

Management Survey Report Assessment and Register of Asbestos Containing Materials



9 Clyffard Crescent, Newport,
Gwent, NP20 4GE

Centre Peace Homes

March 2025

Job No J050628

Enquin Environmental Ltd
1 Ringside Business Centre,
Heol-y-Rhosog, Wentloog,
Cardiff, CF3 2EW
T: 029 2053 5090

DOCUMENT CONTROL SHEET

Report Type:		Asbestos Management Survey Report
Report Issue:		FINAL
Job/File Ref. No's:		J050628
Survey Date:		18th February 2025
Report Issue Date:		4th March 2025
Report by:	Name:	Dylan Kerai
	Signature:	
Technically Reviewed by:	Name:	Suzanne Foster
	Signature:	

This report is not to be used for contractual or engineering purposes unless this signatory sheet is signed where indicated by both the surveyor (originator of the report) and the technical reviewer and the report is designated 'Final'.

Please note that Enquin Environmental Limited cannot be held responsible for the way in which a client interprets or acts upon results.

This report must be read in its entirety including any appendices. Enquin Environmental Limited accepts no responsibility for sub-division of this report. If this report is reproduced it must be copied in its entirety.

The survey was carried out by Enquin Environmental Limited, a UKAS accredited inspection body, No. 0265 for surveying in accordance with the guidance contained within the HSE document HSG264 Asbestos: The survey guide and the Enquin Environmental Limited Quality Manual, in house procedure, section 4.

TABLE OF CONTENTS

	Page
Document Control Sheet	2
TABLE OF CONTENTS	3
1. Executive summary	4
2. Introduction	8
3. General site and survey information	9
3.1. Limitations	9
3.2. Method and results of Bulk Analysis	9
4. Explanation of Risk Scores	10
5. Registers	11
5.1. Asbestos Register	11
5.2. Non Accessible Areas	12
5.3. Non Accessed Areas	15
6. Materials identified and no asbestos detected or strongly presumed not to contain asbestos	16
7. Rooms with no suspect materials	17
8. Other general building materials observed	19

Appendices

Appendix A – Certificates of Bulk Fibre Analysis

Appendix B – Plans

1. EXECUTIVE SUMMARY

- 1.1 The following products containing, strongly presumed or presumed to contain asbestos were identified at the building which will require management and/or control actions applied.

(Further detailed information and recommendations on each product can be found within the 'Asbestos Register' Section 5)

Products which are Licensable:

Product	Location
None Identified	

Any removal or work that is likely to disturb the products above must be undertaken by a contractor licensed under the provision of The Control of Asbestos Regulations 2012.

Products which are Non Licensable:

Product	Location
Cement	1st Floor, External; Ground Floor, External

It is not a legal requirement that the removal or any work that is likely to disturb the products above be undertaken by a licensed contractor. However, it must be undertaken in accordance with The Control of Asbestos Regulations 2012. Please note that there may be a requirement to notify some works undertaken on these products as 'notifiable' non-licensed work.

- 1.2 Areas not accessed

Inspection Number	Location/Description	Comments	Recommendations
Inspection 1 Presumed	1st Floor, Loft, No access	Due to restricted space within room, unable to erect ladder safely	Survey prior to works
Inspection 7 Presumed	Ground Floor, Hall, No access beneath laminate	Would cause excessive damage	Survey prior to works
Inspection 8 Presumed	Ground Floor, Lounge, No access beneath laminate	Would cause excessive damage	Survey prior to works

1.2 Areas not accessed

Inspection Number	Location/Description	Comments	Recommendations
Inspection 9 Presumed	Ground Floor, Kitchen, No access beneath ceramic tiled floor	Would cause excessive damage	Survey prior to works
Inspection 11 Presumed	Ground Floor, Shower Room, No access beneath ceramic tiled floor	Would cause excessive damage	Survey prior to works
Inspection 12 Presumed	Lower Ground Floor, Kitchen, No access beneath laminate	Would cause excessive damage	Survey prior to works
Inspection 13 Presumed	Lower Ground Floor, Shower Room, No access beneath laminate	Would cause excessive damage	Survey prior to works
Inspection 14 Presumed	Lower Ground Floor, Bedroom 4, No access beneath laminate	Would cause excessive damage	Survey prior to works
Inspection 15 Presumed	Lower Ground Floor, Lounge, No access beneath laminate	Would cause excessive damage	Survey prior to works

1.3 ACMs with high material assessment scores and/or Action required (other than manage in place)

Inspection Number	Location, position and description	Product	Extent, condition, surface treatment and other comments	Material Risk Rating	Priority Risk Rating	Total Risk Rating	Recommendations
-------------------	------------------------------------	---------	---	----------------------	----------------------	-------------------	-----------------

None Identified

- 1.4 The recommendation 'Manage ACM in place' described in Section 5 means ensuring that:-
- a) The Duty holder (who has the legal responsibility) ensures that the contents of this report are made available to the staff, contractors or any others who may come into contact with the asbestos containing materials (ACMs). Therefore no work should be undertaken at this site if ACMs are likely to be disturbed unless the Control of Asbestos Regulations 2012 are fully complied with.
 - b) The ACMs are maintained in a good state of repair.
 - c) The conditions of the ACMs are monitored at appropriate intervals.
 - d) Appropriately labelling the location of the ACMs is considered.
 - e) A documented Asbestos Management Plan is a requirement of the Approved Code of Practice (ACOP) L 143 "Managing and working with asbestos." Guidance to help the Duty holder develop an Asbestos Management Plan can be found in this ACOP and the HSE publication 'A comprehensive guide to managing asbestos in premises' (HSG 227).

Enquin Environmental can advise, if requested, on the production and maintaining of an Asbestos Management Plan.
- 1.5 It is our recommendation that any asbestos containing materials identified in this survey that may require repair or removal, or are likely to be disturbed in the future, are repaired or removed by a contractor licensed under the provision of The Control of Asbestos Regulations 2012.
- 1.6 Any waste that is produced from any removal of asbestos containing materials must be disposed of as hazardous waste in accordance with the Hazardous Waste (England and Wales) (Amendment) Regulations 2009.
- 1.7 If materials suspected of containing asbestos come to light during refurbishment or maintenance activities, then work should be stopped until the materials have been sampled and analysed for asbestos type. If the result indicates the presence of asbestos then the risk assessment and the plan of work should be reviewed and amended where necessary prior to the continuation of further associated works.

2. INTRODUCTION

- 2.1 Enquin Environmental Limited were requested by Elaine Randall of Centre Peace Homes, 13 Clyffard Cres, Newport, to undertake an Asbestos Management Survey of 9 Clyffard Crescent, Newport, Gwent, NP20 4GE. The survey was carried out in accordance with the guidance contained within the HSE document HSG264 Asbestos: The survey guide and the Enquin in house method from our Quality Manual Section 4.

The property was surveyed on the 18th February 2025 by Dylan Kerai for materials suspected to contain asbestos.

- 2.2 A Management survey was undertaken of the three storey four bedroom terraced property constructed circa 1920s.

There were no variations to the scope of works.

- 2.3 The survey commenced in the loft and progressed methodically through the property, with the survey concluding externally.

Priority risk scores were undertaken using the surveyor's discretion as agreed with the client regarding room usage and occupancy.

- 2.4 The scope of the survey was to consider and report on: -

- i) The type, extent and condition of any asbestos containing materials (ACMs) identified within the property in all reasonably accessible areas.
- ii) To assess the risk from the ACMs and derive risk ratings.
- iii) Provide recommendations to ensure that areas of concern are made safe and that any ACMs are safely managed.

3. GENERAL SITE AND SURVEY INFORMATION

3.1 Limitations

All reasonably accessible areas of the property were surveyed. While our surveyors have endeavoured to inspect all elements, some materials may be present within the structure in locations where structural damage would be beyond reasonably practicable on the grounds of health and safety risk to the users of the building and survey staff and may only come to light during major refurbishment or demolition.

The results of sample analysis refer specifically to the samples taken from the location defined on the Certificate of Analysis. Experience has shown that materials can vary greatly in relatively short distances from sample points. If major refurbishment work or demolition is to take place then a fully intrusive Refurbishment/Demolition survey as defined in HSG264 will need to be carried out prior to work commencing.

At the time of the survey, access was not reasonably possible to certain areas:

These are listed in sections 5.2/5.3, ACMs should be presumed to be present within these areas until they have been inspected.

Areas 'Not Accessed' at the time of the Management Survey have been divided into two categories:

- i. Non accessible - areas where access was not possible during a management survey due to health and safety reasons or, where excessive damage would have resulted e.g live electrical and mechanical equipment or areas where significant access plant/equipment is required.
- ii. Non accessed - areas that were not inspected during the management survey as a result of access being denied. e.g. locked rooms where the keys were not available at the time of survey or rooms where access was blocked by stock/storage etc.

3.2 Method and Results of Bulk Analysis

The bulk samples taken were analysed by Enquin Environmental Limited, UKAS accreditation number 2604 in accordance with HSG248 Asbestos: The Analysts' Guide (Second edition) Published 2021, Appendix 2 "Determination of asbestos in bulk materials", published by the Health and Safety Executive. Bulk certificates are included in appendix A.

To minimise the risk of exposure to fibres and damage to decorations or fabric of the area surveyed, not all suspected ACMs may have been sampled. Some may have been strongly presumed or presumed to contain or not to contain asbestos.

Strongly presumed refers to where the Surveyor has good cause to suspect that a material is, or is not asbestos, but sampling and laboratory identification has not been undertaken to confirm this. Examples of this include the situation where similar material present within a building has been sampled and laboratory identification has confirmed that asbestos was or was not detected.

Presumed refers to where there is insufficient evidence to suggest a material / area does not contain asbestos. For example, where a sample has not or cannot be taken and there is no reasoned argument to suggest that the material does not contain asbestos.

No Asbestos Detected refers to where, upon analysis, the sample was found not to contain asbestos.

4. EXPLANATION OF RISK SCORES

The material risk ratings have been calculated using algorithms detailed in HSG264 Asbestos: The survey guide. The ratings are based on;

- ┆ Product type
- ┆ Damage/deterioration
- ┆ Surface treatment
- ┆ Asbestos type

High Risk	=≥10
Medium Risk	=7 - 9
Low Risk	=5 - 6
Very low Risk	=2 - 4

Priority risk ratings have been calculated using algorithms detailed in HSG 227 (A comprehensive guide to managing asbestos in buildings). The ratings are based on;

- ┆ Normal occupant activity
- ┆ Likelihood of disturbance
- ┆ Human exposure potential
- ┆ Maintenance activity

High Risk	=≥10
Medium Risk	=7 - 9
Low Risk	=5 - 6
Very low Risk	=2 - 4

A total risk rating is then calculated by adding together the material and priority ratings.

High Risk	=≥15
Medium Risk	=9 - 14
Low Risk	=5 - 8
Very low Risk	=≤4

Example of a section of the asbestos register (found in Section 5) showing how the above parameters are inserted into the table.

Extent, condition, surface treatment and other comments	Material Risk Rating		Priority Risk Rating		Total Risk Rating
	Product type		Normal occupant activity		
	Damage/deterioration		Likelihood of disturbance		
	Surface treatment		Human exposure potential		
	Asbestos type		Maintenance activity		

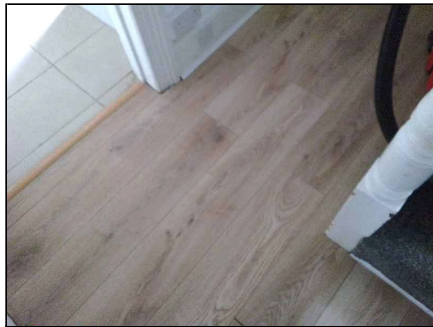
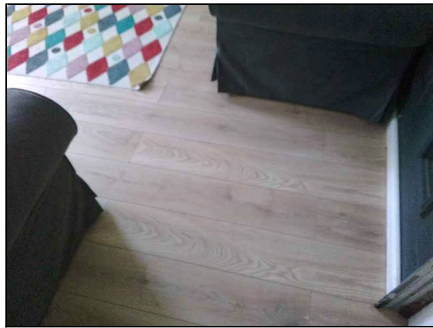
5. REGISTERS

5.1 Asbestos Register

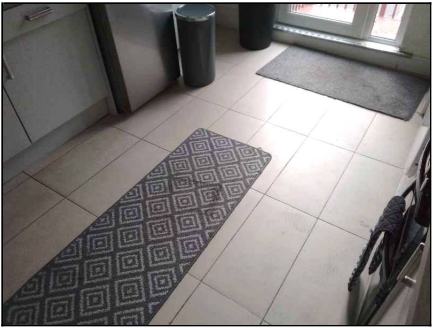
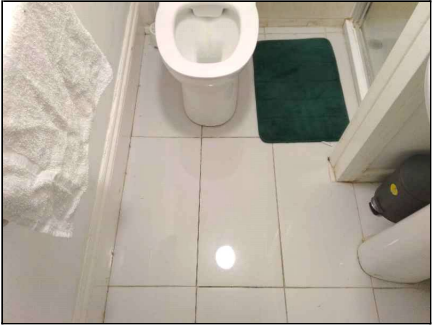
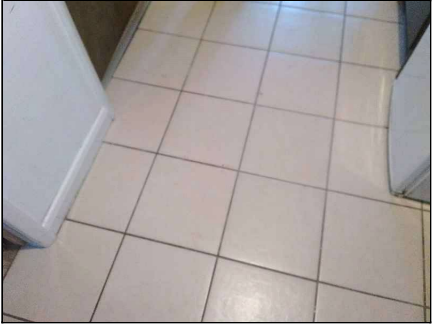
Inspection Number	Location, position and description	Product	Extent, condition, surface treatment and other comments	Material Risk Rating		Priority Risk Rating		Advised Action	Photograph
Inspection 16 Presumed	1st Floor, External, Cement tiles to roof	Cement	Approximately 45m² Good Condition Unsealed. Unable to sample due to height restrictions	1	5 Low	0	2 Very Low	Manage ACM in place	
				0		1			
				1		0			
				3		1			
				Total Risk = 7 Low					
Inspection 19 Presumed	Ground Floor, External, Cement tiles to bay window roof	Cement	Approximately 3m² Good Condition Unsealed. Unable to sample as no safe location to erect ladder	1	5 Low	0	2 Very Low	Manage ACM in place	
				0		1			
				1		0			
				3		1			
				Total Risk = 7 Low					

5.2 Non Accessible Areas

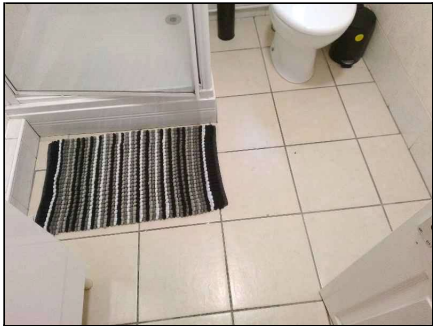
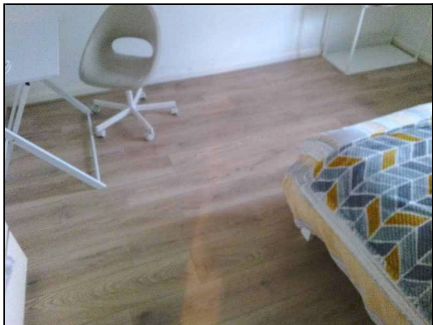
Non accessible – areas where access was not possible during a Management Survey due to health and safety reasons or, where excessive damage would have resulted e.g live electrical and mechanical equipment or areas where significant access plant/equipment is required

Inspection Number	Location/Description	Comments	Advised Action	Photograph
Inspection 1 Presumed	1st Floor, Loft, No access	Due to restricted space within room, unable to erect ladder safely	Survey prior to works	
Inspection 7 Presumed	Ground Floor, Hall, No access beneath laminate	Would cause excessive damage	Survey prior to works	
Inspection 8 Presumed	Ground Floor, Lounge, No access beneath laminate	Would cause excessive damage	Survey prior to works	

5.2 Non Accessible Areas

Inspection Number	Location/Description	Comments	Advised Action	Photograph
Inspection 9 Presumed	Ground Floor, Kitchen, No access beneath ceramic tiled floor	Would cause excessive damage	Survey prior to works	
Inspection 11 Presumed	Ground Floor, Shower Room, No access beneath ceramic tiled floor	Would cause excessive damage	Survey prior to works	
Inspection 12 Presumed	Lower Ground Floor, Kitchen, No access beneath laminate	Would cause excessive damage	Survey prior to works	

5.2 Non Accessible Areas

Inspection Number	Location/Description	Comments	Advised Action	Photograph
Inspection 13 Presumed	Lower Ground Floor, Shower Room, No access beneath laminate	Would cause excessive damage	Survey prior to works	
Inspection 14 Presumed	Lower Ground Floor, Bedroom 4, No access beneath laminate	Would cause excessive damage	Survey prior to works	
Inspection 15 Presumed	Lower Ground Floor, Lounge, No access beneath laminate	Would cause excessive damage	Survey prior to works	

5.3 Non Accessed Areas

Non accessed – areas that were not inspected during the Management survey as a result of access being denied. e.g. locked rooms where the keys were not available at the time of survey or rooms where access was blocked by stock/storage etc.

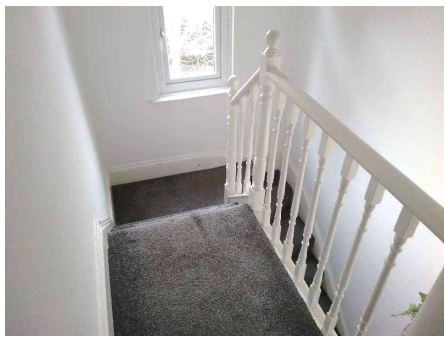
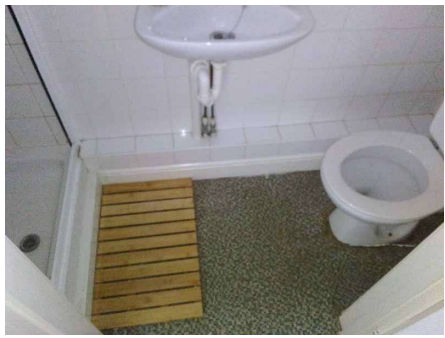
Inspection Number	Location/Description	Comments	Advised Action	Photograph
----------------------	----------------------	----------	-------------------	------------

No Non Accessed Areas recorded

6. MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 2 HP006024	1st Floor, Bedroom 3, Textured coating to lath and plaster ceiling, stipple	Textured Coating	Approximately 5m ² Good Condition Reinforced composite material	
Inspection 3 Strongly Presumed Same As HP006024	1st Floor, Bedroom 2, Textured coating to lath and plaster ceiling, stipple	Textured Coating	Approximately 12m ² Good Condition Reinforced composite material	

7. ROOMS WITH NO SUSPECT MATERIALS

Inspection Number	Location	Photograph
Inspection 4	1st Floor, Bedroom 1 Lath and plaster ceiling, masonry walls, laminate to timber floor.	
Inspection 5	1st Floor, Landing Lath and plaster ceiling, masonry and plasterboard walls, laminate to timber floor.	
Inspection 6	1st Floor, Shower Room Lath and plaster ceiling, masonry and plasterboard walls, ceramic cistern, plastic soil pipe, fixed ceramic tiled boxing, non suspect vinyl and timber fibreboard to timber floor.	
Inspection 10	Ground Floor, Tank/Boiler Store Lath and plaster ceiling, masonry and timber walls, modern boiler and flue, modern tank, consumer units to timber panels, timber floor.	

7. ROOMS WITH NO SUSPECT MATERIALS

Inspection Number	Location	Photograph
Inspection 17	Lower Ground Floor, Bin Store 1 Brick ceiling, brick walls, concrete floor.	
Inspection 18	Lower Ground Floor, Bin Store 2 Brick ceiling, brick walls, concrete floor.	

8. OTHER GENERAL BUILDING MATERIALS OBSERVED

The following materials were also observed at this building:

Building

- | Lath and plaster and plasterboard ceilings
- | Masonry and plasterboard walls
- | Timber doors and frames
- | uPVC windows and timber sills
- | Fixed wall vents
- | Non suspect wallpaper
- | Timber and concrete floors
- | Plastic and metal rainwater goods
- | Timber soffits and fascias
- | uPVC windows and masonry sills
- | Plastic flue and soil pipe
- | Timber panel above front door
- | Non suspect pebbledash render
- | Masonry walls
- | No visible DPC
- | 1st Floor, Bedroom 1: Lath and plaster ceiling, masonry walls, laminate to timber floor.
- | 1st Floor, Bedroom 2: Lath and plaster ceiling, masonry and plasterboard walls, timber built in storage unit, laminate to timber floor.
- | 1st Floor, Bedroom 3: Lath and plaster ceiling, masonry and plasterboard walls, timber built in storage unit, laminate to timber floor.
- | 1st Floor, Landing: Lath and plaster ceiling, masonry and plasterboard walls, laminate to timber floor.
- | 1st Floor, Shower Room: Lath and plaster ceiling, masonry and plasterboard walls, ceramic cistern, plastic soil pipe, fixed ceramic tiled boxing, non suspect vinyl and timber fibreboard to timber floor.
- | Ground Floor, Hall: Lath and plaster ceiling, masonry and plasterboard walls, laminate to timber floor.
- | Ground Floor, Kitchen: Lath and plaster ceiling, masonry walls, non suspect sink pad.
- | Ground Floor, Lounge: Lath and plaster ceiling, masonry walls, plasterboard shuttering within chimney breast.
- | Ground Floor, Shower Room: Plasterboard and lath and plaster ceiling, masonry and plasterboard walls, ceramic cistern, plastic soil pipe.
- | Ground Floor, Tank/Boiler Store: Lath and plaster ceiling, masonry and timber walls, modern boiler and flue, modern tank, consumer units to timber panels, timber floor.
- | Lower Ground Floor, Bedroom 4: Plasterboard ceiling, masonry walls, fixed plasterboard boxing.
- | Lower Ground Floor, Bin Store 1: Brick ceiling, brick walls, concrete floor.
- | Lower Ground Floor, Bin Store 2: Brick ceiling, brick walls, concrete floor.
- | Lower Ground Floor, Kitchen: Lath and plaster ceiling, masonry and plasterboard walls, modern boiler and flue, non suspect sink pad, modern fusebox behind timber panel.
- | Lower Ground Floor, Lounge: Plasterboard ceiling, masonry walls, fixed plasterboard boxing.
- | Lower Ground Floor, Shower Room: Plasterboard ceiling, masonry walls, ceramic cistern, plastic soil pipe, plasterboard boxing housing metal pipework.

APPENDIX A

Certificate of Bulk Fibre Analysis
(1 cover sheet and 1 page of form EQ25T)



1 Ringside Business Centre, Heol Y Rhosog, Wentloog, Cardiff, CF3 2EW
Telephone: 02920 535 090 Facsimile: 02920 778 633 E-mail: admin@enquin.co.uk

CERTIFICATE OF BULK FIBRE ANALYSIS



2604

Client Name Centre Peace Homes,
& Address: 13 Clyffard Cres, Newport,
NP20 4GE

Reference: J050628. Inspection 2 HP006024

Site Address: 9 Clyffard Crescent, Newport, Gwent,
NP20 4GE

Date sample/s received: 18th February 2025

Date Analysed: 19th February 2025

Sample taken by: Dylan Kerai

Nominated Analyst: Sarah Park

Laboratory or Site Sample number	Origin of sample/ Location/Client reference/Description	*Type of product	Content
Inspection 2 HP006024	1st Floor, Bedroom 3, Textured coating to lath and plaster ceiling, stipple	Textured Coating	No Asbestos Detected

Signed (Nominated Analyst):

SPark

Date: 4 March 2025

Signed (approved):

S Foster

Date: 4 March 2025

Print: Suzanne Foster Senior Analyst

Comments/Details of Sample Preparation: Final Certificate

ALL ANALYSIS IN ACCORDANCE WITH HSG 248 APPENDIX 2 ASBESTOS IN BULK MATERIALS SAMPLING AND IDENTIFICATION BY POLARISED LIGHT MICROSCOPY (PLM) 2021 AND DOCUMENTED IN-HOUSE PROCEDURE DETAILED IN ASBESTOS PROCEDURES MANUAL, SECTION 3

RESULTS RELATE ONLY TO THE ITEMS SAMPLED

ENQUIN ENVIRONMENTAL ACCEPT NO RESPONSIBILITY FOR SAMPLES TAKEN BY 3rd PARTIES, RESULTS RELATE ONLY TO THE SAMPLES AS RECEIVED

*OPINIONS AND INTERPRETATIONS EXPRESSED HEREIN ARE OUTSIDE THE SCOPE OF UKAS ACCREDITATION

SAMPLES WILL BE RETAINED FOR A MINIMUM PERIOD OF 6 MONTHS. THE REPORT WILL BE RETAINED FOR A MINIMUM PERIOD OF 6 YEARS AFTER DATE OF ISSUE

Form EQ25T

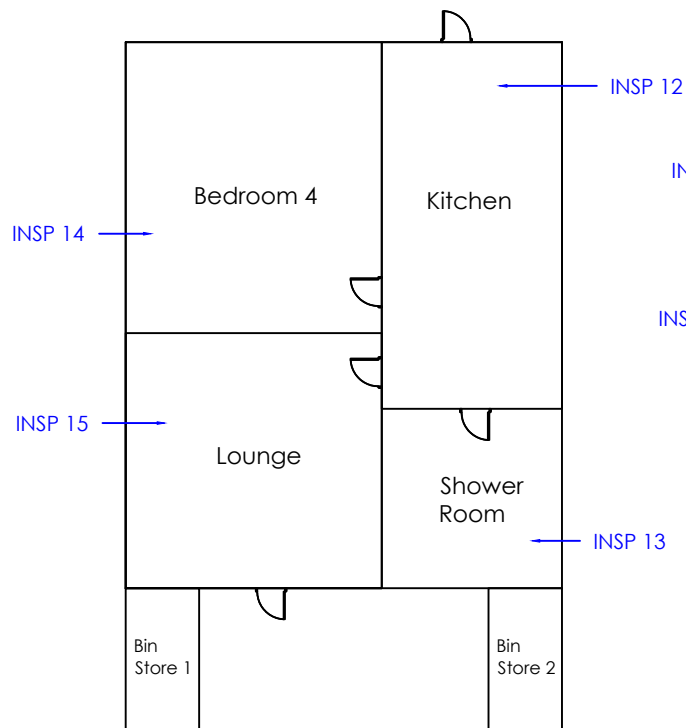
Revision 4

Date: 10/05/2023

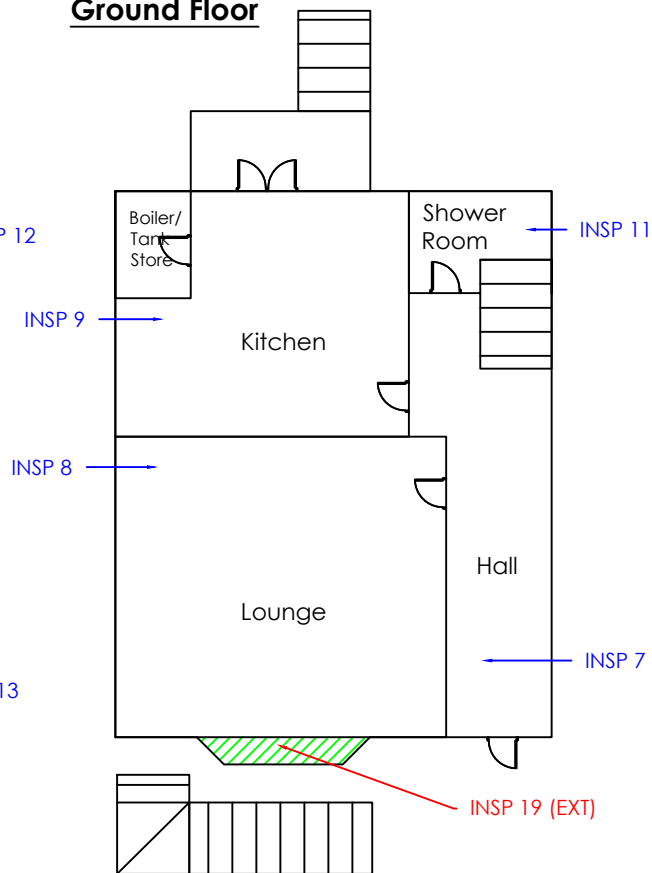
APPENDIX B

Plans

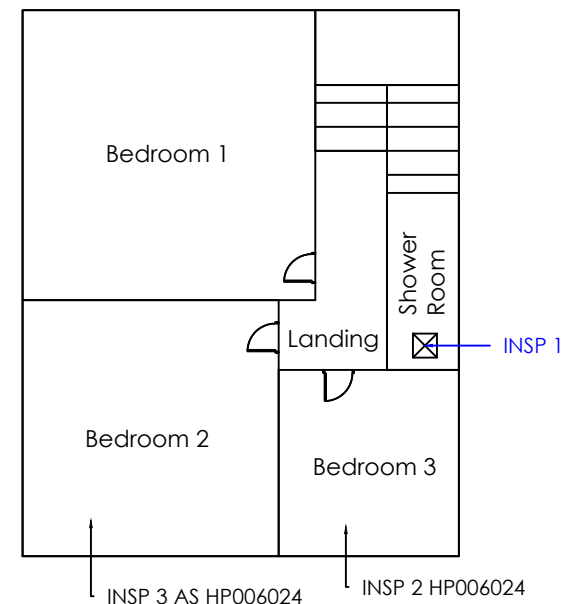
Lower Ground Floor



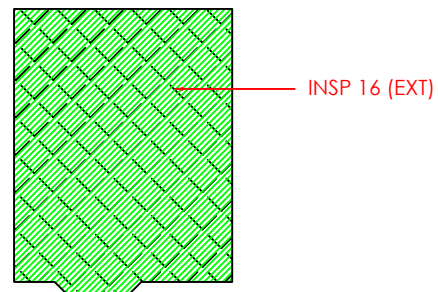
Ground Floor



First Floor



External



Key

- Asbestos insulating board
- Asbestos cement
- Asbestos lagging, rope, cloth, and paper
- Asbestos vinyl and bitumen
- Asbestos Textured Coating
- Asbestos plastic and mastic
- Asbestos pads and gaskets

Samples in **red** contain asbestos, those in **black** are non-asbestos

Areas not accessed are marked in **blue**

Centre Peace Homes
9 Clyffard Crescent, Newport, Gwent, NP20 4GE
Plan 1 of 1

enQuin
environmental

Enquin Environmental Limited,
1 Ringside Business Centre,
Heol Y Rhosog,
Wentloog, Cardiff,
CF3 2EW
Telephone: 02920 535090
Facsimile: 02920 778633

N.T.S.

Date
FEB 25

Drawn By

AN

Job No.

J050628