



0165



HSG264 Pre Demolition Survey

Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB

Asbestos materials were identified or presumed during the survey

Client

Carrie Thomas
Merthyr Tydfil County Borough Council
Unit 5, Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

Date of inspection: 15 & 16/6/21

Report Issue Date: 30/06/2021

Inspection Report ALL99278/21/CG-1



Authorised

A handwritten signature in black ink, reading 'C. W. Griffiths'.

Chris Griffiths

Asbestos Surveyor / Analyst

Reviewed

A handwritten signature in black ink, reading 'Nick Bunn'.

Nick Bunn BSc. (Hons)

Asbestos Surveyor

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Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB

Inspection Report: ALL99278/21/CG-1

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- General Site Information
- Conclusions and Actions

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Survey Report Guidance

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 for clarification.

This document breaks down the property surveyed into discrete areas and the results for each location can be found in Appendix A. This details the samples taken, the ACM's identified or presumed, the locations not accessed and the risk assessments and recommendations for management and control as appropriate. Appendix B highlights the elements forming the building fabric along with any pertinent notes. Appendix C is the laboratory test certificate for materials sampled and analysed at Anchem. Appendix D provides reference material which can be used for interpretation of results. Appendix E contains the site drawing(s) showing the survey references.

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.

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



Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB

Inspection Report: ALL99278/21/CG-1

Executive Summary

The scope of the survey was: -

Demolition survey of entire property

The survey type requested and carried out was: -

HSG264 Pre Demolition Survey

During the course of the survey: -

Asbestos materials were identified or presumed during the survey

Further details pertaining to samples taken or presumed can be found in the survey results (Appendix A). Within the survey results section is guidance given on management requirements and actions that should be taken in order to comply with current legislation where asbestos materials have been identified.

There were areas of no access identified during the course of the survey. Where areas of no access exist, these should be presumed to contain unknown asbestos materials until proven otherwise with sampling and analysis or a reasoned argument by a competent person. The areas of no access are identified as follows: -

- **The external cladding (Inclusive of roof which is also metal box profile sheeting) of the main building could not be removed due to the need for scaffolding to safely access and inspect (Inspection behind cladding was possible internally, but gave a limited view and would not be representative of the entire building).**
- **Room 0/015 was not accessible due to lack of key at the time of the inspection, although it is likely to be of uniform construction to the adjacent rooms (0/06 & 0/05) this would suggest that the only asbestos containing material potentially present within this room would be the positively identified window sills that have been overlaid with PVC.**
- **There is a blue kiosk externally situated within the bus stops, this was also unable to be accessed due to lack of key. The kiosk is of fibreglass construction and is relatively modern, caution should be taken when demolition works progress as there is potential for asbestos containing materials to be stored internally but it is highly unlikely that the internal construction would be made-up of any asbestos containing materials.**

As stated above a competent person can make a reasoned argument to all these areas when more favourable conditions prevail.

Since asbestos has been identified or presumed as part of this survey, it is critical to ensure that the materials are managed in accordance with Regulation 4 of the Control of Asbestos Regulations. Suitable actions should be undertaken as required and indicated. Additional assistance can be sought by contacting Anchem Laboratories Ltd.



Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB

Inspection Report: ALL99278/21/CG-1

Introduction

Anchem laboratories Ltd have been contracted to carry out:

HSG264 Pre Demolition Survey

As part of this survey all areas identified within the scope have been inspected and assessed in accordance with internal UKAS accredited procedure ANC/AS/4, which is based on HSE publication HSG264 - The Survey Guide.

Property Type/Description

Two storey bus station. Commercial property including kitchen, newsagents, toilets, offices and mess rooms.

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 buildings construction.

General Site Information

Anchem Laboratories of Llandarcy has carried out an asbestos survey as indicated on the cover.

The survey was carried out by: -

Chris Griffiths

The survey was commissioned by: -

Carrie Thomas
Merthyr Tydfil County Borough Council
Unit 5, Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

The survey covered the following premises: -

Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB

Report Date	30/06/2021	Date of survey	15 & 16/6/21
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During the course of the survey there were no deviations from ANC/AS/4 or the defined scope of the survey. With the exception of the previously listed non-accessed areas.



Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB

Inspection Report: ALL99278/21/CG-1

Conclusions and Actions

Please refer to the survey results (Appendix A) for details pertaining to areas covered within the scope of this survey. Within this section is availability to carry out a Priority Assessment. Please note that where Anchem have been requested to carry out this assessment, this is outside the scope of our UKAS accreditation. It should be noted that any guidance or information provided is done so to enable the client to review and ensure that activities undertaken conform to all current legislation.

The actions for management and control should be proportionate to the risk as discussed in Appendix D and suggested in Appendix A. Materials of medium or high risk will require action to reduce the risk in the hierarchy of control. For high risk materials or asbestos debris we would advocate isolation and further action to reduce the risk.



Appendix A

Survey Results (8 Pages)



Survey Results

Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB																						
Reference Number	Sample Type	Position	Material	Quantity	Unit	Accessibility	Result	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Score	Occupant activity	Disturbance	Exposure potential	Maintenance	Priority Score *	Total Risk Score *	Comments	Management Requirement	Recommendations for Action	Photo
First Floor - 1/01																						
							No suspect ACM															
First Floor - 1/02																						
99278/01	Sampled	Gasket to air handling unit joints	Gasket	All joints to air handling	Wide Spread	Medium	Asbestos Not Detected															
99278/02	Sampled	Blue sheet vinyl beneath dark blue modern sheet vinyl	Vinyl material	35	sqm	Medium	Asbestos Not Detected															
First Floor - 1/03																						
99278/03	Sampled	Composite window sill	Reinforced composite	2	m	Medium	Chrysotile asbestos	1	0	0	1	2									Remove prior to demolition	
First Floor - 1/04																						
99278/04	Sampled	Vinyl floor tiles beneath dark blue modern sheet vinyl	Vinyl material	2	sqm	Medium	Chrysotile asbestos	1	0	0	1	2									Remove prior to demolition	
First Floor - 1/05																						
99278/05	Sampled	Suspended ceiling tiles	Insulating board	15	sqm	Medium	Asbestos Not Detected															

- VERY LOW MATERIAL RISK
- LOW MATERIAL RISK
- MEDIUM MATERIAL RISK
- HIGH MATERIAL RISK



Survey Results

Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB																						
Reference Number	Sample Type	Position	Material	Quantity	Unit	Accessibility	Result	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Score	Occupant activity	Disturbance	Exposure potential	Maintenance	Priority Score *	Total Risk Score *	Comments	Management Requirement	Recommendations for Action	Photo
First Floor - 1/06																						
							No suspect ACM															
First Floor - 1/06A																						
99278/06	Sampled	Blue vinyl floor tiles	Vinyl material	4	sqm	Easy	Chrysotile asbestos	1	0	0	1	2										
First Floor - 1/06B																						
							No suspect ACM															
First Floor - 1/07																						
99278/23	Strongly Presumed	Blue vinyl floor tiles	Vinyl material	1	sqm	Easy	Visually similar presumed asbestos	1	0	0	1	2							Visually similar to 99278/06		Remove prior to demolition	
First Floor - 1/08																						
							No suspect ACM															
First Floor - 1/09																						
							No suspect ACM															

- VERY LOW MATERIAL RISK
- LOW MATERIAL RISK
- MEDIUM MATERIAL RISK
- HIGH MATERIAL RISK



Survey Results

Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB																						
Reference Number	Sample Type	Position	Material	Quantity	Unit	Accessibility	Result	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Score	Occupant activity	Disturbance	Exposure potential	Maintenance	Priority Score *	Total Risk Score *	Comments	Management Requirement	Recommendations for Action	Photo
First Floor - 1/10																						
							No suspect ACM															
First Floor - 1/11																						
							No suspect ACM															
First Floor - 1/12																						
99278/18	Sampled	Under Window Sill	Bitumen felt	2	m	Difficult	Asbestos Not Detected												Horizontal DPC under sill			
First Floor - 1/13																						
							No suspect ACM															
First Floor - 1/14																						
							No suspect ACM															
First Floor - 1/15																						
							No suspect ACM															



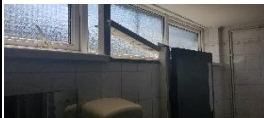
Survey Results

Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB																						
Reference Number	Sample Type	Position	Material	Quantity	Unit	Accessibility	Result	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Score	Occupant activity	Disturbance	Exposure potential	Maintenance	Priority Score *	Total Risk Score *	Comments	Management Requirement	Recommendations for Action	Photo
First Floor - 1/16																						
							No suspect ACM															
Ground Floor 0/01																						
99278/07	Sampled	Floor	Reinforced composite	90	sqm	Easy	Asbestos Not Detected															
99278/08	Sampled	Floor (towards rear)	Vinyl material	30	sqm	Difficult	Asbestos Not Detected												this sample was taken from underneath ceramic floor tiles towards rear of area.			
99278/09	Sampled	Window Sill	Reinforced composite	1	m	Difficult	Chrysotile asbestos	1	0	0	1	2									Remove prior to demolition	
Ground Floor 0/02																						
							No suspect ACM															
Ground Floor 0/03																						
99278/10	Sampled	Floor (Under existing modern sheet vinyl)	Thermoplastic material	2	sqm	Medium	Chrysotile asbestos	1	0	0	1	2									Remove prior to demolition	

- VERY LOW MATERIAL RISK
- LOW MATERIAL RISK
- MEDIUM MATERIAL RISK
- HIGH MATERIAL RISK



Survey Results

Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB																						
Reference Number	Sample Type	Position	Material	Quantity	Unit	Accessibility	Result	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Score	Occupant activity	Disturbance	Exposure potential	Maintenance	Priority Score *	Total Risk Score *	Comments	Management Requirement	Recommendations for Action	Photo
Ground Floor 0/04																						
99278/11	Sampled	Floor (Under existing modern sheet vinyl)	Thermoplastic material	2	sqm	Medium	Visually similar presumed asbestos	1	0	0	1	2							VS 99278/10		Remove prior to demolition	
Ground Floor 0/05																						
99278/12	Strongly Presumed	Window Sill	Reinforced composite	4	m	Medium	Visually similar presumed asbestos	1	0	0	1	2							VS 99278/09		Remove prior to demolition	
Ground Floor 0/06																						
							No suspect ACM															
Ground Floor 0/07																						
99278/13	Sampled	Window Sill	Reinforced composite	1	m	Medium	Asbestos Not Detected												Non suspect window (different material to those that have been identified as asbestos containing)			
Ground Floor 0/08																						
							No suspect ACM															



Survey Results

Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB																						
Reference Number	Sample Type	Position	Material	Quantity	Unit	Accessibility	Result	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Score	Occupant activity	Disturbance	Exposure potential	Maintenance	Priority Score *	Total Risk Score *	Comments	Management Requirement	Recommendations for Action	Photo
Ground Floor 0/09																						
99278/14	Strongly Presumed	Window Sill	Reinforced composite	4	m	Medium	Visually similar presumed asbestos	1	0	0	1	2							VS 99278/09		Remove prior to demolition	
Ground Floor 0/10																						
99278/15	Sampled	Ceiling	Insulating Board	2	m	Easy	Asbestos Not Detected												"Supalux"			
Ground Floor 0/11																						
99278/16	Strongly Presumed	Window Sill	Reinforced composite	2	m	Medium	Visually similar presumed asbestos	1	0	0	1	2							VS 99278/09		Remove prior to demolition	
Ground Floor 0/12																						
99278/17	Sampled	Floor	Bitumen	15	sqm	Medium	Asbestos Not Detected												Bitumen residues under existing flooring			



Survey Results

Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB																						
Reference Number	Sample Type	Position	Material	Quantity	Unit	Accessibility	Result	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Score	Occupant activity	Disturbance	Exposure potential	Maintenance	Priority Score *	Total Risk Score *	Comments	Management Requirement	Recommendations for Action	Photo
Ground Floor 0/13																						
99278/20	Sampled	Flange Joint	Gasket	all flange joints		Medium	Asbestos Not Detected															
99278/21	Sampled	Floor	Dust Debris	small amount	Wide Spread		Asbestos Not Detected															
99278/22	Sampled	Ceiling	Cement Material	<1	m	Medium	Chrysotile asbestos	1	0	0	1	2							Asbestos cement sleeve lining penetration to roof,		Remove prior to demolition	
Ground Floor 0/14																						
							No suspect ACM															
Ground Floor 0/14A																						
							No suspect ACM												Modern electrical units			
Ground Floor 0/15																						
							No Access															



Survey Results

Property: Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB																						
Reference Number	Sample Type	Position	Material	Quantity	Unit	Accessibility	Result	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Score	Occupant activity	Disturbance	Exposure potential	Maintenance	Priority Score *	Total Risk Score *	Comments	Management Requirement	Recommendations for Action	Photo
External																						
99278/19	Sampled	Porch Ceiling	Insulating board	1.5	sqm	Medium	Asbestos Not Detected												"Supalux" porch ceiling forming now redundant rear entrance to bus station.			
Bus Stops																						
							No suspect ACM															
Kiosk																						
							No suspect ACM												This Kiosk was not accessible at the time of inspection. External inspection only.			

* - Outside the scope of our UKAS accreditation



Appendix B

Survey Notes (5 Pages)



Survey Notes

Reference No	99278
Inspection Date	15 & 16/6/21
Survey Type	HSG264 Pre Demolition Survey
Site Address	Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB
Property Identification	N/A
Surveyor	Chris Griffiths
Inspection Report	ALL99278/21/CG-1

External Comments / Intrusions		
Roof	Metal	Large areas of this building were clad in box profile metal sheeting. The cladding was unable to be removed and inspected under due to height restrictions, scaffolding would be required to access and also specialist equipment to remove said cladding (fitted with nut and bolt fixings and not the regular riveting). There was a very restricted view behind the cladding internally and no suspect materials were visible. This is not acceptable as a representation of the entire building.
Soffits	Other	
Fascia boards	Other	
Undercloak	N/A	
Walls	Other	
Rain & Waste goods	Metal	

Area Description			Internal Comments / Intrusions
First Floor - 1/01	Floors	Vinyl Sheet	On metal
	Walls	Other	Corrugated metal sheet
	Ceilings	Other	Corrugated metal sheet
	Void		
	Other		
First Floor - 1/02	Floors	Vinyl Sheet	Two sheets of vinyl flooring onto concrete screed
	Walls	Plaster	Solid walls / Door architraves removed / Window sill lifted to reveal concrete sill brick cavity wall and shop fitting metal panelling to external wall
	Ceilings	Plaster	
	Void	-	-
	Other	Fixtures & Fittings	Modern
First Floor - 1/03	Floors	Ceramic Tiles	-
	Walls	Ceramic Tiles	Tile removed - solid walls
	Ceilings	Plaster	
	Void	-	-
	Other	Fixtures & Fittings	Metal sink unit
First Floor - 1/04	Floors	Vinyl Sheet	Onto vinyl floor tiles and concrete
	Walls	Plaster	Solid walls
	Ceilings	Plaster	
	Void	-	-
	Other	Fixtures & Fittings	Modern
First Floor - 1/05	Floors	Ceramic Tiles	-
	Walls	Plaster	Solid walls
	Ceilings	Suspended Ceiling	Limited inspection within shallow void due to air handling unit
	Void	-	-
	Other	Fixtures & Fittings	Wood boxings intruded to reveal plastic and metal pipework



Area Description			Internal Comments / Intrusions
First Floor - 1/06	Floors	Carpet on Concrete	Carpet on cement screed / Rubber step treads
	Walls	Masonry	Plasterboard panels removed to reveal cupboards
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other		
First Floor - 1/06A	Floors	Vinyl Tiles	
	Walls	Masonry	Wood panelling and wood doors
	Ceilings	Masonry	Concrete ceiling
	Void		
	Other	Fixtures & Fittings	Metal tank / foam lagged calorifier tank / Plastic header tank
First Floor - 1/06B	Floors	Concrete	
	Walls	Masonry	Wood panelling and wood doors
	Ceilings	Masonry	Concrete ceiling
	Void		
	Other	Fixtures & Fittings	Plastic tank and pipework
First Floor - 1/07	Floors	Vinyl Tiles	
	Walls	Masonry	
	Ceilings	Masonry	Concrete ceiling
	Void		
	Other		
First Floor - 1/08	Floors	Carpet on Concrete	Carpet onto cement screed with modern sheet vinyl flooring onto concrete below / Metal electrical ducting to floor
	Walls	Masonry	UPVC partition walls / Metal panelling covering radiators
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern
First Floor - 1/09	Floors	Carpet on Concrete	Carpet onto cement screed with modern sheet vinyl flooring onto concrete below / Metal electrical ducting to floor
	Walls	Masonry	UPVC partition walls / Metal panelling covering radiators
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern
First Floor - 1/10	Floors	Carpet on Concrete	Carpet onto cement screed with modern sheet vinyl flooring onto concrete below / Metal electrical ducting to floor
	Walls	Masonry	UPVC partition walls / Metal panelling covering radiators
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern
First Floor - 1/11	Floors	Carpet on Concrete	Carpet onto cement screed with modern sheet vinyl flooring onto concrete below / Metal electrical ducting to floor
	Walls	Masonry	UPVC partition walls / Metal panelling covering radiators
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern
First Floor - 1/12	Floors	Carpet on Concrete	
	Walls	Masonry	Wood panelling onto walls with polystyrene insulation behind
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern



Area Description			Internal Comments / Intrusions
First Floor - 1/13	Floors	Vinyl Sheet	Modern vinyl sheet onto concrete
	Walls	Masonry	
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern
First Floor - 1/14	Floors	Vinyl Sheet	Modern vinyl sheet onto concrete
	Walls	Masonry	
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern
First Floor - 1/15	Floors	Vinyl Sheet	Modern vinyl sheet onto concrete
	Walls	Masonry	
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern
First Floor - 1/16	Floors	Carpet on Concrete	
	Walls	Masonry	Wood panelling onto walls with polystyrene insulation behind
	Ceilings	Suspended Ceiling	MMMF lift out tiles
	Void	Suspended Ceiling	RAAF
	Other	Fixtures & Fittings	Modern
Ground Floor 0/01	Floors	Other	
	Walls	Masonry	Wood panelling to large proportion of the lower wall.
	Ceilings	Suspended Ceiling	Concrete upper ceiling
	Void	Inspected	
	Other	Fixtures & Fittings	Modern
Ground Floor 0/02	Floors	Concrete	Ceramic Tiles also present
	Walls	Ceramic Tiles	Wood and plasterboard also present
	Ceilings	Suspended Ceiling	Fibreboard
	Void	Inspected	LEV system above sink.
	Other	Wooden boxing	window panels "melamine"
Ground Floor 0/03	Floors	Concrete	Vinyl floor tile and modern sheet vinyl present.
	Walls	Masonry	
	Ceilings	Plasterboard	Concrete above
	Void	Inspected	
	Other	Wooden boxing	
Ground Floor 0/04	Floors	Concrete	
	Walls	Masonry	
	Ceilings	Cement	
	Void	N/A	
	Other	Stored Items	Restricting full access
Ground Floor 0/05	Floors	Concrete	Vinyl Floor Tiles
	Walls	Masonry	Cubicle walls concrete
	Ceilings	Cement	
	Void	N/A	
	Other	Over clad window sills	metal and plastic cisterns



Survey Notes

Area Description			Internal Comments / Intrusions
Ground Floor 0/06	Floors	Concrete	Ceramic tiles
	Walls	Masonry	Ceramic tile present
	Ceilings	Plasterboard	Concrete
	Void	Inspected	
	Other	Modern Electrics	
Ground Floor 0/07	Floors	Concrete	Modern Sheet Vinyl
	Walls	Masonry	
	Ceilings	Cement	
	Void	N/A	
	Other	Porcelain Cistern	Plasterboard panel over blocked up window
Ground Floor 0/08	Floors	Concrete	Modern Sheet Vinyl
	Walls	Masonry	
	Ceilings	Cement	Plasterboard
	Void	Inspected	
	Other		
Ground Floor 0/09	Floors	Concrete	Ceramic tiles
	Walls	Masonry	
	Ceilings	Cement	
	Void		
	Other	Metal Cistern	Eternite Window Sills
Ground Floor 0/10	Floors	Concrete	
	Walls	Brick	Block also present
	Ceilings	Board	" Supalux" with concrete above.
	Void	Inspected	
	Other	Stored Items	
Ground Floor 0/11	Floors	Concrete	Ceramic Tiles Present
	Walls	Masonry	Ceramic Tiles Present
	Ceilings	Plasterboard	Concrete above
	Void		
	Other	Metal & Plastic Fixtures	
Ground Floor 0/12	Floors	Concrete	Modern Sheet Vinyl
	Walls	Masonry	
	Ceilings	Plasterboard	Concrete above
	Void		
	Other	Melamine panelling	
Ground Floor 0/13	Floors	Concrete	
	Walls	Brick	
	Ceilings	Cement	Cement sleeve lining ceiling penetration
	Void	N/A	
	Other	Metal Tank	Foam insulated pipework, Live boiler present not accessed.
Ground Floor 0/14	Floors	Concrete	section of terrazzo flooring also present
	Walls	Masonry	
	Ceilings	Suspended Ceiling	
	Void	N/A	
	Other		



Survey Notes

Area Description			Internal Comments / Intrusions
Ground Floor 0/14A	Floors	Other	terrazzo flooring
	Walls	Masonry	
	Ceilings	Suspended Ceiling	
	Void	N/A	
	Other		
Ground Floor 0/15	Floors	N/A	This room was not Accessed at the time of the survey.
	Walls	N/A	
	Ceilings	N/A	
	Void	N/A	
	Other	N/A	
External	Floors	Concrete	Large areas of this building were clad in box profile metal sheeting. The cladding was unable to be removed and inspected under due to height restrictions, scaffolding would be required to access and also specialist equipment to remove said cladding (fitted with nut and bolt fixings and not the regular riveting). There was a very restricted view behind the cladding internally and no suspect materials were visible. This is not acceptable as a representation of the entire building.
	Walls	Other	
	Ceilings	N/A	
	Void	N/A	
	Other	N/A	
Bus Stops	Floors	Concrete	External bus stops were of metal structure with a mixture of glass, Perspex and fibreglass panelling forming the ceilings and walls.
	Walls	Other	
	Ceilings	Other	
	Void	N/A	
	Other		
Kiosk	Floors	N/A	No access was possible internally at the time of inspection. External fibreglass build/construction and appears to be a relatively modern build.
	Walls	N/A	
	Ceilings	N/A	
	Void	N/A	
	Other	N/A	



Appendix C

Certificates of bulk fibre analysis (2 Pages)





0934

Carrie Thomas
Merthyr Tydfil County Borough Council
Unit 5, Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ



Anchem
LABORATORIES LIMITED

Registered Office: -
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www.anchem.co.uk

Date 30/06/2021
Date Sample(s) Taken 15 & 16/6/21
Date Sample(s) Tested 17/06/2021
Bulk Analyst Chris Griffiths
Reference No. 99278

Test Report ALL99278/21/CG-1

18 samples taken by our laboratory in accordance with our in-house procedure ANC/AS/3, from Merthyr Tydfil Central Bus Station, Merthyr Tydfil, CF47 8BB, Property Identification N/A.

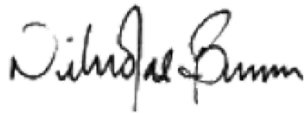
Reference Number	Labelling	Test Result
99278/01	First Floor - 1/02, Gasket to air handling unit joints, Gasket	Asbestos Not Detected
99278/02	First Floor - 1/02, Blue sheet vinyl beneath dark blue modern sheet vinyl, Vinyl material	Asbestos Not Detected
99278/03	First Floor - 1/03, Composite window sill, Reinforced composite	Chrysotile asbestos
99278/04	First Floor - 1/04, Vinyl floor tiles beneath dark blue modern sheet vinyl, Vinyl material	Chrysotile asbestos
99278/05	First Floor - 1/05, Suspended ceiling tiles, Insulating board	Asbestos Not Detected
99278/06	First Floor - 1/06A, Blue vinyl floor tiles, Vinyl material	Chrysotile asbestos
99278/18	First Floor - 1/12, Under Window Sill, Bitumen felt	Asbestos Not Detected
99278/07	Ground Floor 0/01, Floor, Reinforced composite	Asbestos Not Detected
99278/08	Ground Floor 0/01, Floor (towards rear), Vinyl material	Asbestos Not Detected
99278/09	Ground Floor 0/01, Window Sill, Reinforced composite	Chrysotile asbestos



Reference Number	Labelling	Test Result
99278/10	Ground Floor 0/03, Floor (Under existing modern sheet vinyl), Thermoplastic material	Chrysotile asbestos
99278/13	Ground Floor 0/07, Window Sill, Reinforced composite	Asbestos Not Detected
99278/15	Ground Floor 0/10, Ceiling, Insulating Board	Asbestos Not Detected
99278/17	Ground Floor 0/12, Floor, Bitumen	Asbestos Not Detected
99278/20	Ground Floor 0/13, Flange Joint, Gasket	Asbestos Not Detected
99278/21	Ground Floor 0/13, Floor, Dust Debris	Asbestos Not Detected
99278/22	Ground Floor 0/13, Ceiling, Cement Material	Chrysotile asbestos
99278/19	External, Porch Ceiling, Insulating board	Asbestos Not Detected

Analysis by polarised light microscopy and dispersion staining techniques in accordance with HSG 248 and our documented in-house procedure No. ANC/AS/1. This test report shall not be reproduced except in full, without the 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 adsorption testing then please contact the laboratory.



Reviewed

Nick Bunn BSc. (Hons)
Asbestos Surveyor



Authorised

Chris Griffiths
Asbestos Surveyor / Analyst

On behalf of Anchem Laboratories Limited



Appendix D

Refurbishment/Demolition Survey reference
information (6 Pages)



Asbestos Refurbishment & Demolition Surveys Introduction

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 in 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.

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.



Asbestos Refurbishment & Demolition Survey

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.

Survey 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.



Presumption or Identification of ACM's

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.



Material Risk Assessment Algorithm

The inherent risk from ACM is the ability of the material to release airborne fibres of the various asbestos types. Scores are assigned for the product type extent of damage, surface treatment and the asbestos type present as follows: -

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos re-inforced composite (plastics, resins, mastics, roofing felts, flooring, semi rigid paints or decorative finishes, asbestos cement etc.
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. 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 boards, 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 flooring.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.

Non asbestos products have no potential to release asbestos fibres

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 required 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 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 ISO17020 for asbestos surveying and inspections in buildings based on HSE guidance HSG264 and in house method ANC/AS/04. We are also accredited to ISO 17025 for asbestos sampling and testing. Details of our accreditation schedule can be found at www.ukas.com/about-accreditation/accredited-bodies/ 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.

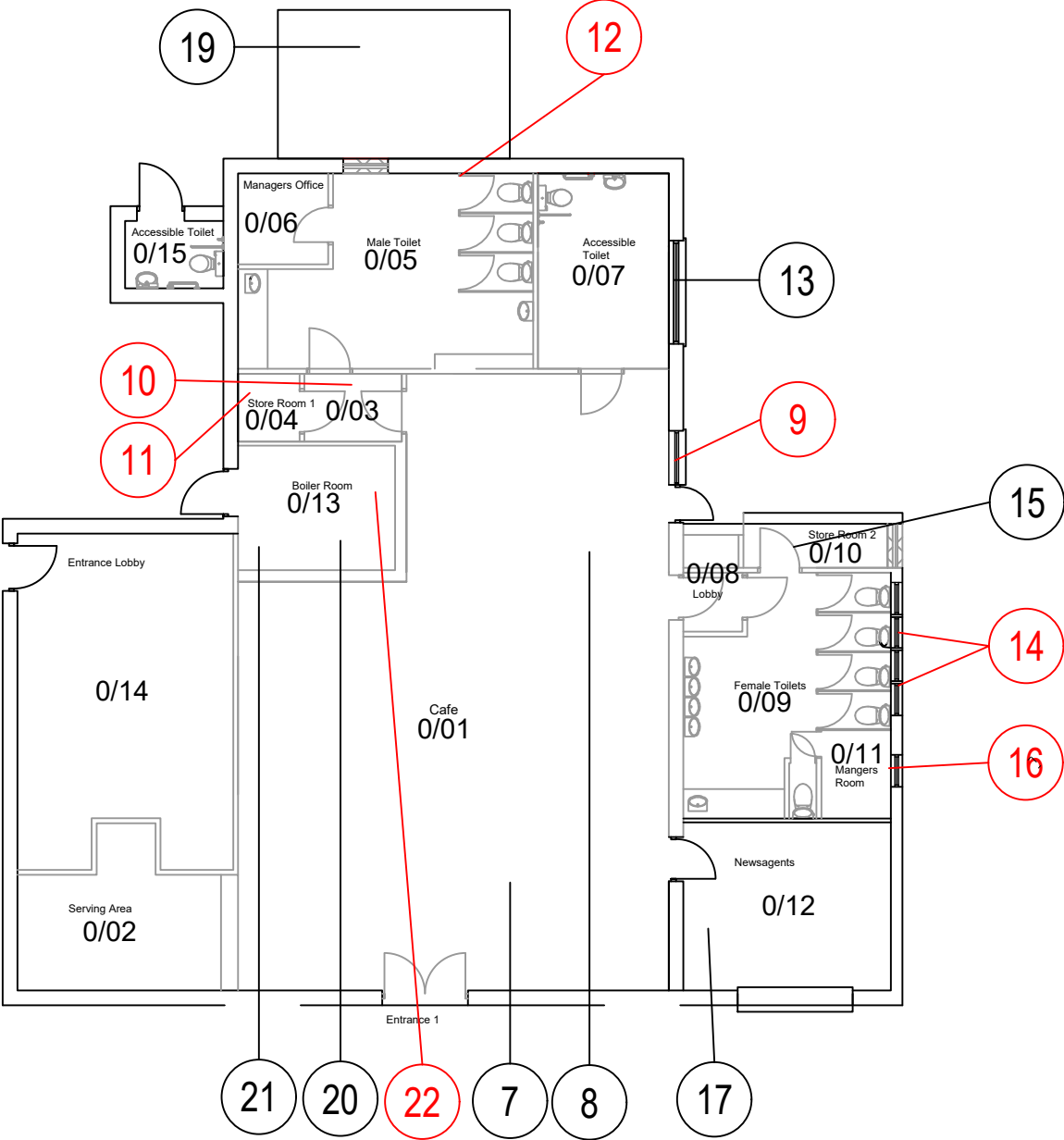


Appendix E

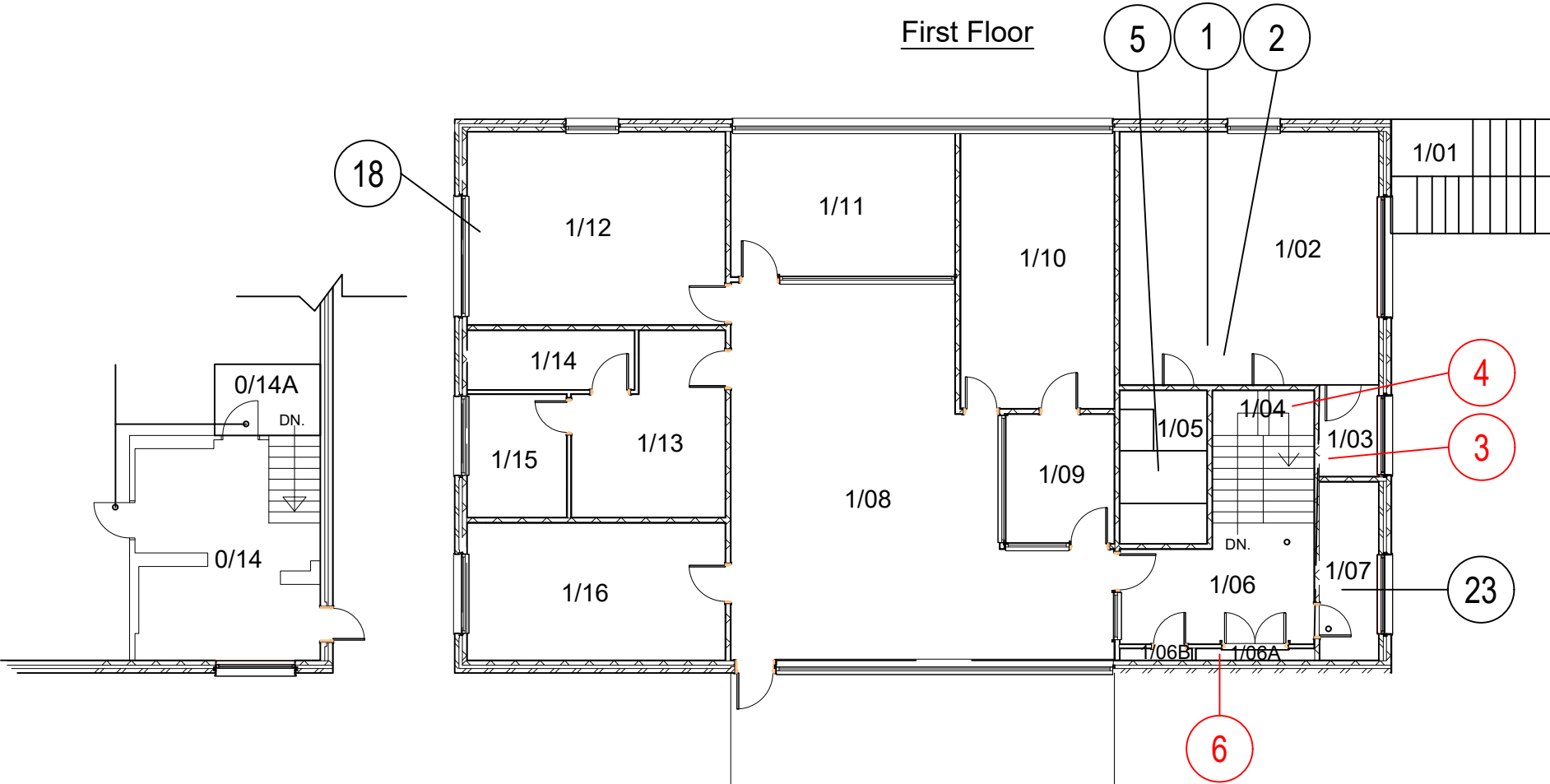
Site plan drawings (1 Page)



Ground Floor



First Floor



Customer Details:

Merthyr Tydfil County Borough Council
Unit 5, Triangle Business Park,
Pentrebach,
Merthyr Tydfil,
CF48 4TQ

Inspection Report No:

ALL99278/21/CG-1

Inspection Date(s):

15th & 16th June 2021

Plan Location:

Merthyr Tydfil Central Bus Station,
Merthyr Tydfil, CF47 8BB

Appendix:

E

Job No.

99278

XX POSITIVE SAMPLE POINT
XX NEGATIVE SAMPLE POINT

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!