for some time after the survey.

Note: There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment.

3. Survey Details and General Information

- 3.1 The asbestos survey of Ysgol Gynradd Gymraeg Tregelles, SA10 7ND was commissioned by Jonathan Tucker of Neath Port Talbot County Borough Council, The Quays, Brunel Way, Baglan Energy Park, Neath.
- 3.2 The survey was undertaken by Kristofor Prince (qualified surveyor) at the named property on 1st April 2026 .
- 3.3 MSS Consulting, MSS House, Galdames Place, Cardiff, CF24 5PE are an Inspection Body accredited by UKAS to ISO/IEC 17020, for the surveying of asbestos in premises, and to ISO/IEC 17025 for the testing of asbestos. Copies of our accreditation certificates are available on request, and the schedule of accreditation may be found on the UKAS website.
- 3.4 During the Demolition Survey all areas in all parts of Ysgol Gynradd Gymraeg Tregelles have been accessed (within the agreed extent and scope) as far as is reasonably practicable.
- 3.5 The survey was undertaken in accordance with HSG 264 and MSS Consulting in house accredited Technical Procedure TP5.
- 3.6 Representative samples of suspected materials were taken for subsequent analysis at our UKAS accredited laboratory.
- 3.7 The bulk samples were visually examined using stereo and polarised light microscopy. Any fibrous material was analysed in accordance with 'Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures' HSG 248, and MSS Consulting Technical Procedure: TP2.
- 3.8 As part of the asbestos survey strategy, materials can be presumed to contain asbestos. There are two levels of presumption:
 - Strongly Presumed: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well trained surveyor, familiar with the range of asbestos products.
 - Presumed: suspect material is presumed to contain asbestos by default because there is insufficient evidence (eg no sample analysis) to confirm that it is asbestos free. Asbestos materials will also be presumed if there is a suspect area or a suspect component that cannot be accessed or inspected.

4. Explanation of Survey Results

- 4.1 The survey results are summarised in the survey plans (Appendix B) and the asbestos register (Appendix D).
- 4.2 Material Risk Assessment scores are defined in HSG264 as follows:

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

- 4.5 These risk scores have been calculated based upon observations at the time of the survey. Under the Control of Asbestos Regulations (CAR) 2012 the Duty Holder is required to undertake Priority Risk Assessments, and have involvement in the final risk assessment. The Total Risk score parameters have been set by MSS and are for management purposes only. It is the responsibility of the duty holder to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises

5. Limitations of Survey

- 5.1 The surveyor has made every effort to examine all construction materials, and all areas within the agreed scope of works have been inspected. However, we cannot guarantee that all asbestos based materials have been located. Some materials may well be hidden within the structural fabric of the building and may only come to light when the building is being demolished. If materials suspected of containing asbestos are subsequently identified, then work should be stopped immediately and a further investigation carried out.
- 5.2 No plant, equipment, or machinery has been inspected unless specifically identified in the scope of works, and with the aid of a qualified engineer and/or certified isolations as required.
- 5.3 Access may not have been gained to areas of which are covered or inaccessible, and would cause significant damage to do so, or the act of gaining access would have placed the surveyor in danger. Refer to the Executive Summary for restrictions of scope of works.
- 5.4 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 Restrictions to the scope of works as pre agreed with the Client include:
- 5.7 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 "No Access Table" located within the executive summary of this report . 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
- None.

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 refurbishment or 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 If removal works are required all licensable asbestos materials must be removed by a licensed asbestos removal contractor in accordance with CAR 2012.
- 6.3 Specific materials or work activities may need to be notified as Notifiable Non-Licensed Works (NNLW) in accordance with CAR 2012.
- 6.4 All asbestos waste (including asbestos debris and contaminated items) must be disposed of in accordance with the relevant Hazardous Waste Regulations.
- 6.5 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



Job Number	J077853
Item Number	0001
Date of Inspection	1 Apr 2026

Floor	Roof Void
Room/Area	Roof void/Roof
Level of Identification	Identified



		Score
Product Type	Bitumen	N/A
Extent of Damage	Good Condition	N/A
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	N/A
Asbestos Type	No asbestos detected	0

Material Risk Score	N/A
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Surveyor Notes	N/A
Recommendations	No Action Required

Job Number	J077853
Item Number	0002
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF11 Corridor/To concrete floor beneath carpet covering
Level of Identification	Identified



		Score
Product Type	Vinyl With Bitumen Adhesive	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0003
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF08 Store/To concrete floor beneath modern vinyl covering
Level of Identification	Identified



		Score
Product Type	Bitumen	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0004
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF09 & GF09a Boys toilets/To concrete floor beneath modern vinyl covering
Level of Identification	Strongly Presumed



		Score
Product Type	Bitumen	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0005
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF10 Staff toilets/To concrete floor beneath modern vinyl covering
Level of Identification	Strongly Presumed



		Score
Product Type	Bitumen	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0006
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF07 Entrance Lobby/To concrete floor beneath carpet covering
Level of Identification	Strongly Presumed



		Score
Product Type	Vinyl With Bitumen Adhesive	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0007
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF19 Wet room/To concrete floor beneath carpet covering
Level of Identification	Strongly Presumed



		Score
Product Type	Vinyl With Bitumen Adhesive	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0008
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF18 Cloaks/To concrete floor beneath carpet covering
Level of Identification	Strongly Presumed



		Score
Product Type	Vinyl With Bitumen Adhesive	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0009
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF05 Classroom/Underside of sink and drainer
Level of Identification	Identified



		Score
Product Type	Bitumen	N/A
Extent of Damage	Good Condition	N/A
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	N/A
Asbestos Type	No asbestos detected	0

Material Risk Score	N/A
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Surveyor Notes	N/A
Recommendations	No Action Required

Job Number	J077853
Item Number	0010
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF04 Classroom/Underside of sink and drainer
Level of Identification	Strongly Presumed



		Score
Product Type	Bitumen	N/A
Extent of Damage	Good Condition	N/A
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	N/A
Asbestos Type	No asbestos detected	0

Material Risk Score	N/A
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Surveyor Notes	N/A
Recommendations	No Action Required

Job Number	J077853
Item Number	0011
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF03 Classroom/Underside of sink and drainer
Level of Identification	Strongly Presumed



		Score
Product Type	Bitumen	N/A
Extent of Damage	Good Condition	N/A
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	N/A
Asbestos Type	No asbestos detected	0

Material Risk Score	N/A
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Surveyor Notes	N/A
Recommendations	No Action Required

Job Number	J077853
Item Number	0012
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF12 Entrance Lobby/To concrete floor beneath carpet covering
Level of Identification	Strongly Presumed



		Score
Product Type	Vinyl With Bitumen Adhesive	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0013
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF13 Girls toilets/To concrete floor beneath modern vinyl covering
Level of Identification	Strongly Presumed



		Score
Product Type	Bitumen	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0014
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF15 Store/To concrete floor beneath carpet covering
Level of Identification	Identified



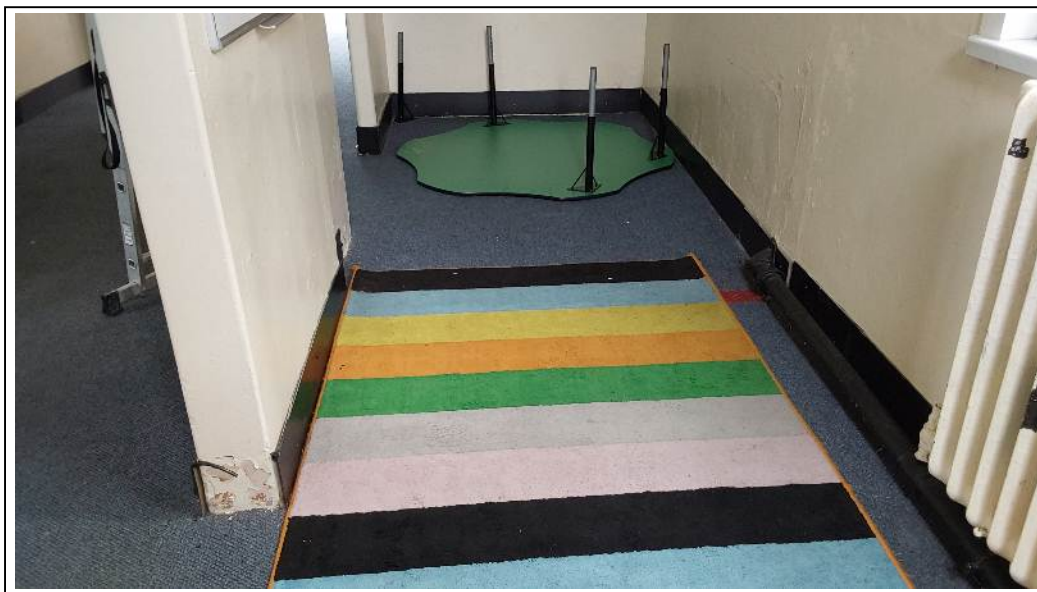
		Score
Product Type	Bitumen	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0015
Date of Inspection	1 Apr 2026

Floor	Ground Floor
Room/Area	GF17 Cloaks/To concrete floor beneath carpet covering
Level of Identification	Strongly Presumed



		Score
Product Type	Vinyl With Bitumen Adhesive	1
Extent of Damage	Good Condition	0
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	0
Asbestos Type	Chrysotile	1

Material Risk Score	2
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Surveyor Notes	
Recommendations	Remove

Job Number	J077853
Item Number	0016
Date of Inspection	1 Apr 2026

Floor	External
Room/Area	Externals/Roof
Level of Identification	Identified



		Score
Product Type	Cement	N/A
Extent of Damage	Good Condition	N/A
Surface treatment	Enclosed sprays and lagging, Sealed AIB, asbestos cement, gasket	N/A
Asbestos Type	No asbestos detected	0

Material Risk Score	N/A
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Surveyor Notes	N/A
Recommendations	No Action Required

Job Number	J077853
Item Number	0017
Date of Inspection	1 Apr 2026

Floor	External
Room/Area	Externals/Walls
Level of Identification	Identified



		Score
Product Type	Bitumen	N/A
Extent of Damage	Good Condition	N/A
Surface treatment	Reinforced plastics, resins, vinyl tiles, well bound materials, bitumen adhesives, damp proof course, textured coating	N/A
Asbestos Type	No asbestos detected	0

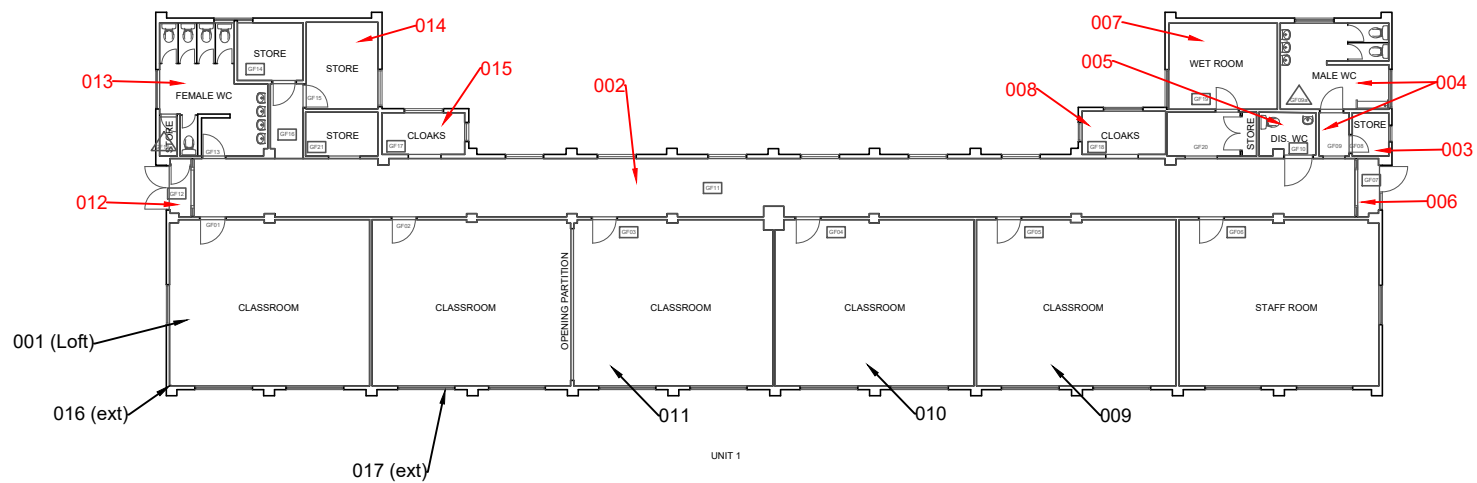
Material Risk Score	N/A
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Surveyor Notes	N/A
Recommendations	No Action Required

Appendix B

Site Plans





Key:

- ← No access
- ← Positive Location
- ← Negative Location

Project No: J077853

Site:

Ysgol Gynradd Gymraeg
Tregeles,
SA10 7ND

Plan No: 1 of 1

N.T.S (Not To Scale)

Appendix C
Certificate of Analysis



Certificate of Analysis for Asbestos Fibre Identification

Certificate Number:	J077853	Date:	8 Apr 2026
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Client Neath Port Talbot County Borough Council, The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG **FAO:** Jonathan Tucker
Site Address Ysgol Gynradd Gymraeg Tregeles SA10 7ND
Sampled by: Kristofor Prince, MSS Consulting Ltd
Analyst: Bethan Goodfield
Date Received: 7 Apr 2026
Date of Analysis: 7 Apr 2026 - 8 Apr 2026

Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
001	DY000678	Block 1, Ysgol Gynradd Gymraeg Tregeles, Roof Void, Roof void, Roof, Felt	Bitumen	No asbestos detected	
002	DY000679	Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF11 Corridor, To concrete floor beneath carpet covering, Tiles and adhesive	Vinyl With Bitumen Adhesive	Chrysotile	Chrysotile found in bitumen adhesive only
003	DY000680	Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF08 Store, To concrete floor beneath modern vinyl covering, Adhesive	Bitumen	Chrysotile	
009	DY000681	Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF05 Classroom, Underside of sink and drainer, Acoustic pad	Bitumen	No asbestos detected	
014	DY000682	Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF15 Store, To concrete floor beneath carpet covering, Adhesive	Bitumen	Chrysotile	

We create and maintain clean, safe and secure environments

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Item No.	Sample No.	Location	Material type	Asbestos Fibre Type	Notes
016	DY000683	Block 1, Ysgol Gynradd Gymraeg Treges, External, Externals, Roof, Tiles	Cement	No asbestos detected	
017	DY000684	Block 1, Ysgol Gynradd Gymraeg Treges, External, Externals, Walls, Damp proof course	Bitumen	No asbestos detected	

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

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

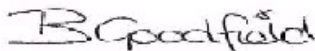
Where material is specified as either Insulating board or Cement this is based on the opinion of the analyst and cannot be guaranteed as definitive. The analysis result only relates to the sample analysed and is not guaranteed to be representative of the part or whole of the parent material from which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

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

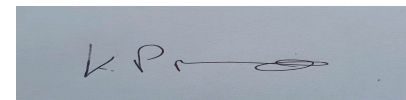
Analyst:

Bethan Goodfield



Authorised By:

Kristofor Prince



Appendix D



Asbestos Register

Risk Assessment Algorithm

MATERIAL RISK SCORE (HSG264)	
(A) PRODUCT TYPE	1= Composites, Artex, Cement 2 = AIB, Textiles, Gaskets, Ropes, Paper, Felt 3 =Insulation, Spray, Loose
(B)CONDITION	0 = No Damage 1 = Low, Scratches 2 = Medium, Significant Breakage, Fibres Visible 3 = High, Delaminated, Spray and Insulation
(C) SURFACE TREATMENT	0 = Composite 1 = Cement Sheets, Enclosed AIB and Sprays 2 = Encapsulated Lagging and Spray, Unsealed AIB 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

PROPERTY:						REPORT NOs:		J077853										 MSSC/571 Issue 1 Feb 25	
Ysgol Gynradd Gymraeg Tregeles SA10 7ND																			
ITEM NUMBER	FLOOR	AREA	LOCATION – BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / VISUALLY SIMILAR	EXTENT QUANTITY ITEMS	Material Type	Damage/ Deterioration	Surface Treatment	Asbestos Type	Material Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations
									(A)	(B)	(C)	(D)	(M)						
Building: Block 1, Ysgol Gynradd Gymraeg Tregeles																			
0002	G	GF11 Corridor	To concrete floor beneath carpet covering	Tiles and adhesive	Vinyl With Bitumen Adhesive	DY000679	Sampled	40m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0003	G	GF08 Store	To concrete floor beneath modern vinyl covering	Adhesive	Bitumen	DY000680	Sampled	2m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0004	G	GF09 & GF09a Boys toilets	To concrete floor beneath modern vinyl covering	Adhesive	Bitumen	DY000680 Visually Similar As DY000680	Visually Similar As DY000680	10m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0005	G	GF10 Staff toilets	To concrete floor beneath modern vinyl covering	Adhesive	Bitumen	DY000680 Visually Similar As DY000680	Visually Similar As DY000680	4m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0006	G	GF07 Entrance Lobby	To concrete floor beneath carpet covering	Tiles and adhesive	Vinyl With Bitumen Adhesive	DY000679 Visually Similar As DY000679	Visually Similar As DY000679	2m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0007	G	GF19 Wet room	To concrete floor beneath carpet covering	Tiles and adhesive	Vinyl With Bitumen Adhesive	DY000679 Visually Similar As DY000679	Visually Similar As DY000679	8m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0008	G	GF18 Cloaks	To concrete floor beneath carpet covering	Tiles and adhesive	Vinyl With Bitumen Adhesive	DY000679 Visually Similar As DY000679	Visually Similar As DY000679	6m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0012	G	GF12 Entrance Lobby	To concrete floor beneath carpet covering	Tiles and adhesive	Vinyl With Bitumen Adhesive	DY000679 Visually Similar As DY000679	Visually Similar As DY000679	2m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	

PROPERTY:						REPORT NOS:		J077853										 MSSC/571 Issue 1 Feb 25	
Ysgol Gynradd Gymraeg Tregeles SA10 7ND																			
ITEM NUMBER	FLOOR	AREA	LOCATION – BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLE IDENTIFICATION NUMBER	SAMPLED / PRESUMED / VISUALLY SIMILAR	EXTENT QUANTITY ITEMS	Material Type	Damage/ Deterioration	Surface Treatment	Asbestos Type	Material Risk Rating	Priority Action	MSS Consulting Recommendations	Client Action Taken	Date of Inspection	Report No	Notes, Caveats and Limitations
									(A)	(B)	(C)	(D)	(M)						
0013	G	GF13 Girls toilets	To concrete floor beneath modern vinyl covering	Adhesive	Bitumen	DY000680 Visually Similar As DY000680	Visually Similar As DY000680	8m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0014	G	GF15 Store	To concrete floor beneath carpet covering	Adhesive	Bitumen	DY000682	Sampled	8m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	
0015	G	GF17 Cloaks	To concrete floor beneath carpet covering	Tiles and adhesive	Vinyl With Bitumen Adhesive	DY000679 Visually Similar As DY000679	Visually Similar As DY000679	6m²	1	0	0	1	2	Very Low Risk	Remove		1st April 2026	J077853	

PROPERTY:				REPORT NOs:		J077853		 MSSC/531 Issue 3 Oct 2018	
Ysgol Gynradd Gymraeg Tregeles SA10 7ND									
ITEM NUMBER	FLOOR	AREA	LOCATION – BUILDING ASPECT	DESCRIPTION	MATERIAL TYPE	SAMPLED / PRESUMED / VISUALLY SIMILAR	SAMPLE IDENTIFICATION NUMBER	EXTENT QUANTITY ITEMS	
Building: Block 1, Ysgol Gynradd Gymraeg Tregeles									
0001	100	Roof void	Roof	Felt	Bitumen	Sampled	DY000678	400m²	
0009	G	GF05 Classroom	Underside of sink and drainer	Acoustic pad	Bitumen	Sampled	DY000681	2no.	
0010	G	GF04 Classroom	Underside of sink and drainer	Acoustic pad	Bitumen	Visually Similar As DY000681	DY000681 Visually Similar As DY000681	2no.	
0011	G	GF03 Classroom	Underside of sink and drainer	Acoustic pad	Bitumen	Visually Similar As DY000681	DY000681 Visually Similar As DY000681	2no.	
0016	150	Externals	Roof	Tiles	Cement	Sampled	DY000683	400m²	
0017	150	Externals	Walls	Damp proof course	Bitumen	Sampled	DY000684	80lm	

Appendix E

Table of Non-Suspect Materials Identified



Room	Non-Suspect Materials Identified
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF11 Corridor	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl and carpet covering, timber doors and frames, timber internal window frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF08 Store	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl and carpet covering, timber doors and frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF09 & GF09a Boys toilets	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl and carpet covering, timber doors and frames, uPvc perimeter window frames, non suspect high level black cistern to stainless urinal.
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF10 Staff toilets	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl and carpet covering, timber doors and frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF07 Entrance Lobby	Timber ceiling, plastered masonry walls, concrete floor with carpet covering, timber door and frame
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF19 Wet room	Timber ceiling, plastered masonry walls with hygienic clad panels, concrete floor with modern vinyl covering, timber door and frame, uPvc window frame, ceramic sanitaryware
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF18 Cloaks	Timber ceiling, plastered masonry walls, concrete floor with carpet covering, timber doors and frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF06 Staff Room	Timber ceiling, plastered masonry walls, concrete floor with original timber floor with plywood overboarding and carpet covering, timber doors and frames, timber internal window frames, uPvc perimeter window frames, modern kitchen suite.
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF05 Classroom	Timber ceiling, plastered masonry walls, concrete floor with original timber floor with plywood overboarding and carpet covering, timber doors and frames, timber internal window frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Treges, Ground Floor, GF04 Classroom	Timber ceiling, plastered masonry walls, concrete floor with original timber floor with plywood overboarding and carpet covering, timber doors and frames, timber internal window frames, uPvc perimeter window.

Room	Non-Suspect Materials Identified
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF03 Classroom	Timber ceiling, plastered masonry walls, concrete floor with original timber floor with plywood overboarding and carpet covering, timber doors and frames, timber internal window frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF02 Classroom	Timber ceiling, plastered masonry walls, concrete floor with original timber floor with plywood overboarding and carpet covering, timber doors and frames, timber internal window frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF01 Classroom	Timber ceiling, plastered masonry walls, concrete floor with original timber floor with plywood overboarding and carpet covering, timber doors and frames, timber internal window frames, uPvc perimeter window frames, modern sink unit.
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF12 Entrance Lobby	Timber ceiling, plastered masonry walls, concrete floor with carpet covering, timber door and frame
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF13a Electrical Cupboard	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl covering, timber door and frame, modern electrical services.
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF13 Girls toilets	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl and carpet covering, timber doors and frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF14 Store	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl and carpet covering, timber doors and frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF15 Store	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl and carpet covering, timber doors and frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF17 Cloaks	Timber ceiling, plastered masonry walls, concrete floor with carpet covering, timber doors and frames, uPvc perimeter window frames.
Block 1, Ysgol Gynradd Gymraeg Tregeles, Ground Floor, GF16 Circ	Timber ceiling, plastered masonry walls, concrete floor with modern vinyl and carpet covering, timber doors and frames

Room	Non-Suspect Materials Identified
Block 1, Ysgol Gynradd Gymraeg Treges, Roof Void, Roof void	Timber roof structure with felt lining, masonry gable end walls, timber floor forming the ceilings below, mmmf insulation, galvanised exposed ductwork.
Block 1, Ysgol Gynradd Gymraeg Treges, External, Externals	Pitched roof, timber soffits and fascias, masonry walls with concrete render, uPvc overclad fascias, uPvc window frames, aluminium door frames, metal rainwater goods.

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

Appendix F

Photos of No Access Areas



No inaccessible items on this job