JTEC Environmental Ltd.

Asbestos Survey for

Hall & Woodhouse Ltd

at

Thatched Tavern
Steep Hill
Torquay
Devon
TQ14TS

Project Number: AS05105 - Thatched Tavern

Printed: 06/11/2008 By: JTEC Environmental Ltd.. Using Multibase software.

JTEC Environmental Ltd.

Names and Addresses

Client Name:

Hall & Woodhouse Ltd
The Brewery
Blandford St Mary
Dorset
DT11 9LS

Contact:
Phone: 01258 452141 Fax:

Instructing Party:

Hall & Woodhouse Ltd
The Brewery
Blandford St Mary
Dorset
DT11 9LS

Contact: James Overy
Phone: 01258 452141 Fax:

Site Full Name:

Thatched Tavern
Steep Hill
Torquay
Devon
TQ14TS

Contact:
Phone: Fax:

Report Author:

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Surveyor

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SECTION ONE

SITE DESCRIPTION

JTEC Environmental Ltd.

Site Description

General Information:

The original part of this building is several hundred years old. The building has been extended over the years to provide a restaurant, cellar, kitchen and bar area. Much of this work appears to be recent and is the likely result of refurbishment works where modern asbestos free materials are evident. ACM's (asbestos containing materials) are presumed to exist within inaccessible areas.
Externally, there are severalareas where asbestos cement sheeting has been discovered which, although it is regarded as a low risk material, should be removed because it is located in a public area where children etc are likely to be.

Area	Comments	Accessed
Main building excluding first floor accommodation.	Samples taken & presumed asbestos materials present, no asbestos materials present in samples.	Yes
Garden area	Samples taken & presumed asbestos materials present, asbestos materials present in samples.	Yes

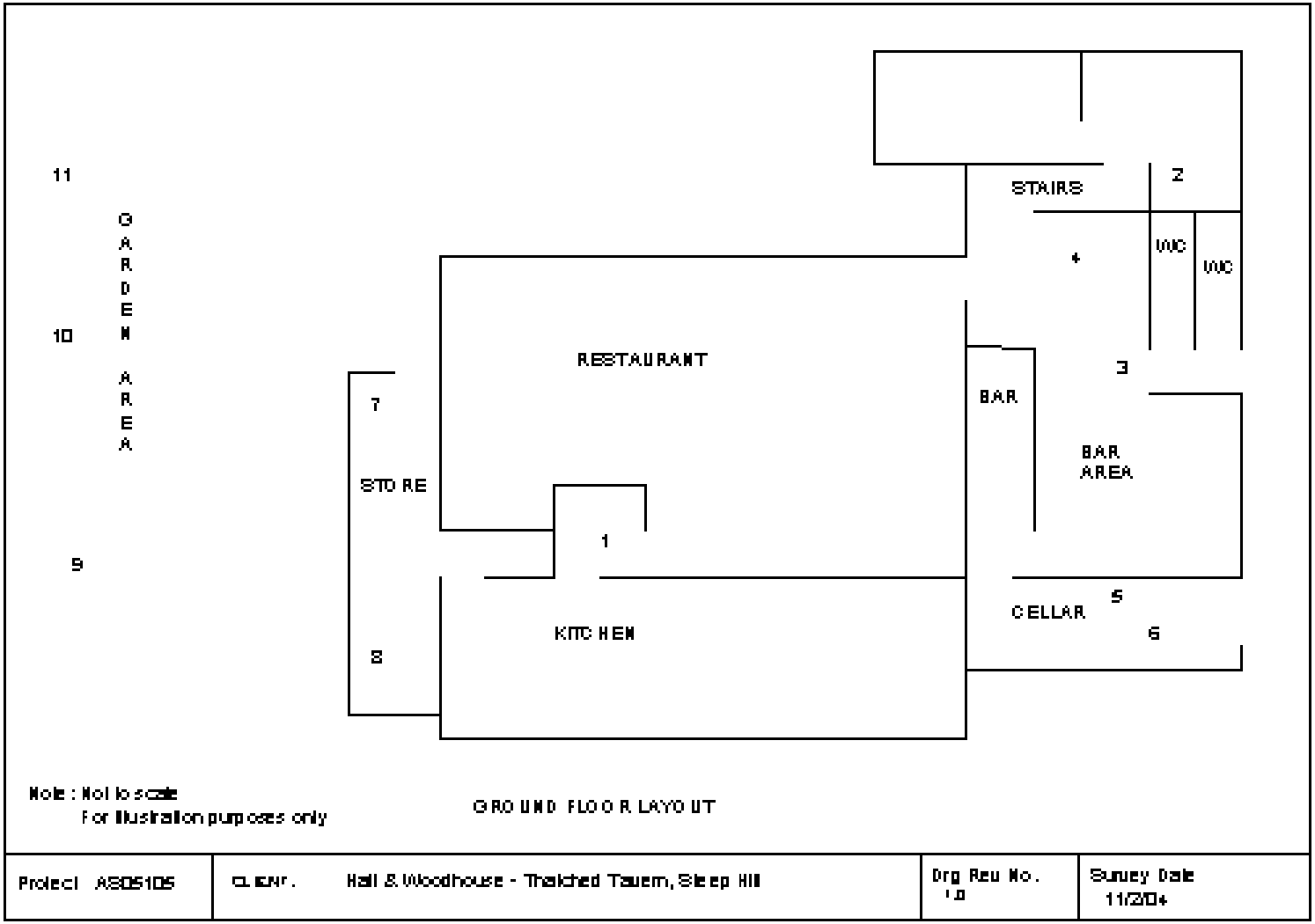
SECTION TWO

SURVEY DRAWINGS

JTEC Environmental Ltd.

Survey Drawings and Documentation

Project Number: AS05105 - Thatched



Description of Drawing:

Intenal & external ground floor layout.

SECTION THREE

SURVEY OBJECTIVES

JTEC Environmental Ltd.

Survey Objectives

1 Produce a report, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurences where possible.

2 To carry out a survey to ascertain the presence of asbestos based materials.

3 To include a risk assessment for each individual Sample.

SECTION FOUR

SURVEY TECHNIQUE

JTEC Environmental Ltd.

Survey Technique

1 Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, was of a similar composition.

2 Photographs were taken at all of the sample locations (unless otherwise stated).

3 Samples were returned to the Main Laboratory for analysis.

4 Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication MDHS 77).

SECTION FIVE

SURVEY CAVEAT

JTEC Environmental Ltd.

Survey Caveat

1 This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building which are subject to future refurbishment works. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas. From the evidence of the inspections and of the sampling and analysis undertaken, it is clear that asbestos containing materials are either present or within or associated with various areas as detailed in the report. We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site which were not included in this survey.

2 From mid 2005, sample analysing laboratories do not provide information on the amounts of asbestos fibre present within materials as their UKAS or equivalent accreditation does not permit this. Therefore any reference to the concentrations of fibres that appear in any survey report are only approximations and are intended for guidance only.

SECTION SIX

SURVEY NOTES

JTEC Environmental Ltd.

Survey Notes

1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

3 This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

4 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.

5 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

6 The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes

7 All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.

8 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except in the odd occasion where hatches were available.

9 It should be presumed that any firedoors contain asbestos unless otherwise indicated. It should also be presumed that structural firebreaks exist in the vicinity of a firedoor which are also likely to contain asbestos unless otherwise indicated.
In the event of damage or exposure of fireproof material within any fire door, separate samples should be taken and identified accordingly.

10 For further guidance on licenced and unlicenced work with Asbestos Containing Materials, the HSE website provides up to date information within the Asbestos Essentials section (www.hse.gov.uk/asbestos/essentials/).

SECTION SEVEN

SURVEY SUMMARY

JTEC Environmental Ltd.

Survey Summary

1 For positive identification of asbestos bearing materials please refer to the individual sample data sheets.

2 Due to the nature of usage of the buildings surveyed, sampling was restricted / limited in certain areas for both health and safety reasons and food hygiene reasons. Consequently where items are reported as suspected asbestos materials, these items should be treated as such until otherwise identified.

3 All sample reference numbers and photograph reference numbers have been annotated on the accompanying plans, whether asbestos materials or not. This is for clarification where non-asbestos materials may be difficult to identify. However it must be stressed that if during refurbishment / maintenance work a suspect material is identified which is not included in this register, disturbance should be stopped prior to identification.

4 This register has been compiled so as to allow information to be updated with relative ease. Any work involving the removal of asbestos materials identified within this register should be recorded and the information updated accordingly.

5 Although work with asbestos cement does not necessarily require a licensed contractor it is recommended that all work involving the disturbance of any asbestos material is undertaken using contractors licensed by the HSE. Although asbestos cement is a relatively low risk material, it must not be interfered with in any way; e.g. cutting, drilling etc. as this may lead to raised airborne fibre levels. Where possible / practicable asbestos cement materials should be labelled appropriately. If asbestos cement materials are damaged or in areas where abrasion is likely, they should be encapsulated or removed.

6 All Asbestos Insulation Board should be encapsulated and labelled. Where insulation board is likely to sustain damage it should be removed. All work involving the disturbance of Asbestos insulation board must be undertaken by a licensed contractor, this includes drilling, cutting, encapsulating etc. Where debris has been identified, access to the area should be restricted prior to decontamination or removal.

SECTION EIGHT

SURVEY RECOMMENDATIONS

JTEC Environmental Ltd.

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.
MDHS100 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in MDHS100 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment; and
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

NADIS indicates a sample that having been analysed at the laboratory shows no sign of asbestos fibres being present within the sample (No Asbestos Discovered In Sample).

PRIORITY ASSESSMENT AND ALGORITHM

The material assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment which will also take into account factors such as:

Maintenance activity;
Occupant activity;
Likelihood of disturbance;
Human exposure potential.

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT AND A PRIORITY ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE

Survey Recommendations

WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under the Control of Asbestos Regulations 2006, are required 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. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

If the use of the area or location changes, the risk assessment should be updated accordingly to reflect the change of use and potential for either increased or decreased exposure to fibres.

MAINTENANCE ACTIVITY
The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

OCCUPANT ACTIVITY
The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

LIKELIHOOD OF DISTURBANCE
The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

HUMAN EXPOSURE POTENTIAL
The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

PRIORITY ASSESSMENT ALGORITHMS

Survey Recommendations

Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

SECTION NINE

MATERIAL ASSESSMENT: SUMMARY BY AREA

Material Assessment: Summary by Area

Site Name: Thatched Tavern

Project Number: AS05105 - Thatched Tavern

Area: **Not Applicable**

Sample Date	Location Ref	Location ID	Drawing Reference	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
11/02/05	9	3537	9	External ground floor	External	Chrysotile	Sheeting	4	Very Low Risk	7		Removal	T 2
11/02/05	10	3538	10	External ground floor	External	Chrysotile	Sheeting	4	Very Low Risk	7		Removal	T 2
11/02/05	11	3539	11	External ground floor	External	Chrysotile	Sheeting	4	Very Low Risk	7		Removal	T 2
11/02/05	3	3531	3	Ground floor	Bar area	NADIS	Textured coating	0	NADIS	N/A		No Action Required	T 2
11/02/05	4	3532	4	Ground floor	Bar area	Amosite	Beam cladding	5	Low Risk	3		Apply Warning Labels	T 2
11/02/05	5	3533	5	Ground floor	Cellar	Chrysotile	Fuse & Switchgear Flashguard	3	Very Low Risk	3		Apply Warning Labels	T 2
11/02/05	6	3534	6	Ground floor	Cellar	Amosite	Ceiling	5	Low Risk	2	AIB suspected behind plasterboard ceiling	Apply Warning Labels	T 2
11/02/05	2	3530	2	Ground floor	Restaurant	Amosite	Stair Backing / Cladding	5	Low Risk	4		Apply Warning Labels	T 2
11/02/05	7	3535	7	Ground floor	Store Room	Chrysotile	Boiler	3	Very Low Risk	3		Apply Warning Labels	T 2
11/02/05	8	3536	8	Roof level	Flat roof area	Chrysotile	Roofing felt	2	Very Low Risk	1		No Action Required	T 2
11/02/05	1	3529	1	Roof level	Loft space	NADIS	Insulation	0	NADIS	N/A		No Action Required	T 2

SECTION TEN

MATERIAL ASSESSMENT (PHOTO)

JTEC Environmental Ltd.

Material Assessment Record

Site Address:	Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS	Client Name:	Hall & Woodhouse Ltd
		Project Number:	AS05105 - Thatched Tavern

Location ID:	3529	Survey Type:	T 2
Location Ref:	1	Product Type:	NADIS
Product:	Insulation	Damage:	NADIS
Area:	Not Applicable	Treatment:	NADIS
Floor:	Roof level	Asbestos Type:	NADIS
Room:	Loft space	Identification:	Identified
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	1	Accessibility:	
Asbestos ?	No		
Date:	11 February 2005		
Next Inspection:	Not Applicable		

Material Risk Score	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments:

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JTEC Environmental Ltd.

Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3530	Survey Type:	T 2
Location Ref:	2	Product Type:	Asbestos Insulating Board
Product:	Stair Backing / Cladding	Damage:	No visible damage
Area:	Not Applicable	Treatment:	AIB painted or encapsulated
Floor:	Ground floor	Asbestos Type:	Amosite
Room:	Restaurant	Identification:	Presumed
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	2	Accessibility:	Medium Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	13 August 2005		

Material Risk Score	5
Material Risk Band:	Low Risk
Priority Risk Score:	4

Action: Apply Warning Labels

Material Comments:

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JTEC Environmental Ltd.

Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3531	Survey Type:	T 2
Location Ref:	3	Product Type:	NADIS
Product:	Textured coating	Damage:	NADIS
Area:	Not Applicable	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Bar area	Identification:	Identified
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	3	Accessibility:	
Asbestos ?	No		
Date:	11 February 2005		
Next Inspection:	Not Applicable		

Material Risk Score	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments:

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JTEC Environmental Ltd.

Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3532	Survey Type:	T 2
Location Ref:	4	Product Type:	Asbestos Insulating Board
Product:	Beam cladding	Damage:	No visible damage
Area:	Not Applicable	Treatment:	AIB painted or encapsulated
Floor:	Ground floor	Asbestos Type:	Amosite
Room:	Bar area	Identification:	Presumed
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	4	Accessibility:	Medium Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	13 August 2005		

Material Risk Score	5
Material Risk Band:	Low Risk
Priority Risk Score:	3

Action: Apply Warning Labels

Material Comments:

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JTEC Environmental Ltd.

Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3533	Survey Type:	T 2
Location Ref:	5	Product Type:	Ropes and woven textiles
Product:	Fuse & Switchgear Flashguard	Damage:	No visible damage
Area:	Not Applicable	Treatment:	Composite asbestos materials
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Cellar	Identification:	Presumed
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	5	Accessibility:	Medium Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	11 February 2006		

Material Risk Score	3
Material Risk Band:	Very Low Risk
Priority Risk Score:	3

Action: Apply Warning Labels

Material Comments:

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Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3534	Survey Type:	T 2
Location Ref:	6	Product Type:	Asbestos Insulating Board
Product:	Ceiling	Damage:	No visible damage
Area:	Not Applicable	Treatment:	AIB painted or encapsulated
Floor:	Ground floor	Asbestos Type:	Amosite
Room:	Cellar	Identification:	Presumed
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	6	Accessibility:	Difficult Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	13 August 2005		

Material Risk Score	5
Material Risk Band:	Low Risk
Priority Risk Score:	2

Action: Apply Warning Labels

Material Comments: AIB suspected behind plasterboard ceiling

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JTEC Environmental Ltd.

Material Assessment Record

Site Address:	Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS	Client Name:	Hall & Woodhouse Ltd
		Project Number:	AS05105 - Thatched Tavern

Location ID:	3535	Survey Type:	T 2
Location Ref:	7	Product Type:	Gaskets
Product:	Boiler	Damage:	No visible damage
Area:	Not Applicable	Treatment:	Composite asbestos materials
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Store Room	Identification:	Presumed
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	7	Accessibility:	Medium Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	11 February 2006		

Material Risk Score	3
Material Risk Band:	Very Low Risk
Priority Risk Score:	3

Action: Apply Warning Labels

Material Comments:

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JTEC Environmental Ltd.

Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3536	Survey Type:	T 2
Location Ref:	8	Product Type:	Roofing felts
Product:	Roofing felt	Damage:	No visible damage
Area:	Not Applicable	Treatment:	Resins
Floor:	Roof level	Asbestos Type:	Chrysotile
Room:	Flat roof area	Identification:	Presumed
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	8	Accessibility:	Medium Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	11 February 2006		

Material Risk Score	2
Material Risk Band:	Very Low Risk
Priority Risk Score:	1

Action: No Action Required

Material Comments:

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JTEC Environmental Ltd.

Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3537	Survey Type:	T 2
Location Ref:	9	Product Type:	Asbestos cement
Product:	Sheeting	Damage:	Low damage: Broken edge boards
Area:	Not Applicable	Treatment:	Asbestos cement sheets etc
Floor:	External ground floor	Asbestos Type:	Chrysotile
Room:	External	Identification:	Identified
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	9	Accessibility:	Easy Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	11 February 2006		

Material Risk Score	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	7

Action: Removal

Material Comments:

Printed: 06/11/2008 By: JTEC Environmental Ltd.. Using Multibase Software.

JTEC Environmental Ltd.

Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3538	Survey Type:	T 2
Location Ref:	10	Product Type:	Asbestos cement
Product:	Sheeting	Damage:	Low damage: Broken edge boards
Area:	Not Applicable	Treatment:	Asbestos cement sheets etc
Floor:	External ground floor	Asbestos Type:	Chrysotile
Room:	External	Identification:	Identified
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	10	Accessibility:	Easy Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	11 February 2006		

Material Risk Score	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	7

Action: Removal

Material Comments:

JTEC Environmental Ltd.

Material Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3539	Survey Type:	T 2
Location Ref:	11	Product Type:	Asbestos cement
Product:	Sheeting	Damage:	Low damage: Broken edge boards
Area:	Not Applicable	Treatment:	Asbestos cement sheets etc
Floor:	External ground floor	Asbestos Type:	Chrysotile
Room:	External	Identification:	Strongly Presumed as previous sample
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	11	Accessibility:	Easy Accessibility
Asbestos ?	Yes		
Date:	11 February 2005		
Next Inspection:	11 February 2006		

Material Risk Score	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	7

Action: Removal

Material Comments:

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SECTION ELEVEN

BULK IDENTIFICATION REPORT

JTEC Environmental Ltd.

BULK IDENTIFICATION REPORT

Client:	Hall & Woodhouse Ltd	**Date Samples Received:**	11/02/2005
Client Address:	The Brewery, Blandford St Mary, Dorset, DT11 9LS	**Date Samples Analysed:**	03/03/2005
Site Address:	Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS		
F.A.O:	James Overy		**Page 1 of 1**

METHOD USED:

Samples of material referenced below, have been examined to determine the presence of asbestos fibres, using a method of polarising light microscopy and centre stop dispersion staining, based on H.S.E,s MDHS 77. NOTE: We cannot be held responsib for the accuracy and competence of samples taken by third parties. Under these circumstances we cannot be held responsible for the interpretation of the results shown.

Location Ref	Location ID	Sample Location	Fibre Type
1	3529	Roof level, Loft space, Insulation	NADIS
3	3531	Ground floor, Bar area, Textured coating	NADIS
9	3537	External ground floor, External, Sheeting	Chrysotile
10	3538	External ground floor, External, Sheeting	Chrysotile

REPORT RAISED BY:

Signed: …….. Print: ……..

SECTION TWELVE

PRIORITY ASSESSMENT: SUMMARY BY AREA

Priority Assessment: Summary by Area

Site Name: Thatched Tavern

Project Number: AS05105 - Thatched Tavern

Area: **Not Applicable**

Sample Date	Location Ref	Location ID	Drawing Reference	Floor	Room	Comments	Normal Occupant Activity	Likelihood Of Disturbance	Human Exposure Potential	Maintenance Activity	Risk Score
11/02/05	9	3537	9	External ground floor	External		2	1	2	2	7
11/02/05	10	3538	10	External ground floor	External		2	1	2	2	7
11/02/05	11	3539	11	External ground floor	External		2	1	2	2	7
11/02/05	4	3532	4	Ground floor	Bar area		0	1	2	0	3
11/02/05	5	3533	5	Ground floor	Cellar		0	1	1	1	3
11/02/05	6	3534	6	Ground floor	Cellar		0	1	1	0	2
11/02/05	2	3530	2	Ground floor	Restaurant		1	1	2	0	4
11/02/05	7	3535	7	Ground floor	Store Room		0	1	1	1	3
11/02/05	8	3536	8	Roof level	Flat roof area		0	1	0	0	1

SECTION THIRTEEN

PRIORITY ASSESSMENT RECORD

JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3530
Location Ref:	2
Product:	Stair Backing / Cladding
Area:	Not Applicable
Floor:	Ground floor
Room:	Restaurant
Surveyor Name:	J D Chilvers
Drawing Ref:	2
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Low disturbance	1	average
Secondary activities for area:	Low disturbance	1	1
Likelihood Of Disturbance:			
Location:	Large rooms or well-ventilated areas	1	
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	average
Extent/Amount:	<=10 m2 or <=10 m pipe run	1	1
Human Exposure Potential:			
Number of occupants:	>10	3	
Frequency of use of area:	Daily	3	average
Average time area is in use:	>1 to <3 hours	1	2
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		4
Material Assessment Score (supplied by surveyor):	Low Risk	5
Total of Material and Priority Assessment Scores:		9

JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3532
Location Ref:	4
Product:	Beam cladding
Area:	Not Applicable
Floor:	Ground floor
Room:	Bar area
Surveyor Name:	J D Chilvers
Drawing Ref:	4
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Large rooms or well-ventilated areas	1	
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	average
Extent/Amount:	>10 to <=50 (m2 or pipe run)	2	1
Human Exposure Potential:			
Number of occupants:	>10	3	
Frequency of use of area:	Daily	3	average
Average time area is in use:	>1 to <3 hours	1	2
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		3
Material Assessment Score (supplied by surveyor):	Low Risk	5
Total of Material and Priority Assessment Scores:		8

JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3533
Location Ref:	5
Product:	Fuse & Switchgear Flashguard
Area:	Not Applicable
Floor:	Ground floor
Room:	Cellar
Surveyor Name:	J D Chilvers
Drawing Ref:	5
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	
Accessibility:	Occasionally likely to be disturbed	1	average
Extent/Amount:	Small items strings gaskets	0	1
Human Exposure Potential:			
Number of occupants:	1 to 3	1	
Frequency of use of area:	Daily	3	average
Average time area is in use:	<1 hour	0	1
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity	<=1 per year	1	1

Total Priority Assessment Score:		3
Material Assessment Score (supplied by surveyor):	Very Low Risk	3
Total of Material and Priority Assessment Scores:		6

JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3534
Location Ref:	6
Product:	Ceiling
Area:	Not Applicable
Floor:	Ground floor
Room:	Cellar
Surveyor Name:	J D Chilvers
Drawing Ref:	6
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	average
Extent/Amount:	<=10 m2 or <=10 m pipe run	1	1
Human Exposure Potential:			
Number of occupants:	1 to 3	1	
Frequency of use of area:	Daily	3	average
Average time area is in use:	<1 hour	0	1
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		2
Material Assessment Score (supplied by surveyor):	Low Risk	5
Total of Material and Priority Assessment Scores:		7

JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3535
Location Ref:	7
Product:	Boiler
Area:	Not Applicable
Floor:	Ground floor
Room:	Store Room
Surveyor Name:	J D Chilvers
Drawing Ref:	7
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Rooms up to 100 m2	2	
Accessibility:	Occasionally likely to be disturbed	1	average
Extent/Amount:	Small items strings gaskets	0	1
Human Exposure Potential:			
Number of occupants:	1 to 3	1	
Frequency of use of area:	Daily	3	average
Average time area is in use:	<1 hour	0	1
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity	<=1 per year	1	1

Total Priority Assessment Score:		3
Material Assessment Score (supplied by surveyor):	Very Low Risk	3
Total of Material and Priority Assessment Scores:		6

JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3536
Location Ref:	8
Product:	Roofing felt
Area:	Not Applicable
Floor:	Roof level
Room:	Flat roof area
Surveyor Name:	J D Chilvers
Drawing Ref:	8
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Rare disturbance	0	average
Secondary activities for area:	Rare disturbance	0	0
Likelihood Of Disturbance:			
Location:	Outdoors	0	
Accessibility:	Usually inaccessible or unlikely to be disturbed	0	average
Extent/Amount:	>10 to <=50 (m2 or pipe run)	2	1
Human Exposure Potential:			
Number of occupants:	1 to 3	1	
Frequency of use of area:	Infrequent	0	average
Average time area is in use:	<1 hour	0	0
Maintenance Activity:			
Type of maintenance activity:	Minor disturbance	0	average
Frequency of maintenance activity	Unlikely to be disturbed	0	0

Total Priority Assessment Score:		1
Material Assessment Score (supplied by surveyor):	Very Low Risk	2
Total of Material and Priority Assessment Scores:		3

JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3537
Location Ref:	9
Product:	Sheeting
Area:	Not Applicable
Floor:	External ground floor
Room:	External
Surveyor Name:	J D Chilvers
Drawing Ref:	9
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Periodic disturbance	2	average
Secondary activities for area:	Periodic disturbance	2	2
Likelihood Of Disturbance:			
Location:	Outdoors	0	
Accessibility:	Easily disturbed	2	average
Extent/Amount:	<=10 m2 or <=10 m pipe run	1	1
Human Exposure Potential:			
Number of occupants:	>10	3	
Frequency of use of area:	Daily	3	average
Average time area is in use:	>1 to <3 hours	1	2
Maintenance Activity:			
Type of maintenance activity:	Low disturbance	1	average
Frequency of maintenance activity	>1 per year	2	2

Total Priority Assessment Score:		7
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		11

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JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3538
Location Ref:	10
Product:	Sheeting
Area:	Not Applicable
Floor:	External ground floor
Room:	External
Surveyor Name:	J D Chilvers
Drawing Ref:	10
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Periodic disturbance	2	average
Secondary activities for area:	Periodic disturbance	2	2
Likelihood Of Disturbance:			
Location:	Outdoors	0	
Accessibility:	Easily disturbed	2	average
Extent/Amount:	<=10 m2 or <=10 m pipe run	1	1
Human Exposure Potential:			
Number of occupants:	4 to 10	2	
Frequency of use of area:	Daily	3	average
Average time area is in use:	>1 to <3 hours	1	2
Maintenance Activity:			
Type of maintenance activity:	Low disturbance	1	average
Frequency of maintenance activity	>1 per year	2	2

Total Priority Assessment Score:		7
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		11

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JTEC Environmental Ltd.

Priority Assessment Record

Site Address: Thatched Tavern, Steep Hill, Torquay, Devon, TQ14TS

Client Name: Hall & Woodhouse Ltd

Project Number: AS05105 - Thatched Tavern

Location ID:	3539
Location Ref:	11
Product:	Sheeting
Area:	Not Applicable
Floor:	External ground floor
Room:	External
Surveyor Name:	J D Chilvers
Drawing Ref:	11
Asbestos ?	Yes
Date:	11 February 2005

Priority Comments:

Priority Assessment Algorithm			
Assessment factor	Variable(s) selected	Score for each	Overall score
Normal Occupant Activity:			
Main type of activity in area:	Periodic disturbance	2	average
Secondary activities for area:	Periodic disturbance	2	2
Likelihood Of Disturbance:			
Location:	Outdoors	0	
Accessibility:	Easily disturbed	2	average
Extent/Amount:	<=10 m2 or <=10 m pipe run	1	1
Human Exposure Potential:			
Number of occupants:	4 to 10	2	
Frequency of use of area:	Daily	3	average
Average time area is in use:	>1 to <3 hours	1	2
Maintenance Activity:			
Type of maintenance activity:	Low disturbance	1	average
Frequency of maintenance activity	>1 per year	2	2

Total Priority Assessment Score:		7
Material Assessment Score (supplied by surveyor):	Very Low Risk	4
Total of Material and Priority Assessment Scores:		11

SECTION FOURTEEN

EXCLUDED AREAS

JTEC Environmental Ltd.

Excluded Areas

1 No access to first floor area (managers / tenants accommodation) during survey.