

Asbestos Refurbishment Report

Cowdray Arms
London Road
Balcombe
RH17 6QD

On behalf of

Hall & Woodhouse

Reference: C-04582



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1.0 SITE INFORMATION

Report Reference: C-04582
Survey Type: Asbestos Refurbishment Report
Site Address: Cowdray Arms
London Road
Balcombe
RH17 6QD
Client Name and Address: Hall & Woodhouse
The Brewery
Blandford St Marys
Dorset
DT11 9LS
Client Contact: Russell Newcombe
Survey Date(s): 08/03/2019
Report Issue Date: 13/03/2019

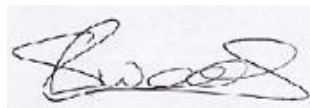
Name of Surveyor(s):

Shane Constable



Report Authorised By:

Scott Weeks



Scope of Works: To carry out a refurbishment survey as per plans and spec supplied by the client. All works to conform with HSG264 and internal company procedures.

Excluded Areas: None

Building Usage: Commercial

Age of Building: Unknown

2.0 EXECUTIVE SUMMARY

A Refurbishment Survey was carried out at Cowdray Arms, London Road, Balcombe on 08/03/2019.

2.1 Summary of Asbestos Locations:

Cowdray Arms						
Floor	Area / Room	Material Description	Substrate	Sample No.	Material Score	Recommended action
1st Floor	029 - Office	Ceiling - Textured Coating	Bonded to plasterboard	S003	3 - Very Low	Label & manage (NON-LICENSED)
Ground Floor	012 - Bar Area	Ceiling - Textured Coating	Bonded to plasterboard	S002	3 - Very Low	Label & manage (NON-LICENSED)

2.2 No Access Areas:

All areas within the scope of the survey were accessed.

3.0 SURVEY RESULTS

Material Assessment Score

Each of the parameters given below are assessed during material risk assessment.

Sample Variable	Score	Examples
Product type (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment	0 (None)	Non-friable composite asbestos/encapsulated cement.
	1 (Low)	Enclosed sprays/lagging/board or bare cement.
	2 (Medium)	Bare AIB or encapsulated lagging/spray.
	3 (High)	Unsealed lagging/spray/loose asbestos.
Extent of damage	0 (None)	No visible damage.
	1 (Low)	Few scratches/marks, broken edges etc.
	2 (Medium)	Significant breakage of non-friable materials or several areas of damage to friable material.
	3 (High)	High damage/visible debris.
Asbestos Type	0	No asbestos detected.
	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 – 9	Medium
5 – 6	Low
4 or lower	Very Low

Material Assessment Score - *Applicable to Positive Asbestos Samples only*

The Material Assessment Score is derived by adding together the above classification numbers together and assigning the scores High, Medium and Low as follows;

High Material with an Assessment Score of > 9:

The asbestos-containing material is in a condition or in a location that requires urgent attention. It should either be removed or treated as soon as possible. All fallen asbestos debris and loose surface material is assigned a high risk rating, because any disturbance of materials is likely to release airborne respirable asbestos fibres and may spread contamination throughout the building.

Medium Material with an Assessment Score of between 7 and 9:

The asbestos-containing material is in a location or in a condition that requires remedial action. The action may entail minor repairs to damaged surfaces or encapsulation of exposed asbestos surfaces. Following the remedial measures, the Assessment Score may be reduced to Low. However, in the long term it is recommended that all materials in this risk category should be removed as soon as possible.

Low Material with an Assessment Score of between 5 and 6:

The asbestos-containing material is in a condition or in a location that does not create a significant health risk, provided that it remains undisturbed. A Low Material Assessment Score applies only if there is little or no risk of disturbance. However, changes in work methods, or building use could change this assessment. The Assessment Score could increase to High if it were decided to carry out building works that would disturb the material.

Very Low Material with an Assessment Score of < 5 or less:

The asbestos-containing material is in a condition or form that represents a very low risk to health, provided that it remains undisturbed. Examples include composite resin products where the asbestos fibres are securely bound into the product.

4.0 INTRODUCTION

Scope and Purpose

4.1 Hall & Woodhouse has commissioned **Crucial Environmental Ltd** to undertake an Asbestos Refurbishment Survey of Cowdray Arms. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's. This report provides a record and assessment of the extent and characteristics of ACM's and is based on information made available on 08/03/2019.

Refurbishment/Demolition Survey

A Refurbishment/Demolition Survey extends the 'Management Survey', to include investigations into all reasonably accessible sealed voids and the fabric of the building. This survey includes breaking through partition walls, ceilings etc. to confirm the presence or absence of asbestos and, normally, this is carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem. This will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum, but in some cases requires reinstatement, which is not included in the survey unless pre-arranged.

A Refurbishment/Demolition Survey shall only be carried out if safe to do so - for example if there are live services inside a building, access may not be possible to certain areas and may require a further visit in the future.

This survey type shall result in a more accurate survey, but will again take more time and hence entail a greater cost. In addition, an asbestos register is not included in this type of survey, as it is presumed that all asbestos materials identified are to be removed to facilitate the refurbishment or demolition works.

4.2 This particular survey comprised a Refurbishment survey carried out in accordance with the Health and Safety Executive's guidance document HSG 264.

This means that:

- As far as reasonably practicable, locate and describe all ACM's in all reasonably accessible areas of the building.
- A sampling programme is undertaken to identify possible ACM's and estimates of the volumes and the surface areas of ACM made.
- A record of the condition of the ACM's or where additional asbestos debris may be expected to be present is produced.

4.3 The purpose of the report is to:

- Enable the client to take appropriate precautions so that people who work at Cowdray Arms are not exposed to asbestos-related health risks.
- Provide information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACMs.

4.4 The findings of this report will need to be revised and updated periodically to reflect the progress made in the action plan.

5.0 INVESTIGATIONS

Baseline Information

5.1 There is no baseline information concerning the presence of asbestos at Cowdray Arms. It appears that no previous work has been carried out to identify, remove or repair any asbestos-containing materials at the site.

Inspection, Sampling and Analysis

Typical sources considered

5.2 The inspection work undertaken by **Crucial Environmental Ltd** has taken account of the typical sources of asbestos found in other similar buildings, of a similar age.

5.3 Asbestos has been added to many different building materials over the past century to improve their thermal, insulation and strength properties. The commercial use of asbestos began in the late nineteenth century and increased steadily until the 1940s. After World War II, asbestos was used extensively in buildings, particularly during the 1950s, 1960s and 1970s.

5.4 In 1999 the Government banned the import, supplies and use of all forms of materials containing asbestos.

5.5 The site drawing and sample sheets may show that some rooms contain no entry of samples taken. This means that from past history of ACM's and the experience of the surveyor it is deemed that no visual ACM's were found in that room. It will be accepted that all rooms will have been examined for ACM's during this survey unless they are identified as excluded from the survey.

Visual Inspection

5.6 A visual inspection survey was carried out by **Crucial Environmental Ltd** on **08/03/2019** and involved examination of all of the buildings within the site.

Sampling and Analysis

5.7 Sampling was carried out on **08/03/2019** in accordance with the method specified in HSG264, published by the Health & Safety Executive.

5.8 Access to the buildings was arranged by **Hall & Woodhouse**, and photographs were taken to provide a record of all of the locations and materials examined. A photographic record of the inspection is incorporated in the sample sheets.

5.9 Analysis of the recovered samples was carried out by **Core** in accordance with the procedure specified in HSG248, Asbestos: The Analysts Guide, published by the Health & Safety Executive. **Core** are accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples.

Control of Asbestos Regulations 2012

5.10 The Control of Asbestos Regulations 2012 (CAR) apply to most work situations involving risk of exposure to asbestos. From May 2004 the Duty to Manage asbestos in non-domestic premises requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- Make a written assessment of the risk of exposure from asbestos.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:
 - material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
 - material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
 - information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

Other Health & Safety Regulations

5.11 Under Section 2 of the Health and Safety at Work etc. Act 1974 (HSWA), employers have a duty of care for the health, safety and welfare of their employees whilst at work.

In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises.

5.12 Other regulations embodied in the HSWA require employers to ensure that:

- Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- The number of workers exposed to asbestos is kept to a minimum.
- Information on the location of asbestos is made available to any person likely to be exposed to ACMs.
- Training is given to anyone liable to be exposed to asbestos.

6.0 LIMITATIONS

Introduction

6.1 The recommendations provided in this Section identify the main elements of the Action Plans that need to be developed and implemented by **Hall & Woodhouse or the contractual 'Duty Holder'** in order to address the asbestos management issues that affect Cowdray Arms.

6.2 We recommend that further inspection, sampling and testing is carried out if the scope of works changes from this survey.

1st floor was visually inspected due to being fully refurbished in 2017.

External store was inspected as far as reasonably practicable due to large amount of stored items.

Minimal intrusive inspections were carried out in bar area due to planned works being mostly decorative and works taking place at surface level only.

Programme for Removal or Treatment of Asbestos Materials

6.3 A programme for the removal, encapsulation or monitoring of asbestos materials should be identified in the Asbestos Management Plan. This work is beyond the scope of our current commission, though technical assistance can be provided to assist clients if required.

6.4 The management plan for the removal, encapsulation and/or monitoring of ACM's, requires a priority assessment to be completed, this looks at the likelihood of someone disturbing the ACM, and takes account of:

- The Material and Priority Assessment Scores for the materials in question.
- The Disturbance Potential for the materials in question.
- Areas where planned future works or maintenance activities entail contact with materials that are known to contain asbestos.
- The occupant activities undertaken in the area concerned.
- The human exposure potential.

Materials with a High Assessment Score - Applicable to Positive Asbestos Samples only.

6.5 Suspected *high-risk* asbestos-containing materials. It may be more economical to remove *high-risk* asbestos materials than to attempt to carry out in-situ remediation (e.g. by encapsulation and periodic monitoring). Licensed contractors should always be used to remove these materials.

6.6 Loose materials and debris, which can have a medium or low Assessment Score should also be removed as they may have a high potential for disturbance and therefore a risk of contamination spread.

Materials with a medium or Low Assessment Score - Applicable to Positive Asbestos Samples only.

6.7 The recommended approach for dealing with the *medium-risk and low-risk* asbestos containing materials identified. For these materials, the decision to remove the materials should be based on the priority assessment of whether the risk associated with removal would be less than the risk associated with in-situ management. In some circumstances, managing the risk with routine inspections may be more appropriate in the short to medium term, particularly where the material is in good condition, the location is 'remote' and it is considered feasible to provide adequate safeguards against inadvertent contact or exposure.

Areas affected by Planned Future Works

6.8 Where asbestos is present in areas where future work is planned or contemplated, special consideration must be given to the health and safety risks associated with the work, irrespective of the Material Assessment Score assigned to the material.

6.9 Employers have a duty of care under the Control of Asbestos at Work Regulations 2012 to any person or organisation that may work at their premises. Information must therefore be provided to any contractor or employee that may come into contact with ACM's. The information provided should include but need not be limited to the details provided in this report. Information concerning the presence of asbestos should not only be given to contractors, but also to Designers, Planning

Supervisors, and Principal Designer (within the meaning of the CDM Regulations) so that suitable risk assessments can be carried out and used to develop the Health & Safety Plan and safe systems of work.

6.10 Planning for individual projects that involve dealing with specific asbestos management issues should also consider the wider context, including opportunities for the cost-effective treatment or removal of asbestos materials.

Management Responsibility

6.11 Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos,
- Controlling the Asbestos Register,
- Liaising with specialist asbestos consultants and contractors,
- Monitoring the action plan.

7.0 CAVEATS

7.1 All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though as stated below, further undetected ACM's may still be present within the premises. The client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACM's within the premises, and for notifying the appropriate authorities where necessary. All dimensions and areas given are approximate and should be used for guidance purposes only.

Refurbishment and Demolition Surveys

7.2 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. If the building is to undergo major refurbishment or demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

8.0 REFERENCES

HSG264 Asbestos: The Survey Guide. *HSE Books*

HSG248 Asbestos: Asbestos: The analysts' guide for sampling, analysis and clearance procedures, *HSE Books*

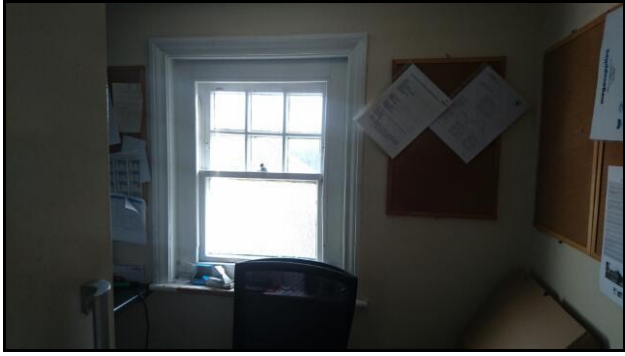
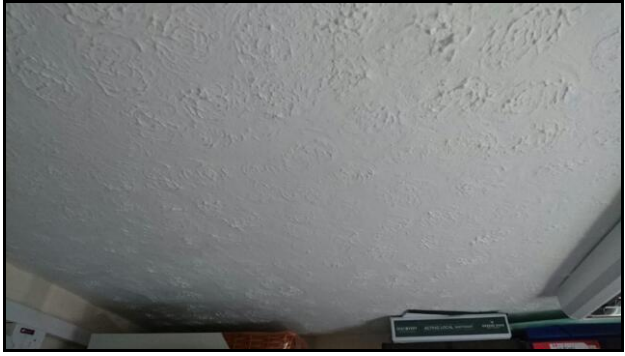
A Comprehensive Guide to Managing Asbestos in Premises HSG 227, *HSE Books*

The Management of Asbestos in Non-Domestic Premises, Regulation 4 of The Control of Asbestos Regulations 2012 Approved Code of Practice (L143 Second edition) *HSE Books 2013.*

The Control of Asbestos Regulations 2012 *The Stationary Office*

Asbestos Essentials. Task Manual for building, maintenance and allied trades on non-licensed asbestos work *HSG210, HSE Books*



9.0 SAMPLE SHEETS

Building:	Cowdray Arms	Floor	1st Floor
Location ID	029	Location	Office
Sample Number	S003	Extent	<4 m ²
Item / Position	Ceiling	Material	Textured Coating
Product Type	Asbestos reinforced composites etc.	Scores	1
Condition	Good Condition		0
Surface Treatment	Sealed		1
Asbestos Type	Chrysotile		1
Material Assessment	Very Low		3
Substrate	Bonded to plasterboard	Accessibility	Medium
Main Photo		Close Up Photo	
			
Recommendation	<p>Label & manage (NON-LICENSED) Manage by the way of regular visual inspections to form part of your management plan. Avoid drilling or cutting into the material. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.</p>		
Comments	Bonded to plasterboard		

SAMPLE SHEETS

Client: Hall & Woodhouse
 Site: Cowdray Arms

Date Surveyed: 08/03/2019



Building:	Cowdray Arms	Floor	Ground Floor
Location ID	003	Location	Bathroom
Sample Number	S001	Extent	<6 m ²
Item / Position	Floor Covering	Material	Paper Product
Product Type		Scores	-
Condition			-
Surface Treatment			-
Asbestos Type	No asbestos detected		-
Material Assessment	N/A		
Substrate	Bonded to concrete	Accessibility	-
Main Photo		Close Up Photo	
			
Recommendation	No action required		
Comments	Modern ceramic cistern with a plastic soil-pipe Bonded to concrete		

SAMPLE SHEETS

Client: Hall & Woodhouse

Date Surveyed: 08/03/2019

Site: Cowdray Arms

Building:	Cowdray Arms	Floor	Ground Floor
Location ID	012	Location	Bar Area
Sample Number	S002	Extent	<1 m ²
Item / Position	Ceiling	Material	Textured Coating
Product Type	Asbestos reinforced composites etc.	Scores	1
Condition	Good Condition		0
Surface Treatment	Sealed		1
Asbestos Type	Chrysotile		1
Material Assessment	Very Low		3
Substrate	Bonded to plasterboard	Accessibility	
Main Photo		Close Up Photo	
			
Recommendation	<p>Label & manage (NON-LICENSED) Manage by the way of regular visual inspections to form part of your management plan. Avoid drilling or cutting into the material. This material is not licensed however may still be notifiable to the HSE prior to removal works taking place. All works must conform to the Control of Asbestos Regulations 2012.</p>		
Comments	<p>Modern built bar area, unlagged pipe-work, Timber beam cladding, Timber cladding, modern linoleum flooring to bar area Bonded to plasterboard</p>		

10.0 ASBESTOS REGISTER

Cowdray Arms												
Floor	Area / Room	Accessibility	Material	Substrate	Extent	Product Type	Condition	Surface Treatment	Sample Number	Asbestos Type	Material Score	Recommended Action
1st Floor	029 - Office	Medium	Ceiling Textured Coating	Bonded to plasterboard	<4 m ²	1	0	1	S003	1 (Chrysotile)	3 - Very Low	Label & manage (NON-LICENSED)
Ground Floor	003 - Bathroom	Low	Floor Covering Paper Product	Bonded to concrete	<6 m ²	-	-	-	S001	0 (NAD)	0	No action required
Ground Floor	012 - Bar Area		Ceiling Textured Coating	Bonded to plasterboard	<1 m ²	1	0	1	S002	1 (Chrysotile)	3 - Very Low	Label & manage (NON-LICENSED)



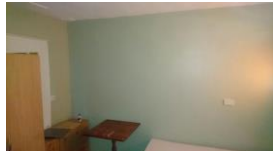
NON-ASBESTOS REGISTER

Client: Hall & Woodhouse

Date Surveyed: 08/03/2019

Site: Cowdray Arms

11.0 NON-ASBESTOS REGISTER






Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Cowdray Arms	Ground Floor	001 - Room 1	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber Floor Covering :Laminate Flooring			
Cowdray Arms	Ground Floor	002 - Kitchen	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber Floor Covering :Laminate Flooring	Modern Kitchen sink and side units		
Cowdray Arms	Ground Floor	003 - Bathroom	Floor Covering :Paper Product Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber Floor Covering :Laminate Flooring	Modern ceramic cistern with a plastic soil-pipe		
Cowdray Arms	Ground Floor	004 - Room 2	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber Floor Covering :Laminate Flooring	Modern ceramic cistern with a plastic soil-pipe		

NON-ASBESTOS REGISTER

Client: Hall & Woodhouse

Date Surveyed: 08/03/2019

Site: Cowdray Arms



Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Cowdray Arms	Ground Floor	005 - Roof Void - External Building	Ceiling :Timber Walls :Plastered brick / block / concrete Floor :Timber Linings and Partition :Plaster Board	Modern ceramic cistern with a plastic soil-pipe		
Cowdray Arms	Ground Floor	006 - Store	Ceiling :Timber Walls :Brick / Block Floor :Brick / Block			
Cowdray Arms	Ground Floor	007 - Roof Void - WC	Ceiling :Timber Walls :Plastered brick / block / concrete Floor :Timber Linings and Partition :Plaster Board	Modern ceramic cistern with a plastic soil-pipe		
Cowdray Arms	Ground Floor	008 - Ladies WC	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Quarry / ceramic tiled Linings and Partition :Plaster Board	Timber cladding, Ceramic cladding, Modern ceramic sanitaryware, unlagged pipe-work		
Cowdray Arms	Ground Floor	009 - Male WC	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Quarry / ceramic tiled Linings and Partition :Plaster Board	Timber cladding, Ceramic cladding, Modern ceramic sanitaryware, unlagged pipe-work		

NON-ASBESTOS REGISTER

Client: Hall & Woodhouse

Date Surveyed: 08/03/2019

Site: Cowdray Arms






Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Cowdray Arms	Ground Floor	010 - Disabled WC	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Quarry / ceramic tiled Linings and Partition :Plaster Board	Timber cladding, Ceramic cladding, Modern ceramic sanitaryware, unlagged pipe-work		
Cowdray Arms	Ground Floor	011 - Entrance Lobby	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Concrete Linings and Partition :Plaster Board			
Cowdray Arms	Ground Floor	012 - Bar Area	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber Linings and Partition :Plaster Board	Modern built bar area, unlagged pipe-work, Timber beam cladding, Timber cladding, modern linoleum flooring to bar area		
Cowdray Arms	Ground Floor	013 - Seating Area	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Concrete Linings and Partition :Plaster Board	Modern burner unit, unlagged pipe-work		
Cowdray Arms	Ground Floor	014 - Utility Area	Ceiling :Lath and plaster Walls :Plastered brick / block / concrete Floor :Timber Linings and Parition :Plaster Board	High Level Plasterboard ceiling, unlagged pipe-work, modern electrics. timber wall cladding		

NON-ASBESTOS REGISTER

Client: Hall & Woodhouse

Date Surveyed: 08/03/2019

Site: Cowdray Arms

Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Cowdray Arms	Ground Floor	015 - Pub Kitchen	Ceiling :Lath and plaster Walls :Plastered brick / block / concrete Floor :Timber Linings and Partition :Plaster Board	Various lowered plasterboard ceilings, unlagged pipe-work, modern kitchen appliances and modern ventilation system		
Cowdray Arms	Ground Floor	016 - Cold store	Ceiling :Plastic / ceramic sanitaryware Walls :Plastic / ceramic sanitaryware Floor :Plastic / ceramic sanitaryware	modern walk-in freezer built 2010		
Cowdray Arms	Ground Floor	017 - Cellar Walkway	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Concrete	Modern Pumping equipment		
Cowdray Arms	Ground Floor	018 - Main Cellar				
Cowdray Arms	Ground Floor	019 - Roof Void - Cellar	Ceiling :Timber Walls :Plastered brick / block / concrete Floor :Timber Linings and Partition :Plaster Board	Modern sarking felt, timber structure, modern MMMF insulation, foam insulated pipe-work, Timber cladding boxing in an unknown water tank		

NON-ASBESTOS REGISTER

Client: Hall & Woodhouse

Date Surveyed: 08/03/2019

Site: Cowdray Arms

Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Cowdray Arms	Ground Floor	020 - Flat Entrance	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Concrete Linings and Partition :Plaster Board	Modern electrics.		
Cowdray Arms	1st Floor	021 - Flat- Hallway	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber Linings and Partition :Plaster Board	Modern electrics. Refurbished in 2017		
Cowdray Arms	1st Floor	022 - Flat- Roof Void	Ceiling :Timber Walls :Brick / Block Floor :Timber	Modern membrane, MMM insulation throughout, unlagged pipe- work		
Cowdray Arms	1st Floor	023 - Flat- Kitchen	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber	modern kitchen, unlagged pipe-work refurbished in 2017		
Cowdray Arms	1st Floor	024 - Flat- Lounge	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber	refurbished in 2017		

NON-ASBESTOS REGISTER

Client: Hall & Woodhouse

Date Surveyed: 08/03/2019

Site: Cowdray Arms

Building	Floor	Location Name and Description	Items	Notes	Main Photo	Close Up Photo
Cowdray Arms	1st Floor	025 - Flat-Bedroom 1	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber	refurbished in 2017		
Cowdray Arms	1st Floor	026 - Flat-Bedroom 2	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber	refurbished in 2017		
Cowdray Arms	1st Floor	027 - Flat-Bathroom	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber	refurbished in 2017 modern sanitaryware. unlagged pipe-work		
Cowdray Arms	1st Floor	028 - Flat-Bedroom 3	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber	refurbished in 2017, unlagged pipe-work		
Cowdray Arms	1st Floor	029 - Office	Ceiling :Plaster Board Walls :Plastered brick / block / concrete Floor :Timber			
Cowdray Arms	External	030 - External Elements		slate undercloaking, plastic rainwater goods, presumed timber fascia and soffits		

12.0 CERTIFICATES OF ANALYSIS



Bulk Analysis Certificate

Client:	Crucial Environmental	Client Ref:	C-04582
Address:	Unit C, Dominion Way East Worthing Trading Estate Worthing West Sussex BN14 8NW	Our Ref.:	33510
Date(s) Samples Taken / Received:	08/03/2019	No. of Samples:	3
Date(s) of Analysis:	08/03/2019	Taken by:	Client
Site Location:	Cowdray Arms, London Road, Haywards Heath, RH17 6QD		
Analysed by:	C Mahon		

Analysis No:	Sample No:	Location	Description	Analysis
A64055	01	Kitchen/Bathroom	Linoleum	NADIS
A64056	02	Bar Area	Textured coating to ceiling	Chrysotile
A64057	03	Office	Textured coating to ceiling	Chrysotile

Key: NADIS within the Analysis column = No Asbestos Detected in Sample

Analysis was carried out in accordance with Core Surveys documented in-house procedures and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless otherwise requested.

Where samples are taken by Core Surveys, sampling is carried out in accordance with our documented in-house methods and HSG 264 and is covered by our UKAS accreditation. Core Surveys are not responsible for the accuracy or competence of the sampling by third parties; including sample descriptions & locations.

Opinions and interpretations, including the description of the sample (i.e. referring to Insulating Board or Cement) are based on their asbestos content and visual appearance alone, these opinions are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis. Water absorption tests (density determination) have not been carried out as these are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis.

This report should not be reproduced, except in full, without the written approval of the laboratory.

Signed on behalf of Core Surveys:

Name & Position: Craig Mahon (Lab Analyst)

Date of Issue: 11th March 2019



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Bulk Analysis Certificate CS-BAC-01
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13.0 DRAWINGS

