Asbestos Re-Inspection Survey for

Hall & Woodhouse Ltd

at

The Hankridge Arms
Hankridge Way
Riverside
Taunton
Somerset
TA1 1LR

Project Number: AS04033 - Hankridge Arms

Printed: 30/11/2014 By: JTEC Environmental Ltd. Using Multibase software.

Survey Expiry Date: 31-July-2015

JTEC Environmental Ltd

Names and Addresses

Client Name:

Hall & Woodhouse Ltd
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DT11 9LS

Contact:
Phone: 01258 452141 Fax:

Instructing Party:

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

Contact:
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Site Full Name:

The Hankridge Arms
Hankridge Way
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TA1 1LR

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Report Author:

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Contact: John Chilvers
Surveyor

JTEC Environmental Ltd

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SECTION ONE

EXECUTIVE SUMMARY

JTEC Environmental Ltd

Executive Summary

General Information:

JTEC Environmental Ltd were instructed by Hall & Woodhouse Ltd to carry out an Asbestos Re-Inspection Survey to inspect for the presence of asbestos containing materials (ACMs) at the following site:

The Hankridge Arms
Taunton

The building was constructed circa 1700 and is of stone construction.

It was converted from a farmhouse into a pub during the late 1990's/ early 2000's.

The survey was carried out on 31/7/2014 by John Chilvers

Area	Comments	Accessed
Main building	No samples taken, asbestos materials presumed present.	Yes

SECTION TWO

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 It is essential that any works likely to disturb the fabric of the building are subject to a pre-refurbishment or demolition survey in those areas whether or not a management survey has been carried out, or the scope of areas surveyed in a refurbishment / demolition survey has changed.

A management or re-inspection survey should not be used for refurbishment or demolition purposes and a pre-refurbishment or demolition survey should always be undertaken accordingly.

3 Measurements and areas of asbestos containing materials are estimations only. Removal contractors should satisfy themselves to the full extent of the materials to be repaired or removed.

SECTION THREE

EXCLUDED AREAS

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Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

1 See executive summary

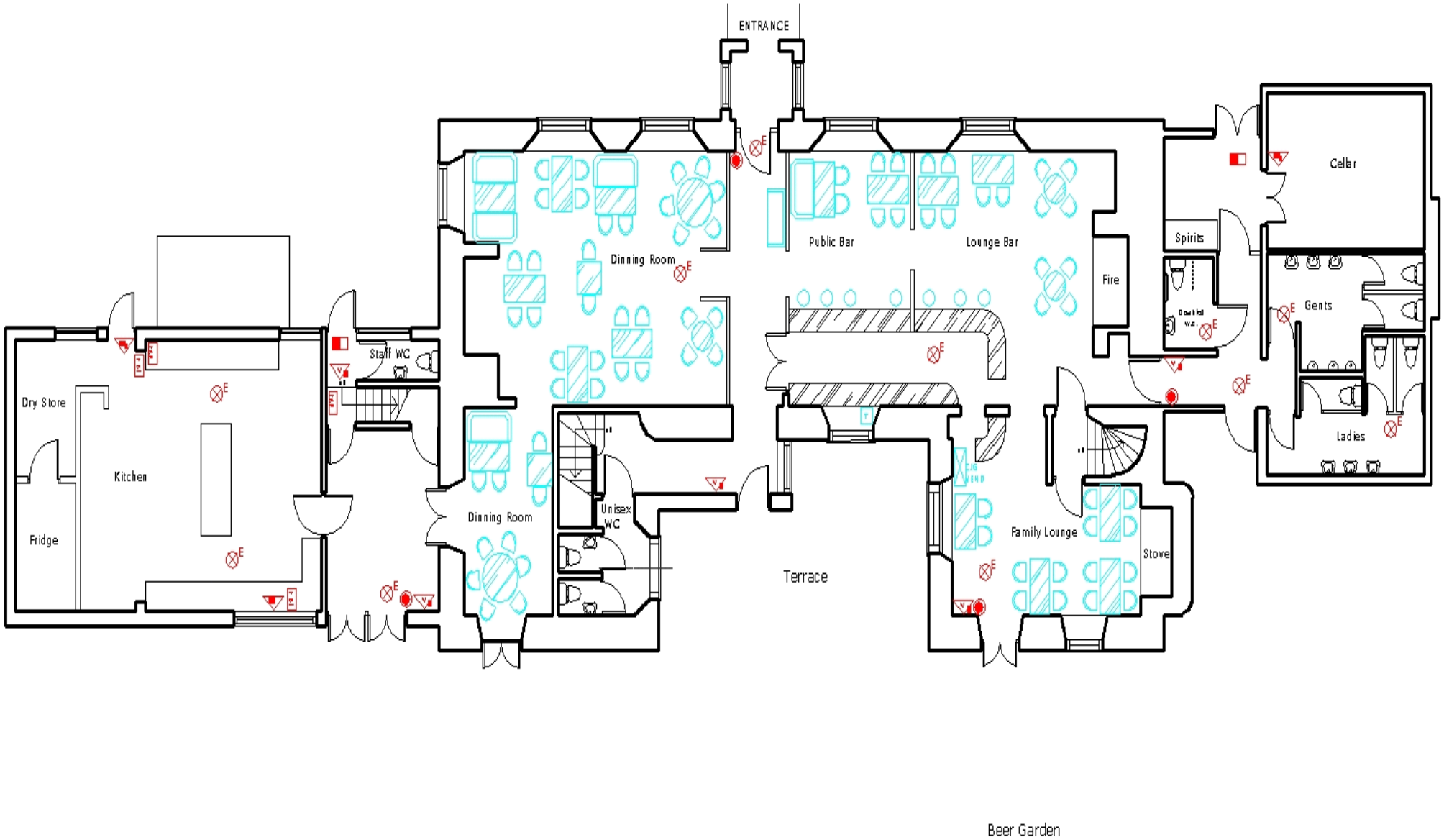
SECTION FOUR

SURVEY DRAWINGS

JTEC Environmental Ltd

Survey Drawings and Documentation

Project Number: AS04033 - Hankridge



SECTION FIVE

SURVEY OBJECTIVES

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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 SIX

SURVEY TECHNIQUES

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Survey Techniques

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 UKAS Accedited Main Laboratory for analysis.

4 All 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 & HSG 248).

SECTION SEVEN

SURVEY NOTES

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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 necessarily 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.

SECTION EIGHT

SURVEY SUMMARY

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Survey Summary

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

SECTION NINE

SURVEY RECOMMENDATIONS

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. HSG 264 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 HSG264 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.

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 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

Survey Recommendations

team, you, as the duty holder under Regulation 4 of the Control of Asbestos Regulations, 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.

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
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.

Survey Recommendations

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 TEN

ASBESTOS REGISTER

Asbestos Register

Site Name: The Hankridge Arms

Project Number: AS04033 - Hankridge Arms

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
Not Applicable, Ground floor, Gas cupboard	Gaskets	Gas meter		Difficult Accessibility	No visible damage	Composite asbestos materials	Chrysotile	Presumed	5	3		N/A

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

SECTION ELEVEN

MATERIAL ASSESSMENT: SUMMARY BY AREA

Material Assessment: Summary by Area

Site Name: The Hankridge Arms

Area: Not Applicable

Project Number: AS04033 - Hankridge Arms

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
06/05/04	3	6729	3	All	All	Not Applicable	Fire Door	0	Not Applicable	N/A	New doors	No Action Required	MS
06/05/04	1	6727	1	Ground floor	Electrical cupboard	Not Applicable	Fuse & Switchgear Flashguard	0	Not Applicable	N/A		No Action Required	MS
31/07/14	5	6731	5	Ground floor	Gas cupboard	Chrysotile	Gas meter	3	Very Low Risk	N/A	Gaskets presumed within gas meter	Continuing monitoring at recommended frequencies	RI
06/05/04	4	6730	4	Ground floor	Understair Cupboard	Not Applicable	Fire Door	0	Not Applicable	N/A	New door	No Action Required	MS
06/05/04	2	6728	2	Roof level	Boiler room	Not Applicable	Boiler	0	Not Applicable	N/A	New boiler	No Action Required	MS

SECTION

MATERIAL ASSESSMENT (PHOTO)

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Material Assessment Photo

Sorted by: Location ID

Site Address: The Hankridge Arms, Hankridge Way, Riverside, Taunton, Somerset, TA1 1LR

Client Name: Hall & Woodhouse Ltd

Project Number: AS04033 - Hankridge Arms

Location ID:	6727	Survey Type:	MS
Location Ref:	1	Product Type:	Not Applicable
Product:	Fuse & Switchgear Flashguard	Damage:	Not Applicable
Area:	Not Applicable	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Electrical cupboard	Identification:	
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	1		
Asbestos ?	No		
Date:	06 May 2004		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments:

JTEC Environmental Ltd

Material Assessment Photo

Sorted by: Location ID

Site Address: The Hankridge Arms, Hankridge Way, Riverside, Taunton, Somerset, TA1 1LR

Client Name: Hall & Woodhouse Ltd

Project Number: AS04033 - Hankridge Arms

Location ID:	6728	Survey Type:	MS
Location Ref:	2	Product Type:	Not Applicable
Product:	Boiler	Damage:	Not Applicable
Area:	Not Applicable	Treatment:	Not Applicable
Floor:	Roof level	Asbestos Type:	Not Applicable
Room:	Boiler room	Identification:	
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	2		
Asbestos ?	No		
Date:	06 May 2004		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: New boiler

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Material Assessment Photo

Sorted by: Location ID

Site Address: The Hankridge Arms, Hankridge Way, Riverside, Taunton, Somerset, TA1 1LR

Client Name: Hall & Woodhouse Ltd

Project Number: AS04033 - Hankridge Arms

Location ID:	6729	Survey Type:	MS
Location Ref:	3	Product Type:	Not Applicable
Product:	Fire Door	Damage:	Not Applicable
Area:	Not Applicable	Treatment:	Not Applicable
Floor:	All	Asbestos Type:	Not Applicable
Room:	All	Identification:	
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	3		
Asbestos ?	No		
Date:	06 May 2004		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

No Picture Available

Material Comments: New doors

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Material Assessment Photo

Sorted by: Location ID

Site Address: The Hankridge Arms, Hankridge Way, Riverside, Taunton, Somerset, TA1 1LR

Client Name: Hall & Woodhouse Ltd

Project Number: AS04033 - Hankridge Arms

Location ID:	6730	Survey Type:	MS
Location Ref:	4	Product Type:	Not Applicable
Product:	Fire Door	Damage:	Not Applicable
Area:	Not Applicable	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	Understair Cupboard	Identification:	
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	4		
Asbestos ?	No		
Date:	06 May 2004		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: New door

JTEC Environmental Ltd

Material Assessment Photo

Sorted by: Location ID

Site Address: The Hankridge Arms, Hankridge Way, Riverside, Taunton, Somerset, TA1 1LR

Client Name: Hall & Woodhouse Ltd

Project Number: AS04033 - Hankridge Arms

Location ID:	6731	Survey Type:	RI
Location Ref:	5	Product Type:	Gaskets
Product:	Gas meter	Damage:	No visible damage
Area:	Not Applicable	Treatment:	Composite asbestos materials
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Gas cupboard	Identification:	Presumed
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	5		
Asbestos ?	Yes		
Date:	31 July 2014		
Next Inspection:	31 July 2015		

Material Risk Score:	3
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: Continuing monitoring at recommended frequencies

Material Comments: Gaskets presumed within gas meter

SECTION THIRTEEN

MATERIAL ASSESSMENT HISTORY

Material Assessment History

Site Name: The Hankridge Arms

Project Number: AS04033 - Hankridge Arms

Sample Date	Location Ref	Location ID	Area	Floor	Room	Component	Asbestos Type	Material Risk Score	Comments	Action	Survey Type
06/05/04	1	6727	Not Applicable	Ground floor	Electrical cupboard	Not Applicable	Not Applicable	0		No Action Required	MS
1x Inspection(s) for Sample Number: 1											
06/05/04	2	6728	Not Applicable	Roof level	Boiler room	Not Applicable	Not Applicable	0	New boiler	No Action Required	MS
1x Inspection(s) for Sample Number: 2											
06/05/04	3	6729	Not Applicable	All	All	Not Applicable	Not Applicable	0	New doors	No Action Required	MS
1x Inspection(s) for Sample Number: 3											
06/05/04	4	6730	Not Applicable	Ground floor	Understair Cupboard	Not Applicable	Not Applicable	0	New door	No Action Required	MS
1x Inspection(s) for Sample Number: 4											
06/05/04	5	6731	Not Applicable	Ground floor	Gas cupboard	Gaskets	Chrysotile	3	Gaskets presumed within gas meter	Continuing monitoring at recommended frequencies	MS
31/07/14	5	6731	Not Applicable	Ground floor	Gas cupboard	Gaskets	Chrysotile	3	Gaskets presumed within gas meter	Continuing monitoring at recommended frequencies	RI
2x Inspection(s) for Sample Number: 5											