



**Asbestos Refurbishment/Demolition Survey for
Hall & Woodhouse Ltd**

at

The Gatwick
42 High Street
Horley
Surrey
RH6 7BB



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:

Phone: 01258 452141

Fax:

Site Full Name:

The Gatwick

42 High Street

Horley

Surrey

RH6 7BB

Contact:

Phone:

Fax:

Report Author:

JTEC Environmental Ltd

Tansley Cottage Shave Lane

Todber

Sturminster Newton

Dorset

DT10 1JA

Contact: John Chilvers
Surveyor

JTEC Environmental Ltd	Project Number:	14014 - The Gatwick Ref
	Survey Date:	07 February 2014
	Printed On:	11 March 2014
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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 Refurbishment/Demolition Survey to inspect for the presence of asbestos containing materials (ACMs) at the following site:

The Gatwick
Horley

(See plan for areas inspected)

The building was constructed circa 1900 and is of masonry construction. The building has been refurbished and structurally altered in the past. Samples taken of the textured coatings were all asbestos free.

The survey was carried out on 7/2/14 by John Chilvers

Area	Comments	Accessed
Grouns floor bar area ad wcs	Sample(s) taken & presumed asbestos materials present, no asbestos materails present in sample(s).	No

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SECTION TWO

SURVEY CAVEAT

Survey Caveat

- 1 This report is based upon a 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 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.
- 3 Plant, electrical equipment and boilers were not dismantled but where listed are presumed to contain seals etc which are located within the item.

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SECTION THREE

EXCLUDED AREAS

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.

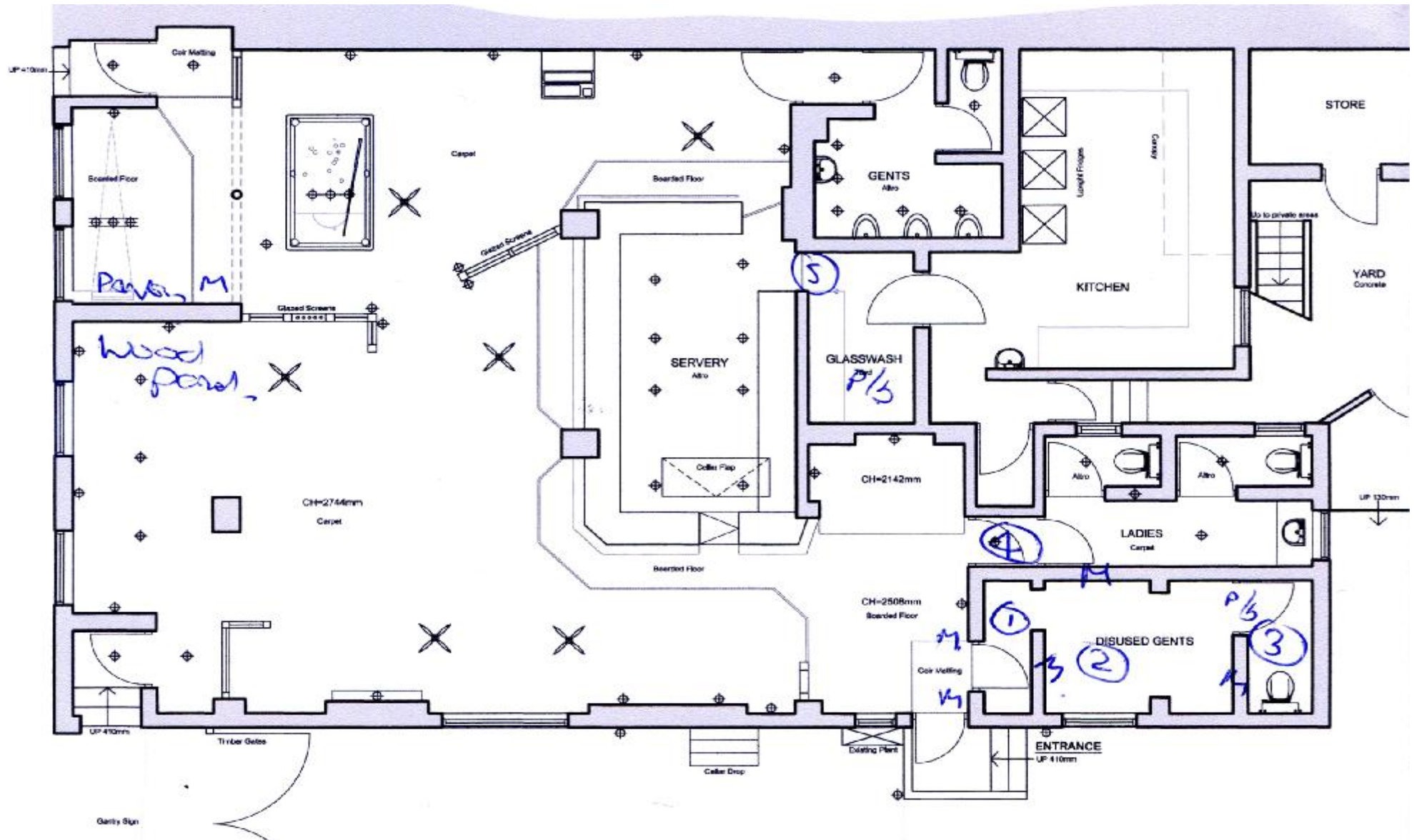
1 See executive summary

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SECTION FOUR

SURVEY DRAWINGS

Project Number: AS14014 - The Gatwick



SECTION FIVE

SURVEY OBJECTIVES

Survey Objectives

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

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SECTION SIX

SURVEY TECHNIQUES

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 Accredited 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).

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SECTION SEVEN

SURVEY NOTES

JTEC Environmental Ltd

Survey Notes

- 1 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.
- 2 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
- 3 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.
- 4 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.

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SECTION EIGHT

SURVEY SUMMARY

Survey Summary

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

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SECTION NINE

SURVEY RECOMMENDATIONS

Survey Recommendations

- 1 Attention is drawn to the changes to the Control of Asbestos Regulations 2012 regarding the redefinition of Licenced Works, Notifiable Non- Licenced Works and Non-Licenced Works. For full descriptions refer to HSE website.

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SECTION TEN

ASBESTOS REGISTER

Asbestos Register

Site Name: The Gatwick

Project Number: AS14014 - The Gatwick Refurb

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, Wash up area	Asbestos cement	Panel			No visible damage	Asbestos cement sheets etc	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 Gatwick

Area: Not Applicable

Project Number: AS14014 - The Gatwick Refurb

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
07/02/14	5	5592	5	Ground floor	Wash up area	Chrysotile	Panel	3	Very Low Risk	N/A		No Action Required	RDS
07/02/14	1	5588	1	Ground floor	WC	NADIS	Textured coating	0	NADIS	N/A		No Action Required	RDS
07/02/14	2	5589	2	Ground floor	WC	NADIS	Textured coating	0	NADIS	N/A		No Action Required	RDS
07/02/14	3	5590	3	Ground floor	WC	NADIS	Textured coating	0	NADIS	N/A		No Action Required	RDS
07/02/14	4	5591	4	Ground floor	WC	NADIS	Textured coating	0	NADIS	N/A		No Action Required	RDS

SECTION

MATERIAL ASSESSMENT (PHOTO)

JTEC Environmental Ltd

Material Assessment Photo

Sorted by: Location ID

Site Address:

The Gatwick, 42 High Street, Horley, Surrey, RH6 7BB

Client Name:

Hall & Woodhouse Ltd

Project Number:

AS14014 - The Gatwick Refurb

Location ID:	5588	Survey Type:	RDS
Location Ref:	1	Product Type:	NADIS
Product:	Textured coating	Damage:	NADIS
Area:	Not Applicable	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	WC	Identification:	Identified
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	1		
Asbestos ?	No		
Date:	07 February 2014		
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 Photo

Sorted by: Location ID

Site Address:

The Gatwick, 42 High Street, Horley, Surrey, RH6 7BB

Client Name:

Hall & Woodhouse Ltd

Project Number:

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Location ID:	5589	Survey Type:	RDS
Location Ref:	2	Product Type:	NADIS
Product:	Textured coating	Damage:	NADIS
Area:	Not Applicable	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	WC	Identification:	Identified
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	2		
Asbestos ?	No		
Date:	07 February 2014		
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 Photo

Sorted by: Location ID

Site Address:

The Gatwick, 42 High Street, Horley, Surrey, RH6 7BB

Client Name:

Hall & Woodhouse Ltd

Project Number:

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Location ID:	5590	Survey Type:	RDS
Location Ref:	3	Product Type:	NADIS
Product:	Textured coating	Damage:	NADIS
Area:	Not Applicable	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	WC	Identification:	Identified
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	3		
Asbestos ?	No		
Date:	07 February 2014		
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 Photo

Sorted by: Location ID

Site Address:

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Client Name:

Hall & Woodhouse Ltd

Project Number:

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Location ID:	5591	Survey Type:	RDS
Location Ref:	4	Product Type:	NADIS
Product:	Textured coating	Damage:	NADIS
Area:	Not Applicable	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	WC	Identification:	Identified
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	4		
Asbestos ?	No		
Date:	07 February 2014		
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 Photo

Sorted by: Location ID

Site Address:

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Client Name:

Hall & Woodhouse Ltd

Project Number:

AS14014 - The Gatwick Refurb

Location ID:	5592	Survey Type:	RDS
Location Ref:	5	Product Type:	Asbestos cement
Product:	Panel	Damage:	No visible damage
Area:	Not Applicable	Treatment:	Asbestos cement sheets etc
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Wash up area	Identification:	Presumed
Surveyor Name:	J D Chilvers	Quantity:	
Drawing Ref:	5		
Asbestos ?	Yes		
Date:	07 February 2014		
Next Inspection:	07 February 2015		

Material Risk Score: 3

Material Risk Band: Very Low Risk

Priority Risk Score: N/A

Action:

No Action Required



Material
Comments:

SECTION THIRTEEN

BULK IDENTIFICATION REPORT

JTEC Environmental Ltd

BULK IDENTIFICATION REPORT

Client:	Hall & Woodhouse Ltd	Date Samples Received:	07/02/2014
Client Address:	The Brewery, Blandford St Mary, Dorset, DT11 9LS	Date Samples Analysed:	10/02/2014
Site Address:	The Gatwick, 42 High Street, Horley, Surrey, RH6 7BB		
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METHOD STATEMENT:

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 the HSG 248, Asbestos: The Analyst's guide for sampling analysis and clearance procedures". NOTE: We cannot be held responsible 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-Quantity
1	5588	Ground floor, WC, Textured coating	NADIS
2	5589	Ground floor, WC, Textured coating	NADIS
3	5590	Ground floor, WC, Textured coating	NADIS
4	5591	Ground floor, WC, Textured coating	NADIS

REPORT RAISED BY:

Signed: Print:

SECTION FOURTEEN

MATERIAL ASSESSMENT HISTORY

Material Assessment History

Site Name	The Gatwick
Project Number	AS14014 - The Gatwick Refurb

Sample Date	Location Ref	Location ID	Area	Floor	Room	Component	Asbestos Type	Material Risk Score	Comments	Action	Survey Type
07/02/14	1	5588	Not Applicable	Ground floor	WC	NADIS	NADIS	0		No Action Required	RDS
1x Inspection(s) for Sample Number: 1											
07/02/14	2	5589	Not Applicable	Ground floor	WC	NADIS	NADIS	0		No Action Required	RDS
1x Inspection(s) for Sample Number: 2											
07/02/14	3	5590	Not Applicable	Ground floor	WC	NADIS	NADIS	0		No Action Required	RDS
1x Inspection(s) for Sample Number: 3											
07/02/14	4	5591	Not Applicable	Ground floor	WC	NADIS	NADIS	0		No Action Required	RDS
1x Inspection(s) for Sample Number: 4											
07/02/14	5	5592	Not Applicable	Ground floor	Wash up area	Asbestos cement	Chrysotile	3		No Action Required	RDS
1x Inspection(s) for Sample Number: 5											

