Eurosafe UK

Construction Safety Consultants, CDM Consultants and Asbestos Surveyors

www.eurosafeuk.co.uk

SURVEY FOR ASBESTOS CONTAINING MATERIALS

Marquis of Granby

West Street

Sompting

Lancing

BN15 0AP



UKAS INSPECTION 0223

Client: Heineken

Version: 12

Project No: ES/54026

Date of survey: 31 May 2019

EUROSAFE UK LTD. Co. Reg. No. 3262851
Eurosafe House, Tribune Way, Centurion Park, Clifton Moor, York. YO30 4RY
Email: eurosafe@eurosafeuk.co.uk

Eurosafe House
Centurion Park, Tribune Way
Clifton Moor, York YO30 4RY

Tel: 01904 691515 Fax: 01904 691066

The Old Vicarage
Market Place
Castle Donington, DE74 2JB

Tel: 01332 856 380

1 Alfred Place
London
WC1E 7EB

Tel: 0800 158 3093

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1 Executive Summary

1.1 Location of Asbestos Containing Materials

- ES/36057/01 - GF/R002 - Ground Floor - Sports bar - Bay window ceilings
- ES/36057/02 - GF/R002 - Ground Floor - Sports bar - To ceiling on central beam
- ES/36057/03 - GF/R009 - Ground Floor - Kitchen - To sink
- ES/36057/04 - GF/R013 - Ground Floor - Staff toilet - To wall above toilet
- ES/36057/05 - GF/R016 - Ground Floor - Under stairs cupboard - To soffit
- ES/36057/06 - GF/R016 - Ground Floor - Under stairs cupboard - To right hand side wall in cupboard
- ES/36057/10 - GF/R027 - Ground Floor - Externally accessed boiler room - To ceiling/boxing
- ES/36057/11 - GF/R027 - Ground Floor - Externally accessed boiler room - From wall to boiler
- ES/36057/14 - E/R000 - External - External areas - Within walls
- ES/36057/16 - E/R000 - External - External areas - Chimney to right hand side

1.2 No Access (therefore the area is presumed to contain asbestos)

- Beneath fixed floor finishes throughout
- Within timber and plasterboard boxing without access hatches throughout
- Behind fixtures and fittings throughout
- Behind timber claddings throughout
- Beneath raised floorings throughout
- Behind plastic cladding in ladies toilet and kitchen store throughout
- Safe to cupboard
- Limited access in loft due to no walkboards
- High level external elevations due to height restrictions
- High level left hand side flat roof

1.3 High Risk Asbestos Containing Materials

No high risk ACMs were identified

1.4 Actions required to be undertaken

- ES/36057/10 - Insulating board panels - GF/R027 - Ground Floor - Externally accessed boiler room - To ceiling/boxing - Revisit required
- ES/36057/11 - Cement flue pipe - GF/R027 - Ground Floor - Externally accessed boiler room - From wall to boiler - Revisit required

2 Summary of Asbestos Incidence by Type

2.1 Asbestos Coatings (Licensed Contractors usually required)

None identified

2.2 Asbestos Insulation (Licensed Contractors usually required)

None identified

2.3 Asbestos Insulating Board, Millboard, Gaskets, Rope and Paper (Licensed Contractors usually required)

- ES/36057/05 - GF/R016 - Ground Floor - Under stairs cupboard - To soffit
- ES/36057/06 - GF/R016 - Ground Floor - Under stairs cupboard - To right hand side wall in cupboard
- ES/36057/10 - GF/R027 - Ground Floor - Externally accessed boiler room - To ceiling/boxing

2.4 Asbestos Gaskets, Rope and Paper (Competent Contractors usually required)

None identified

2.5 Textured Coating (Competent Contractors usually required)

- ES/36057/01 - GF/R002 - Ground Floor - Sports bar - Bay window ceilings
- ES/36057/02 - GF/R002 - Ground Floor - Sports bar - To ceiling on central beam

2.6 Asbestos Cement Products (Competent Contractors usually required)

- ES/36057/11 - GF/R027 - Ground Floor - Externally accessed boiler room - From wall to boiler
- ES/36057/16 - E/R000 - External - External areas - Chimney to right hand side

2.7 Bonded Asbestos Products - Vinyl Floor Tiles, Bitumen, Plastic, etc (Competent Contractors usually required)

- ES/36057/03 - GF/R009 - Ground Floor - Kitchen - To sink
- ES/36057/04 - GF/R013 - Ground Floor - Staff toilet - To wall above toilet
- ES/36057/14 - E/R000 - External - External areas - Within walls

3 Version History

Eurosafe UK surveys are version controlled. The schedule of visits is listed below and will be updated after every attendance.

Version 1	On 05/01/2011, Eurosafe UK attended site on behalf of Jim Sharpe to undertake a Management Survey. This was carried out by Neil Willan and Nabeel Matloob in accordance with HSG264 (Asbestos: The Survey Guide). This report is the initial report produced in accordance with CAR 2006. This was project number ES/36057.
Version 2	On 05/07/2012, Eurosafe UK re-visited the site to undertake a Re-inspection Survey. This was carried out by James Patrick. The report has been amended accordingly. During the original survey no access was available to the first floor bedroom. This area was therefore presumed to contain asbestos. During this visit access had become available to this area and a survey of the vicinity found no asbestos containing materials. Sample number ES/36057/09 has therefore been deleted from this report.
Version 3	On 14/06/2013, Eurosafe UK re-visited the site to undertake a Re-inspection Survey. This was carried out by Sanjay Mistry and Alex Haywood. The report has been amended accordingly.
Version 4	On 03/04/2014, Eurosafe UK re-visited the site to undertake a Management Survey. This was carried out by Sanjay Mistry and Jake Davenport in accordance with HSG264 (Asbestos: The Survey Guide). The report has been amended accordingly. This was project number ES/54026. During this original survey, the loft space above the beer cellar was not accessed and was therefore presumed to contain asbestos. This area has now been surveyed and no suspect ACM's were identified, therefore sample ES/36057/07 has been deleted from this survey report. Also during this survey the annual re-inspection was undertaken.
Version 5	On 22/05/2014, Eurosafe UK re-visited the site to undertake a Re-inspection Survey. This was carried out by Jake Davenport. The report has been amended accordingly.
Version 6	On 28/04/2015, Eurosafe UK re-visited the site to undertake a Re-inspection Survey. This was carried out by Daniel Rigby. The report has been amended accordingly.
Version 7	On 03/12/2015, Asbestos Environmental Solutions Ltd attended site to undertake Remedial works. The report has been amended accordingly.
Version 8	On 25/05/2016, Eurosafe UK re-visited the site to undertake a Re-inspection Survey. This was carried out by Daniel Prince. The report has been amended accordingly.
Version 9	On 21/04/2017, Eurosafe UK re-visited the site to undertake a Re-inspection Survey. This was carried out by Jack Caple. The report has been amended accordingly.
Version 10	On 27/07/2017, Bramber Construction attended site to undertake Remedial works. The report has been amended accordingly.
Version 11	On 02/05/2018, Eurosafe UK re-visited the site to undertake a Re-inspection Survey. This was carried out by Jack Caple. The report has been amended accordingly.
Version 12	On 31/05/2019, Eurosafe UK re-visited the site to undertake a Re-inspection Survey. This was carried out by Andy Owen. The report has been amended accordingly.

4 Introduction

4.1 This asbestos survey relates to the property known as:

Marquis of Granby
West Street
Sompting
Lancing
BN15 0AP

For an explanation of the terminology and different types of asbestos survey referred to within this report, please refer to the Legislative Guidance Notes distributed with this report or for a brief summary refer to section 5.

4.2 This building was at the time of survey being used as a public house and was occupied.

It is constructed from load bearing masonry external walls with a pitched tile and flat concrete covered roof which incorporate 2 plastic roof lights to the right and left hand side of the property. Internally, there are load bearing masonry and stud partition walls with concrete ground and timber upper floors. The rainwater goods are cast iron.

There is also an associated shed which is constructed from steel.

4.3 The survey was limited to the following areas: (Note: Any numbered points below refer to areas on the corresponding drawings in Appendix G)

- Ground floor
- First floor
- First floor loft space
- Exterior of building
- External areas
- Loft space above beer cellar
- Shed

4.4 No survey was carried out in the following areas, therefore these areas are presumed to contain asbestos:

- Beneath fixed floor finishes throughout
- Within timber and plasterboard boxing without access hatches throughout
- Behind fixtures and fittings throughout
- Behind timber claddings throughout
- Beneath raised floorings throughout
- Behind plastic cladding in ladies toilet and kitchen store throughout
- Safe to cupboard
- Limited access in loft due to no walkboards
- High level external elevations due to height restrictions
- High level left hand side flat roof

4.5 Specific exclusions relating to the survey:

- We have not inspected flues, ducts, voids and any similar enclosed areas where access would have necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure of the building. Therefore we are unable to report on asbestos in these areas and accept no responsibility for the presence of asbestos therein.
- We have not inspected fire doors internally to ascertain whether they are manufactured using asbestos materials. This would require the use of destructive sampling procedures which would destroy the integrity of the door. For the purpose of this survey, all fire doors within the property should be presumed to contain asbestos.
- We have not reported on concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- We have not inspected electrical and mechanical plant and equipment or similar which require the attendance of a specialist engineer. This includes the:
  - Boilers throughout
  - Air conditioning units throughout
  - Water heaters throughout
  - Kitchen/catering equipment throughout
  - Beer chiller equipment throughout
  - Electrical distribution board and associated equipment
  - Inside and behind all mechanical and electrical ducting throughout where not accessible (if applicable)

4.6 Specific exclusions relating to sampling:

4.6.1 Materials contained within the premises could be suspected as containing asbestos by persons untrained in the identification of asbestos containing materials. For the purpose of clarity the following materials have been visually inspected by our surveyors and they have determined that the materials are not asbestos containing:

- Modern black rubberised nosing throughout
- Modern anti-slip flooring throughout
- Suspending fibreboard ceiling throughout
- Rough cast plaster to wall above suspending ceiling in gents toilet
- Plaster wire fire break present to rear right hand side lower wall in under stairs cupboard
- Fibre board to doors and door header and ceiling throughout
- Foam pipe insulation throughout
- Modern acoustic pad to first floor kitchen sink
- MMMF insulation throughout within loft area

- Modern roof felt to external flat roof
- Lead flashing strips above windows
- Hessian pipe wrap to pipes in ground floor cellar ceiling void

4.6.2 Where, during the survey inspection, materials were suspected of containing asbestos, samples were taken. However, where a large area of visually homogenous material was observed, only a few samples were collected and these were considered as being representative of the whole surface.

4.6.3 Samples have not been taken:

- Where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant, etc. Therefore all these materials are presumed to contain asbestos.
- Behind or above suspected ACM's where the act of investigation could cause potential health risks from uncontrolled asbestos fibre release. Additional ACM's may therefore be present behind or above suspected/known ACM's and so additional surveying may be required in these areas.

4.6.4 When samples have not been taken during the survey due to persons or circumstances preventing sampling, the client or client's representative will be notified at the time of the incident by a representative of Eurosafe UK. Any such exclusions and the reasons for the exclusions will be included in section 4.4.

4.6.5 Where a material has been observed as containing no asbestos, a sample was not taken. Caution should still be exercised, as in certain cases there may be the possibility of residual asbestos being trapped behind or under newly-applied insulation materials. This would usually be due to previous removal works not being conducted to a satisfactory standard. Whilst every effort has been made to identify such occurrences, it can often be difficult to detect without causing significant damage to the new materials.

4.6.6 In accordance with Regulation 4 of the Control of Asbestos Regulations (2012), which states that all materials must be presumed to contain asbestos unless there is strong evidence to suppose that they do not, Eurosafe UK employ a sampling strategy to specifically address this requirement through sampling and analysis of all materials that cannot be evidenced as being free from asbestos fibre types.

4.6.7 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

4.6.8 All quantities are approximate and have not all been arrived at using measuring aids. The quantities are for guidance purposes only and Eurosafe UK do not take any responsibility for the accuracy of the quantities.

4.6.9 The Priority Risk Assessment was undertaken at the time of the survey in respect of the information gathered from the Client and building user. Should the use of the building or a room where an ACM was identified change, then the priority risk assessment becomes null and void and a re-assessment must be undertaken by a suitably competent person.

4.6.10 Surveyors endeavour to lift any carpets during their surveying. It is usually the case however that they are unable to lift the entire carpet, because the carpeted area may be very large, have furniture placed upon it, or it may be stuck down etc. Therefore, we advise that site conditions at the time of the survey may mean that the entire floor area has not been surveyed.

4.7 The survey report remains the intellectual property of Eurosafe UK until full and final payment has been received.

5 Summary of Survey Types

ACM ID

An ACM ID (Asbestos Containing Material Identification) is an attendance to confirm whether a suspected material is asbestos containing. It is specific to the identified material and involves no further surveying to the area.

Demolition Survey

A demolition survey is used to locate and describe all ACMs in the whole building. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. It may need to penetrate all parts of the building structure and may include an investigation of the slab.

Formal UKAS accreditation audit

An audit is an attendance by Eurosafe UK to assess the quality of a survey. Its purpose is to confirm whether the survey has been undertaken to satisfactory standards and is a requirement of UKAS accreditation.

Investigation and sampling exercise

An investigation and sampling exercise is an attendance to undertake specific investigation or sampling at the request of the client and involves no further surveying to the area.

Localised Refurbishment Survey

A localised refurbishment survey is used to locate, as far as reasonably practicable, all ACMs in localised areas (identified within the report) where work is to take place. It involves fully intrusive and destructive inspection to specific areas only in accordance with an upcoming scheme. If a scheme changes there would need to be consideration of any additional areas that may require surveying.

Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for the individual property.

Management Survey with Localised Refurbishment Surveying

A management survey with localised refurbishment surveying is a standard survey with further intrusive surveying to localised areas where work is to take place. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for the individual property. Additional fully intrusive and destructive inspection will be undertaken to specific areas only (identified within the report) in accordance with an upcoming scheme, to locate, as far as reasonably practicable, all ACMs in the areas. If a scheme changes there would need to be consideration of any additional areas that may require surveying.

Partial Management Survey

A partial management survey is a standard management survey which has been undertaken to specific areas only. The survey will clearly list all areas where no survey has been undertaken.

Refurbishment Survey

A refurbishment survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. It may need to penetrate all parts of the building structure.

Re-inspection Survey

A re-inspection survey is a periodic attendance to assess the condition of known asbestos containing materials and advise of any actions required.

Re-inspection Survey revisit due to area not inspected

A re-inspection survey is a periodic attendance to assess the condition of known asbestos containing materials and advise of any actions required. The previous visit to site had areas that were not available for inspection.

Remedial works

Remedial works are an attendance by a suitably trained contractor to undertake works on asbestos containing materials in the building.

Type 1 Asbestos Survey

This survey type is historic and no longer in use. The purpose of a Type 1 survey was to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building and assess their condition. This survey essentially deferred the need to sample and analyse for asbestos until a later time. Any material which could reasonably be expected to contain asbestos was presumed to contain asbestos.

Type 2 Asbestos Survey

This survey type is historic and no longer in use. The purpose of a Type 2 survey was to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building and assess their condition. Representative samples were collected and analysed for the presence of asbestos.

Type 3 Asbestos Survey

This survey type is historic and no longer in use. The purpose of a Type 3 survey was to locate and describe, as far as reasonably practicable, all ACMs in the building. This involved destructive inspection, as necessary, to gain access to all areas, including those that may have been difficult to reach.

Verification Survey

A verification is an attendance by Eurosafe UK to assess the quality of remedial works. Its purpose is to confirm whether these have been undertaken to satisfactory standards.

6 Declaration of Conformity

The surveyor has checked this report and declared the contents to be accurate



Sanjay Mistry

Technical content checked by



Claire Binns
Quality Manager
07 April 2014

APPENDIX A: Register of Asbestos Containing Materials

Sample No: **ES/36057/01**

Item: Textured coating applied to plasterboard

Location: GF/R002 - Ground Floor - Sports bar - Bay window ceilings



Condition: Low Damage

Extent: ~2 m²

Ease of access: Medium **Surface treatment:** Sealed

Lab reference: ERL/116102

Results: Chrysotile

Algorithm: **Material** 2 **+ Priority** 5 **=** **7**

Recommendation: Manage

Urgency: None (manage)

Further Comments: Stipple effect. Textured coating may also be present beneath thick coat of paint to window bay in lounge area, damage would be caused by further investigation.

Sample No: **ES/36057/02**

Item: Textured coating applied to plasterboard

Location: GF/R002 - Ground Floor - Sports bar - To ceiling on central beam



Condition: Low Damage

Extent: ~5 m²

Ease of access: Medium **Surface treatment:** Sealed

Lab reference: No sample taken

Results: Strongly presumed to be Chrysotile

Algorithm: **Material** 2 **+ Priority** 5 **=** **7**

Recommendation: Manage

Urgency: None (manage)

Further Comments: Strongly presumed to be as sample ES/36057/01. Stipple effect.

Sample No: **ES/36057/03**

Item: Bitumen pad

Location: GF/R009 - Ground Floor - Kitchen - To sink

Condition: Low Damage

Extent: 1 No.

Ease of access: Easy **Surface treatment:** Composite

Lab reference: ERL/116103

Results: Chrysotile

Algorithm: **Material** 2 **+ Priority** 5 **=** **7**

Recommendation: Manage

Urgency: None (manage)

Further Comments:



Sample No: **ES/36057/04**

Item: Toilet cistern

Location: GF/R013 - Ground Floor - Staff toilet - To wall above toilet

Condition: Good

Extent: 1 No.

Ease of access: Easy **Surface treatment:** Composite

Lab reference: ERL/116104

Results: Amosite

Algorithm: **Material** 3 **+ Priority** 5 **=** **8**

Recommendation: Manage

Urgency: None (manage)

Further Comments: No lid present.



Sample No: **ES/36057/05**

Item: Insulating board panel

Location: GF/R016 - Ground Floor - Under stairs cupboard - To soffit

Condition: Low Damage

Extent: ~2.5 m²

Ease of access: Medium **Surface treatment:** Sealed

Lab reference: ERL/116105

Results: Amosite, Chrysotile

Algorithm: **Material** 5 **+ Priority** 3 **=** **8**

Recommendation: Manage

Urgency: None (manage)

Further Comments: Continues beneath stairwell.



Sample No: **ES/36057/06**

Item: Insulating board panel

Location: GF/R016 - Ground Floor - Under stairs cupboard - To right hand side wall in cupboard



Condition: Low Damage

Extent: ~2.5 m²

Ease of access: Easy **Surface treatment:** Sealed

Lab reference: ERL/116106

Results: Amosite, Chrysotile

Algorithm: **Material** 5 **+ Priority** 3 **=** **8**

Recommendation: Manage

Urgency: None (manage)

Further Comments:

Sample No: **ES/36057/10**

Item: Insulating board panels

Location: GF/R027 - Ground Floor - Externally accessed boiler room - To ceiling/boxing



Condition: Unknown (no access)

Extent: ~2 m²

Ease of access: Medium **Surface treatment:** Unknown

Lab reference: ERL/116108

Results: Amosite, Chrysotile

Algorithm: **Material** 6 **+ Priority** 2 **=** **8**

Recommendation: Revisit required

Urgency: Medium (mid-term)

Further Comments: During the asbestos re-inspection audit undertaken 31/05/2019 it was not possible to access this material due to the access points into the rear garden being locked. If access into the boiler room is required, this area will require inspecting first.

Sample No: **ES/36057/11**

Item: Cement flue pipe

Location: GF/R027 - Ground Floor - Externally accessed boiler room - From wall to boiler



Condition: Unknown (no access)

Extent: <1 m²

Ease of access: Difficult **Surface treatment:** Unknown

Lab reference: ERL/116109

Results: Chrysotile

Algorithm: **Material** 3 **+ Priority** 4 **=** **7**

Recommendation: Revisit required

Urgency: Medium (mid-term)

Further Comments: This may continue to other areas of the building. The majority of the visible part of this material was removed by Asbestos Environmental Solutions Ltd on 03/12/15, however a small piece remains within the wall cavity. On 27/07/2017 Bramber Construction enclosed this material. During the asbestos re-inspection audit undertaken 31/05/2019 it was not possible to access this material due to the access points into the rear garden being locked. If access into the boiler room is required, this area will require inspecting first.

Sample No: **ES/36057/14**

Item: Damp proof course

Location: E/R000 - External - External areas - Within walls



Condition: Low Damage

Extent: ~17 m lin

Ease of access: Easy **Surface treatment:** Composite

Lab reference: ERL/116111

Results: Chrysotile

Algorithm: **Material** 3 **+ Priority** 2 **=** **5**

Recommendation: Manage

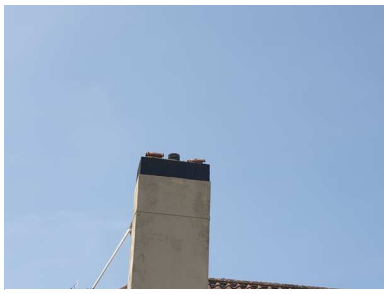
Urgency: None (manage)

Further Comments:

Sample No: **ES/36057/16**

Item: Cement cowl

Location: E/R000 - External - External areas - Chimney to right hand side



Condition: Low Damage

Extent: 1 No.

Ease of access: Difficult **Surface treatment:** Unsealed

Lab reference: No sample taken

Results: Presumed to be Crocidolite

Algorithm: **Material** 6 **+ Priority** 1 **=** **7**

Recommendation: Manage

Urgency: None (manage)

Further Comments: No sample taken due to height restrictions.

APPENDIX B: Register of Non-Asbestos Containing Materials

Sample No:	**ES/36057/08**
Item:	Blue vinyl floor tile & adhesive
Location:	1F/R021 - First Floor - Kitchen - Around raised floor area
Extent:	~2 m²
Lab reference:	ERL/116107
Results:	No asbestos detected
Recommendation:	No action required
Further Comments:	May continue beneath timber floor panelling beneath modern floor lining through kitchen.



Sample No:	**ES/36057/15**
Item:	Cement roof tiles
Location:	E/R000 - External - External areas - Mono pitch on right hand side of smokers shelter
Extent:	~8 m²
Lab reference:	ERL/116112
Results:	No asbestos detected
Recommendation:	No action required
Further Comments:	



APPENDIX C: Summary of Asbestos Containing Samples

Location	Item Product type	Extent	Ease of access	Condition	Surface treatment	Asbestos type	Sample no	Sampled/ presumed/ strongly	Material score Action	Priority score Cat Rating
GF/R002 - Ground Floor - Sports bar - Bay window ceilings	Textured coating applied to plasterboard	~2 m²	Medium	Low Damage	Sealed	Chrysotile	ES/36057/01	Sampled 3 sample(s)	2	5
									Manage	3
GF/R002 - Ground Floor - Sports bar - To ceiling on central beam	Textured coating applied to plasterboard	~5 m²	Medium	Low Damage	Sealed	Chrysotile	ES/36057/02	Strongly presumed	2	5
									Manage	3
GF/R009 - Ground Floor - Kitchen - To sink	Bitumen pad	1 No.	Easy	Low Damage	Composite	Chrysotile	ES/36057/03	Sampled 1 sample(s)	2	5
									Manage	3
GF/R013 - Ground Floor - Staff toilet - To wall above toilet	Toilet cistern	1 No.	Easy	Good	Composite	Amosite	ES/36057/04	Sampled 1 sample(s)	3	5
									Manage	3
GF/R016 - Ground Floor - Under stairs cupboard - To soffit	Insulating board panel	~2.5 m²	Medium	Low Damage	Sealed	Amosite, Chrysotile	ES/36057/05	Sampled 1 sample(s)	5	3
									Manage	2
GF/R016 - Ground Floor - Under stairs cupboard - To right hand side wall in cupboard	Insulating board panel	~2.5 m²	Easy	Low Damage	Sealed	Amosite, Chrysotile	ES/36057/06	Sampled 1 sample(s)	5	3
									Manage	2
GF/R027 - Ground Floor - Externally accessed boiler room - To ceiling/boxing	Insulating board panels	~2 m²	Medium	Unknown (no access)	Unknown	Amosite, Chrysotile	ES/36057/10	Sampled 1 sample(s)	6	2
									Revisit required	2
GF/R027 - Ground Floor - Externally accessed boiler room - From wall to boiler	Cement flue pipe	<1 m²	Difficult	Unknown (no access)	Unknown	Chrysotile	ES/36057/11	Sampled 1 sample(s)	3	4
									Revisit required	3
E/R000 - External - External areas - Within walls	Damp proof course	~17 m lin	Easy	Low Damage	Composite	Chrysotile	ES/36057/14	Sampled 1 sample(s)	3	2
									Manage	3
E/R000 - External - External areas - Chimney to right hand side	Cement cowl	1 No.	Difficult	Low Damage	Unsealed	Crocidolite	ES/36057/16	Presumed	6	1
									Manage	2

APPENDIX D: Summary of Non-Asbestos Containing Samples

Item	Location	Extent	Ease of access	Asbestos type	Sample no	Sampled/ presumed/ strongly
Blue vinyl floor tile & adhesive	1F/R021 - First Floor - Kitchen - Around raised floor area	~2 m²	Easy	No asbestos detected	ES/36057/08	Sampled 1 sample(s)
Cement roof tiles	E/R000 - External - External areas - Mono pitch on right hand side of smokers shelter	~8 m²	Medium	No asbestos detected	ES/36057/15	Sampled 1 sample(s)

APPENDIX E: Actions Required in Priority Order

Sample no	Item	Recommended Action	Priority	Location	Extent	Ease of access	Condition	Surface treatment	Asbestos type	Material score	Priority score	Category Rating
ES/36057/11	Cement flue pipe	Revisit required	Medium (mid-term)	GF/R027 - Ground Floor - Externally accessed boiler room - From wall to boiler	<1 m²	Difficult	Unknown (no access)	Unknown	Chrysotile	3	4	3
ES/36057/10	Insulating board panels	Revisit required	Medium (mid-term)	GF/R027 - Ground Floor - Externally accessed boiler room - To ceiling/boxing	~2 m²	Medium	Unknown (no access)	Unknown	Amosite, Chrysotile	6	2	2

APPENDIX F: Register of Asbestos Removals

Sample No: **ES/36057/12**

Item: Cement flue pipe - REMOVED

Location: GF/R027 - Ground Floor - Externally accessed boiler room - Redundant pipe



Condition: Good

Extent: ~1 m lin (visible)

Lab reference: No sample taken

Results: Chrysotile

Algorithm: **Material** 3 **+ Priority** 3 **=** **6**

Recommendation: **REMOVED**

Further Comments: Strongly presumed to be as sample ES/36057/11. Whilst the redundant pipe has been removed the pipe may continue throughout the fabric of the building. This ACM was removed by Asbestos Environmental Solutions Ltd on 03/12/2015. We were unable to verify the removal of this ACM as the area is now boxed

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Sample No: **ES/36057/13**

Item: Insulating board debris swab - REMOVED

Location: GF/R027 - Ground Floor - Externally accessed boiler room - On top of immersion heater and floor



Condition: High Damage

Extent: <1 m^2

Lab reference: ERL/116110

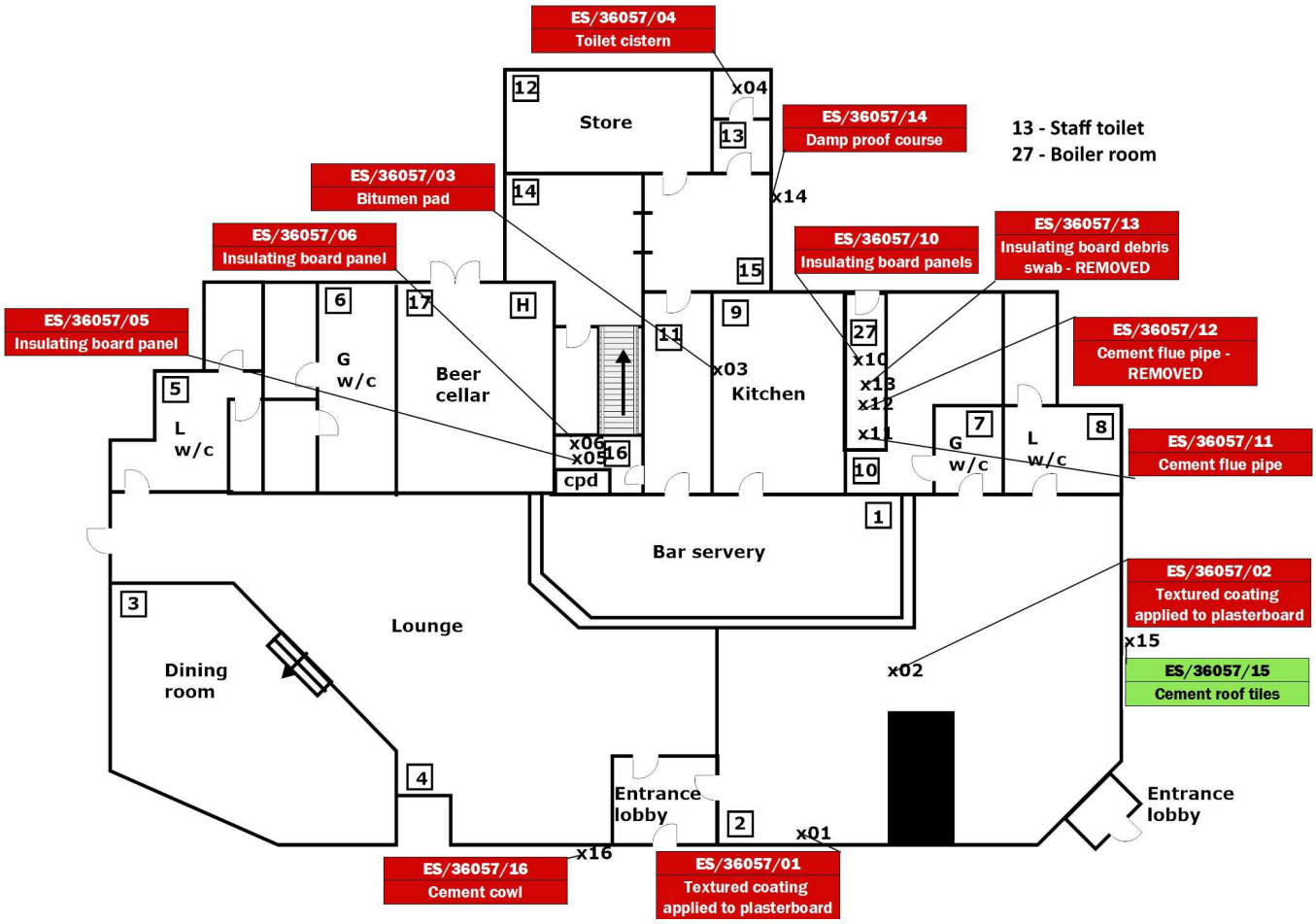
Results: Chrysotile

Algorithm: **Material** 8 **+ Priority** 5 **=** **13**

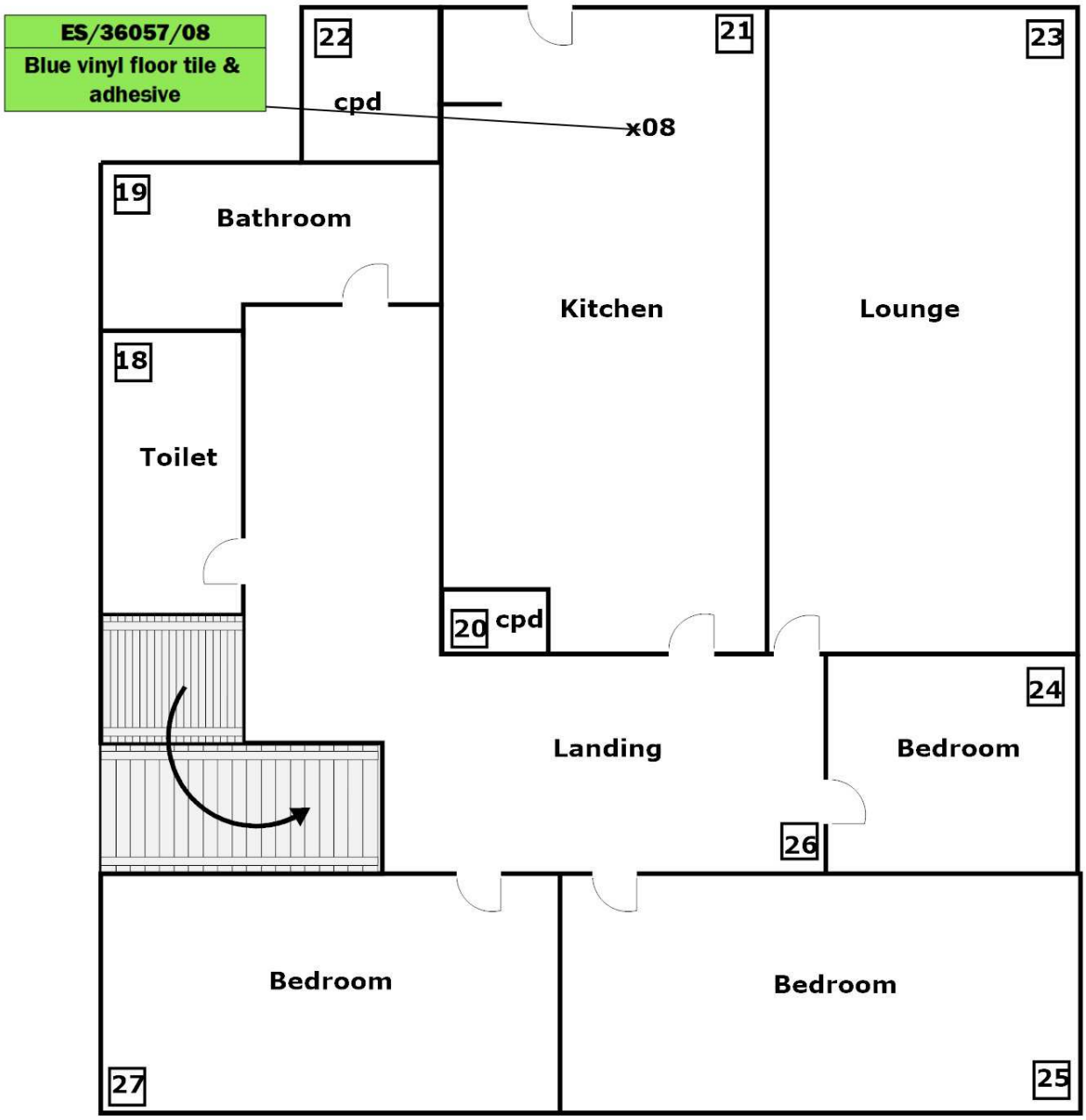
Recommendation: **REMOVED**

Further Comments: This ACM was removed by an unknown contractor on an unknown date. This was identified during a re-inspection undertaken on 05/07/2012.
We were unable to verify the removal of this ACM due to obstructive materials in the area.

APPENDIX G: Drawings



Site Details	Marquis of Granby Lancing Ground Floor				
Key:	Asbestos found	No asbestos found	Areas not surveyed	Contaminated area	Drawing not to scale
	C Column H Hatch Lift – – – Beam ..... Pipe run				
Note/s					



Site Details	**Marquis of Granby** **Lancing** **First Floor**				
Key:	Asbestos found	No asbestos found	Areas not surveyed	Contaminated area	**Drawing not to scale**
	C Column H Hatch Lift – – – Beam ..... Pipe run				
Note/s					

APPENDIX H: Bulk Reports

UKAS TESTING 2398

Eton House, 1 Eton Street,
Hull, HU3 4BN
Phone: 01482 221651
Mobile: 07855 409089
Fax: 01482 325602
e-mail: info@eastridinglabs.co.uk
www.eastridinglabs.co.uk

East Riding LABORATORIES LTD

Asbestos bulk sample analysis

10th January 2011

REPORT NUMBER ERL/24319

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Client:	Ms C Binns Eurosafe UK Eurosafe House Tribune Way York YO30 4RY
Site Reference:	Marquis of Granby, Lancing
Order Reference:	ES/36057
Number of samples:	11
Sample(s) taken by:	Eurosafe UK
Date received:	06/01/11
Date of analysis:	10/01/11
Method:	Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.
Analysed by:	Miss C Sunman & Miss L Sylvester
Analysed at:	East Riding Laboratories Ltd, Hull

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Registered in England No. 4007007
VAT No. 754 46 0109
Reg Office: Eton House, 1 Eton Street, Hull HU3 4BN
Director: S. Hart

RESULTS

Sample reference number	Laboratory reference number	Element sampled	Sample location	Type of asbestos detected **(results apply only to the sample(s) listed in this table)**
ES/36057/01	ERL/116102	Textured coating to ceiling	Ground floor sports bar (2) window bay	Chrysotile (White Asbestos)
ES/36057/03	ERL/116103	Bitumen sink pad	Ground floor kitchen sink unit	Chrysotile (White Asbestos)
ES/36057/04	ERL/116104	Toilet cistern	Ground floor staff WC (13)	Amosite (Brown Asbestos)
ES/36057/05	ERL/116105	Insulating board panels to stair soffit	Ground floor cupboard under stairs (16)	Amosite (Brown Asbestos) Chrysotile (White Asbestos)
ES/36057/06	ERL/116106	Insulating board panel to right-hand side wall	Ground floor cupboard under stairs (16)	Amosite (Brown Asbestos) Chrysotile (White Asbestos)
ES/36057/08	ERL/116107	Blue vinyl floor tile to small raised floor area	1st floor kitchen (21)	No Asbestos Detected
ES/36057/10	ERL/116108	Insulating board ceiling panels	Ground floor boiler room (27)	Amosite (Brown Asbestos) Chrysotile (White Asbestos)
ES/36057/11	ERL/116109	Cement flue pipe to boiler	Ground floor boiler room (27)	Chrysotile (White Asbestos)
ES/36057/13	ERL/116110	Swab from immersion heater & floor	Ground floor boiler room (27)	Chrysotile (White Asbestos)
ES/36057/14	ERL/116111	Damp proof course to walls	External to rooms 12, 13, 14 & 15	Chrysotile (White Asbestos)
ES/36057/15	ERL/116112	Cement tiles to mono-pitched roof	External smokers' shelter	No Asbestos Detected

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REPORTED BY [redacted]

Mrs S Hart BSc (Hons)

Managing Director

Disclaimer

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY