

Refurbishment Survey

Former New Inn Pub
Denford Road
Longsdon
Staffordshire
ST9 9QF



Environmental Essentials Ltd.

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1. Executive Summary/Conclusions

Asbestos containing materials have been identified during the Refurbishment Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Environmental Essentials.

ACMs requiring removal

Building	Floor	Item	Location	Sample Ref	Recommendations
Former New Inn Pub	0	Wall panels	005 - Utility room	003	Remove.
Former New Inn Pub	0	Wall panels	005 - Utility room	004	Remove.
Former New Inn Pub	External	Redundant boxing	024 - External store	035	Remove.
Former New Inn Pub	External	Redundant panels	024 - External store	038	Remove.
Former New Inn Pub	External	seal to skylight	021 - External	P001	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.

It is recommended that access within the above areas is restricted until the safe removal of ACMs is complete. All works, whether licensed or non-licensed, must be undertaken in accordance with the most current Control of Asbestos Regulations and supporting ACOPs and guidance notes. For further advice please contact your specific Project Manager at Environmental Essentials Ltd.

ACMs requiring remedial attention

No material in this category

ACMs requiring ongoing management

No material in this category

1. Executive Summary/Conclusions

Inaccessible areas

During the survey the following rooms/areas were inaccessible despite every effort being made by the survey team to gain access. For Management purposes these rooms should be presumed to contain Asbestos until arrangements can be made for access and assessment.

The Client should be aware that this section only contains a list of rooms/areas that were inaccessible. Elements or items within a room/area that were inaccessible (e.g. within timber boxings) will be recorded by the Surveyor and these will be detailed within either Appendix A – General Building Comments, or Appendix B – Survey Results.

Building	Location Name/Number	Comments
Former New Inn Pub	Basement 020 Cellar	Room presumed to be unsafe.
Former New Inn Pub	External 022 External store	Unable to gain access due to heavy plant and shrub grown to the area.
Former New Inn Pub	First floor 018 Stairs	No inspection was possible due to unsafe structure to the stairs.

2. Contract Review

Name and address of site:	Former New Inn Pub, Denford Road, Longsdon, Staffordshire, ST9 9QF		
Name and address of client:	John Pointon & Sons Ltd, Felthouse Lane, Cheddleton, Staffordshire, ST13 7BT		
Client contact/representative:	Dave Carr		
Type of survey:	Refurbishment Survey		
Date of survey:	01 October 2015		
Environmental Essentials Project No.	P-184906		
Project Manager:	Matt Farr		
Lead Surveyor[s]:	Andrew Burton	Signature	
Report Technically reviewed by:	John Master	Signature	
Report issue date:	12 October 2015		

3. Introduction and scope of works

- 3.1 John Pointon & Sons Ltd commissioned Environmental Essentials Ltd to undertake a Refurbishment Survey of:
Former New Inn Pub, Denford Road, Longsdon, Staffordshire, ST9 9QF
- 3.2 Initial site observations:
The building a two storey former public house.
- 3.3 The purpose of the survey is to enable those responsible for the management of the site to compile the necessary risk assessments, ascertain any necessary restrictions on the operation of the site and make due provision for the management of asbestos containing materials [ACMs] identified as part of the duty holders ongoing obligations under Regulation 4 of the most current Control of Asbestos Regulations.
- 3.4 The scope of the survey was defined by Matt Farr and Barney Williams as:
EEL to carry out Refurbishment survey to all buildings present on site.

3. Introduction and scope of works

- 3.5 The following areas will be included within the scope of work and will be accessed and inspected as part of the survey, if deemed necessary by the Client and Environmental Essentials, with consideration to any maintenance activity or proposed works. This will be particularly relevant to Refurbishment or Demolition Surveys although particular building use may mean that some may be required during a Management Survey.

Element	Usual inspection method (if applicable)	Included? Yes / No	Comments
Solid wall cavities	Removal of vent covers/window sills.	Yes	A representative number of window sills and vent covers will be removed in order to inspect
Partition wall cavities	Inspection hole created with appropriate tools.	Yes	Intrusive inspections within partition walls will be undertaken using an 80mm core drill bit.
Above fixed suspended ceilings	Inspection hole created with appropriate tools. May also be possible via the removal of flooring within areas above.	Yes	Intrusive inspections above fixed suspended ceilings will be undertaken using a 80mm core drill bit.
Within boxings or risers (not formed with panelling of a suspect nature).	Removal of covering panels.	Yes	All accessible boxings will be opened and inspected within.
Floor voids	Removal of flooring. Use of existing access points.	Yes	A representative number of floor boards will be lifted in order to inspect floor voids. Floor boards to be re-instated following inspections.
Beneath window sills	Removal of window sills or inspection hole created with appropriate tools.	Yes	Windowsills will be intrusively inspected using a 12mm core drill bit. If the inspection method is inadequate then the sill will be removed.
Within fire doors	Removal of door furniture. Inspection hole created with appropriate tools.	Yes	To be internally inspected by removing lock.
Beneath fixed flooring materials (e.g. laminate / ceramic tiles)	Removal of flooring.	Yes	To be lifted.
Beneath carpet or non-asbestos flooring	Removal of flooring	Yes	
Behind fixed wall cladding / coverings / tiles	Removal of cladding / coverings / tiles.	Yes	To be inspected.

3. Introduction and scope of works

Element	Usual inspection method (if applicable)	Included? Yes / No	Comments
Behind skirting and door frames	Removal of skirting and door frames.	Yes	A representative number of skirtings and door frames will be removed in order to inspect behind.
Beneath or behind furniture – e.g. bath panels / kitchen units	Removal of cladding panels / units. Inspection hole created with appropriate tools.	Yes	
Beneath non asbestos insulation to pipework / calorifiers etc	Removal of insulation materials.	Yes	Representative sections of non asbestos pipe insulation will be removed in order to inspect beneath.
Behind non asbestos external soffits / fascias	Removal of soffit / fascia. Inspection hole created with appropriate tools.	Yes	Soffits can be accessed and sampled externally using the MEWP.
Roof voids	Inspection from the access hatch if no flooring available	Yes	To be inspected.
Inaccessible or locked rooms to which there are no keys available	Access gained using intrusive methods.	Yes	
Work at height where access equipment would be required	Inspection via MEWP or scaffold as appropriate.	Yes	All work at height will be undertaken from a MEWP. All operatives will be PASMA trained.
All areas found within site boundaries	Inspection of all areas within the site boundaries	Yes	

3.6 Site specific inclusions - None

4. Agreed exclusions and caveats

- 4.1 The following are standard exclusions which will be applied to the survey undertaken at the property. These will be discussed and pre-agreed with the Client prior to commencement of the survey, and will serve as specific caveats within the property Survey Report. **All areas excluded from the survey must be presumed to contain Asbestos.**

Other exclusions may become apparent during the course of the survey which will be communicated to the Client before being applied to the survey report.

Item to be excluded from the survey	Excluded?	Comments
Within electric switchgear, fuse boxes, plant and other associated services.	Yes	Requires isolation/certification - excluded and therefore presumed to contain asbestos
Within operational plant and machinery including boilers / calorifiers / lift machinery etc.	Yes	Requires isolation/certification - excluded and therefore presumed to contain asbestos
Access behind / above existing ACM's which would require the use of a LARC and enclosure.	Yes	Provision has not been made for inspection above or behind ACM's. Inspection above or behind ACM's will require a revisit at an additional cost.
Intrusion through solid ceiling slab or solid walls requiring additional specialist support services.	Yes	
Below external ground level	Yes	Excavation works excluded from the scope of survey.

- 4.2 Site Specific Exclusions - None

5. Survey methodology, risk assessments and recommendations

5.1 Survey Methodology, Risk Assessment and Recommendation

Environmental Essentials Ltd are UKAS Accredited as an Inspection Body under BS EN ISO 17020 which covers all types of Asbestos survey.

Environmental Essentials Ltd are also UKAS Accredited as a Testing Laboratory under BS EN ISO 17025 which covers both the Sampling and Analysis of bulk materials thought to contain Asbestos.

Survey types as defined within HSG264 Asbestos: The Survey Guide are as follows:

Management Survey

A Management survey is “The Standard Survey” and will identify and assess the risks from Asbestos associated with normal occupancy of a building whilst also considering routine maintenance activities.

Refurbishment or Demolition Survey

These types of survey serve to identify all Asbestos materials as far as reasonably practicable within the fabric of a building prior to any such works.

This Refurbishment Survey was undertaken in accordance with the methods defined in HSG264 Asbestos: The Survey Guide, HSG248 Asbestos: The Analysts Guide and Environmental Essentials’ in-house procedures. **Further information with regard to methods is available within the Project specific “Survey Plan”.**

During the course of the survey, Environmental Essentials will have risk assessed each material identified and assigned individual risk scores. Materials can be risk assessed using two separate scoring systems – The Material Risk Assessment and the Priority Risk Assessment.

The Material Risk Assessment considers the type and condition of ACM’s and their ability to release fibres into the air. It comprises of four separate elements as follows:

- Product Type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or Strongly presumed: ACM’s will be scored as containing Crocidolite asbestos [3], unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Those materials with a Material Risk assessment score of 10 or more should be regarded as an immediate high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a risk score.

All Management surveys will include a Material Risk Assessment for Asbestos Containing Materials identified. Unless requested by the Client or advised, materials identified within a Demolition survey will not include a Material Risk Assessment as it is anticipated that all materials will be removed from site.

The Material Risk Assessment highlights immediately the materials of high risk. The priority for Asbestos Management is determined by carrying out a further assessment called the Priority Risk Assessment.

5. Survey methodology, risk assessments and recommendations

This Assessment is described in detail within HSE Guidance document HSG 227, is the responsibility of the Duty holder and should be carried out by a person with a detailed knowledge of the site and the activities performed within.

Environmental Essentials' can assist in this process by undertaking a Priority Risk Assessment during the course of a survey, however it is ultimately the responsibility of the Duty holder to consider this Assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The Priority Risk Assessment addresses the likelihood of the asbestos material being disturbed. It is important to remember that even asbestos materials in the poorest condition only represent a risk to health if the fibres are disturbed into the air we breathe. The Priority Risk Assessment algorithm takes into account factors such as:

- Maintenance activities
- Likelihood of disturbance
- Human exposure potential
- Occupant activity

The combination of the Material and Priority Risk Assessments form the "Total Risk Score" for each particular material, which is used as the basis of an Asbestos Management/Action Plan. If a Client has not requested a Priority Risk Assessment then the Total Risk Assessment stated within the Survey Results will be reflective of the Material Risk Assessment only.

The undertaking of Priority Risk Assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Examples of the algorithms used when compiling Material and Priority Risk Assessments can be seen within Table 1 and Table 2 of this survey Report.

5.2 Recommendations

The survey team will make a recommendation for each ACM identified and this will be based upon the initial Material Risk Assessment. Further Priority Risk Assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made by the survey team at that point in time based upon their knowledge of asbestos materials and management only. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

5.3 Bulk Identification

The analysis of bulk samples has been undertaken by Environmental Essentials' approved analytical laboratory, which holds Accreditation by UKAS as a Testing Laboratory. Certification, for the analysis of samples taken during this survey, is detailed within Appendix C.

Certificates/Schedules of the Laboratory's UKAS Accreditation can be provided at any time upon request.

Analysis of bulk samples was carried out in accordance with HSE Guidance HSG248 – The Analysts Guide.

Terminology

"Chrysotile" = White Asbestos

"Amosite", *"Grunerite"* = Brown Asbestos

"Crocidolite", = Blue Asbestos

"Asbestos Actinolite", *"Asbestos Anthophyllite"*, *"Asbestos Tremolite"*

"No asbestos detected" – is attributed to the sample analysis as a result of organic, man-made mineral fibre or no fibres being detected within the sample mass.

5. Survey methodology, risk assessments and recommendations

Table 1 Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos Paper
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

5. Survey methodology, risk assessments and recommendations

Table 2 Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
		0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Accessibility	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
		0 1 2 3	
	Extent/amount	0 1 2 3	
		0 1 2 3	
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
		0 1 2 3	Infrequent Monthly Weekly Daily
	Frequency of use of area	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
		0 1 2 3	
	Average time area is in use	0 1 2 3	
		0 1 2 3	
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
	Frequency of maintenance activity	0 1 2 3	
		0 1 2 3	

Appendix A - General Building Comments

Appendix A - General Building Comments

This section contains general survey comments which have been applied by the surveyor. The Client should be aware that comments and observations relevant to the survey and any material samples taken or presumed may also be contained within Appendix B – Survey Results.

Building	Location Name/Number	Comments
Former New Inn Pub	Floor 0 - Circulation (004)	Inspection revealed the original plaster ceiling and timber beams, solid brick and plaster walls and plasterboard partition walls with empty cavities within, solid floors under the ceramic floor tiles, plastic waste pipe, limited inspection to the wall and timber mounted electrics for safety reasons.
Former New Inn Pub	Floor 0 - General comments ground level (000)	Inspection behind the timber door frames revealed solid brickwork and timber packers, solid brick, partition walls and uninsulated pipework behind the timber and quarry tiled skirtings. Limited inspection to the fire door revealed timber door. No intrusive inspection was possible to the external fire doors due to security reasons. Inspection within the air bricks revealed solid brickwork and general building debris.
Former New Inn Pub	Floor 1 - Bathroom (015)	Limited inspection due to damage ceiling. The door would not open due roof fall. Inspection revealed plaster and general building debris to the floor and area. Ceramic cistern. Timber floorboards where accessible.
Former New Inn Pub	Floor 1 - Bedroom (011)	Limited inspection due to unsafe floor revealed a brick and concrete fireplace and brick chimney.
Former New Inn Pub	Floor 1 - General comments first floor (000)	The area was highly damaged with collapsed roof and walls, areas of the floor were missing. Access to the area was by a ladder through an up stairs window so limited tools could be used for the refurbishment. Inspection revealed plaster ceiling and floor debris, solid brick and plaster walls, plasterboard and timber partition walls, solid brickwork under the timber window boards, timber packers behind the timber door frames and skirtings. Timber doors. Inspection under the timber floorboards revealed uninsulated pipework and electric cables.
Former New Inn Pub	Floor 1 - Roof void (019)	Limited inspection due to no access possible for ladders and no safe area to use them. Large areas of the roof was missing inspection from ground level from these areas revealed slate roof tiles, timber beams. Limited inspection to the metal water tank and plastic waste tank, timber stand where accessible, polystyrene insulation.
Former New Inn Pub	Floor 99 - External store (025)	Limited inspection due to stored items revealed a timber ceiling, timber beams and structure, solid concrete walls and floor. No inspection was possible to the door due to store items and rubbish. Modern roof felt.

Appendix B - Survey Results

Service Type	Refurbishment Survey		
Project number	P-184906	Surveyors	Andrew Burton, Darren Spate
Client	John Pointon & Sons Ltd	Survey date	01 October 2015
Site Address	Former New Inn Pub Denford Road Longsdon, Staffordshire ST9 9QF	Analyst	Andrew Cook
		Analysis date	08 & 09 October 2015

	Sample No	Building	Floor	Analysis
	P-184906/001	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	001 - Main Bar - Insulation residues to pipework	Insulation residues	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The pipework passes through the solid concrete floor and into the cellar below which was not accessed at the time of the survey due to unsafe construction of the stairs.			

	Sample No	Building	Floor	Analysis
	P-184906/002	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	003 - Bar servery - Vinyl	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed the original plaster ceiling and timber beams, inspection to the timber header boxing above the bar revealed a metal RSJ. Solid brick and plaster walls behind the ceramic wall tiles and bar shelves, solid concrete floor below the sampled vinyl. Inspection to the foam insulation pipework revealed that these passed through a ceramic pipe to the basement area. Limited inspection to the wall mounted electrics for safety reasons.			

	Sample No	Building	Floor	Analysis
	P-184906/003	Former New Inn Pub	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	005 - Utility room - Wall panels	Cement product	10 m ²	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	2 – Easily disturbed
Recommended action	Remove.			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/004	Former New Inn Pub	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	005 - Utility room - Wall panels	Cement product	10 m ²	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	4	-	4	2 – Easily disturbed
Recommended action	Remove.			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/005	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	005 - Utility room - Insulation with heater	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed the original plaster ceiling and timber beams, the sampled wall panels, solid concrete under the ceramic floor tiles, solid brickwork under the timber window boards, timber panels to the stair case where accessible. Limited inspection to the heater and chimney due to the sampled insulation board revealed MMMF insulation to a metal flue.			

	Sample No	Building	Floor	Analysis
	P-184906/006	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	006 - Kitchen - Bitumen behind low level ceramic tiles	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/007	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	006 - Kitchen - Vinyl flooring	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/008	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	006 - Kitchen - Ceiling panels	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed a plaster ceiling with the sampled ceiling panels above, inspection from a previous damaged area revealed a timber ceiling above. Limited inspection to the metal ventilation ducting due to the sampled panels and metal panels which are riveted shut revealed a metal ventilation and fan.			

	Sample No	Building	Floor	Analysis
	P-184906/009	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	009 - Store - Roof felt	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/010	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	009 - Store - Insulation to wall cavity	Insulation	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled insulation is present within the wall cavity where previous pipework has run.			

	Sample No	Building	Floor	Analysis
	P-184906/011	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	009 - Store - Brown Vinyl	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed a plaster ceiling, solid brick and plaster walls with MMMF insulation, solid concrete floor. Limited inspection to the roof void revealed a timber construction and MMMF blanket insulation.			

	Sample No	Building	Floor	Analysis
	P-184906/012	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	007 - Ladies WC - Vinyl debris	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled debris is present within the store cupboard.			

	Sample No	Building	Floor	Analysis
	P-184906/013	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	007 - Ladies WC - Ceiling panels	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled ceiling panels are above the plasterboard ceiling.			

	Sample No	Building	Floor	Analysis
	P-184906/014	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	007 - Ladies WC - Bitumen to sampled ceiling panels	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed a plasterboard ceiling with the sampled panels above, solid brick and plaster behind the ceramic wall tiles, plasterboard infills with empty cavities above the doors, solid floor below the ceramic floor tiles, ceramic cistern and plastic waste pipe. Limited inspection to the skylight due to been covered by a metal grid revealed plasterboard surroundings. Inspection within the timber boxing revealed a metal waste pipe and hessian insulated pipework.			

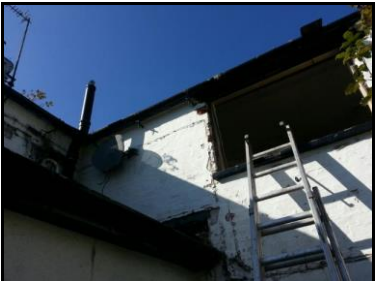
	Sample No	Building	Floor	Analysis
	P-184906/015	Former New Inn Pub	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	011 - Bedroom - Bitumen felt to walls	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/016	Former New Inn Pub	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	013 - WC - Bitumen felt behind plasterboard wall	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Ceramic cistern, plastic and metal waste pipe.			

	Sample No	Building	Floor	Analysis
	P-184906/017	Former New Inn Pub	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	012 - Bedroom - Vinyl	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Metal floor based safe.			

No Photo Available	Sample No	Building	Floor	Analysis
	P-184906/018	Former New Inn Pub	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	026 - Roof void - Mastic	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Limited inspection to the hatch being on the road side of the building.			

	Sample No	Building	Floor	Analysis
	P-184906/019	Former New Inn Pub	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	001 - Main Bar - Panel to fireplace	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed a plaster and the original plaster ceiling, original timber beams, solid brick and plaster walls with polystyrene insulation, solid brick and plaster columns, concrete floors under the ceramic floor tiles, inspection below the timber floorboards revealed and empty cavities and general building debris, solid brickwork below the timber window boards. Limited inspection to the fire places revealed solid brick and quarry tiled construction, brick work within the chimney. Most of the pipework had been removed in this area prior to the survey. Non suspect white stair nosing.			

	Sample No	Building	Floor	Analysis
	P-184906/020	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Mastic from timber window frames	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/021	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Mastic from timber window frames	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/022	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Mastic from timber window frames	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/023	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Mastic from timber window frames	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/024	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Mastic from timber door frames	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/025	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Mastic from timber door frames	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/026	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Roof felt to canopy	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/027	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Bitumen felt to flat roofs	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/028	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Bitumen felt to flat roofs	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection from ground level revealed slate roof tiles, clay ridge tiles, timber fascias and soffits with empty cavities above where accessible, metal and plastic rainwater goods, metal and plastic waste pipes. Metal and clay chimney pots and cowls.			

	Sample No	Building	Floor	Analysis
	P-184906/029	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - White paint finish to external walls	Textured coatings	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled was taken from different locations. The sampled textured coating is present as debris to the ground.			

	Sample No	Building	Floor	Analysis
	P-184906/030	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - White paint finish to external walls	Textured coatings	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled was taken from different locations. The sampled textured coating is present as debris to the ground.			

	Sample No	Building	Floor	Analysis
	P-184906/031	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	023 - External store - Roof felt	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/032	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	023 - External store - Mastic to timber door frames and window frames	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Limited inspection to the boarded out roof area revealed a redundant timber water tank. Timber construction to the roof, solid brick walls, timber partition walls between the areas.			

	Sample No	Building	Floor	Analysis
	P-184906/033	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External store - Roof felt	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed a metal roof, timber construction and timber beams, solid brick walls and solid concrete and brick floor. Limited inspection to stored items.			

	Sample No	Building	Floor	Analysis
	P-184906/034	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External store - Roof felt	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/035	Former New Inn Pub	External	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External store - Redundant boxing	Cement product	2 m²	Asbestos cement
	Product type	Condition	Surface Treatment	Asbestos type
	1	3	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	6	-	6	2 – Easily disturbed
Recommended action	Remove.			
Recommendation comments	-			
Surveyor comments	The boxing is in poor condition with broken debris present to the floor area.			

	Sample No	Building	Floor	Analysis
	P-184906/036	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External store - Insulation within the sampled boxing	Insulation	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled insulation is in poor condition with broken debris present to the floor area.			

	Sample No	Building	Floor	Analysis
	P-184906/037	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External store - Mastic to timber door frames and window frames	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/038	Former New Inn Pub	External	Amosite
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - External store - Redundant panels	Insulating board	4 m ²	Asbestos insulating board
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	2	2
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	7	-	7	2 – Easily disturbed
Recommended action	Remove.			
Recommendation comments	-			
Surveyor comments	The redundant panels are under a pile of wood panels.			

	Sample No	Building	Floor	Analysis
	P-184906/039	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	026 - Roof void above kitchen - Mastic to metal ventilation ducting	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Limited inspection from the side hatch only revealed a timber construction, slate roof tiles, timber floorboards. Uninsulated electric cables, uninsulated metal ducting passing through the sampled ceiling and brick wall.			

	Sample No	Building	Floor	Analysis
	P-184906/040	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Roof tile debris	Cement product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/041	Former New Inn Pub	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - Replacement roof tiles	Cement product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	P-184906/As 013	Former New Inn Pub	Ground Floor	Strongly presumed: No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	008 - Gents WC - Ceiling panels	Insulating board	N/A	Strongly presumed: Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled ceiling panels are above the plasterboard ceiling.			

	Sample No	Building	Floor	Analysis
	P-184906/As 013	Former New Inn Pub	Ground Floor	Strongly presumed: No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	004 - Circulation - Ceiling panels	Insulating board	N/A	Strongly presumed: Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	The sampled ceiling panels are above the plasterboard ceiling.			

	Sample No	Building	Floor	Analysis
	P-184906/As 014	Former New Inn Pub	Ground Floor	Strongly presumed: No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	008 - Gents WC - Bitumen to sampled ceiling panels	Bituminous products	N/A	Strongly presumed: Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	-	0	-
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Inspection revealed a plasterboard ceiling with the sampled panels above, solid brick and plaster behind the ceramic wall tiles, solid floor under the quarry tiles, solid brickwork below the multiple layers of ceramic window board tiles. Ceramic cistern and plastic waste pipe.			

	Sample No	Building	Floor	Analysis
	P-184906/P001	Former New Inn Pub	External	Presumed to contain asbestos
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	021 - External - seal to skylight	Woven product	2 m linear	N/A
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	0	3
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	6	-	6	0 - Usually inaccessible
Recommended action	Remove if likely to be disturbed by the refurbishment, otherwise monitor condition.			
Recommendation comments	-			
Surveyor comments	The presumed skylight could not be sampled due to no safe access to the roof.			

Appendix C - Bulk Analysis Results

**CERTIFICATE OF BULK FIBRE ANALYSIS**

Certificate Ref No: P-184906
Page: 1 of 6
Client: John Pointon & Sons Ltd

Issue Date: 12 October 2015
Samples Taken: 01 October 2015
Sampled by: Andrew Burton
Date Analysed: 08 & 09 October 2015
Analysed By: Andrew Cook
Laboratory: Lab L1
Site: Former New Inn Pub
Denford Road
Longsdon
Staffordshire
ST9 9QF

Address: Felthouse Lane
Cheddleton
Staffordshire
ST13 7BT

Sample No. [Lab Ref]	Site Location:	Asbestos Type Detected:	Material Typical of:
001	Former New Inn Pub - 0 - 001 Main Bar - Insulation residues to pipework	No asbestos detected	Non-asbestos material
002	Former New Inn Pub - 0 - 003 Bar server - Vinyl	No asbestos detected	Non-asbestos material
003	Former New Inn Pub - 0 - 005 Utility room - Wall panels	Chrysotile	Asbestos cement
004	Former New Inn Pub - 0 - 005 Utility room - Wall panels	Chrysotile	Asbestos cement
005	Former New Inn Pub - 0 - 005 Utility room - Insulation with heater	No asbestos detected	Non-asbestos material
006	Former New Inn Pub - 0 - 006 Kitchen - Bitumen behind low level ceramic tiles	No asbestos detected	Non-asbestos material
007	Former New Inn Pub - 0 - 006 Kitchen - Vinyl flooring	No asbestos detected	Non-asbestos material
008	Former New Inn Pub - 0 - 006 Kitchen - Ceiling panels	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

The analysis detailed in this certificate was undertaken by Polarised Light Microscopy in accordance with our documented procedures which are in conformance with the guidelines detailed in the Health & Safety Executive guidance HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot be held responsible for the representative nature of the samples or accuracy of the sample descriptions.

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Authorised By: John Master

Position: Asbestos Consultant

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NB - "Laboratory: Mobile" indicates material sample analysis undertaken within the UKAS Accredited Mobile Laboratory Facility.

**CERTIFICATE OF BULK FIBRE ANALYSIS**

Certificate Ref No: P-184906
Page: 2 of 6
Client: John Pointon & Sons Ltd

Issue Date: 12 October 2015
Samples Taken: 01 October 2015
Sampled by: Andrew Burton
Date Analysed: 08 & 09 October 2015
Analysed By: Andrew Cook
Laboratory: Lab L1
Site: Former New Inn Pub
Denford Road
Longsdon
Staffordshire
ST9 9QF

Address: Felthouse Lane
Cheddleton
Staffordshire
ST13 7BT

Sample No. [Lab Ref]	Site Location:	Asbestos Type Detected:	Material Typical of:
009	Former New Inn Pub - 0 - 009 Store - Roof felt	No asbestos detected	Non-asbestos material
010	Former New Inn Pub - 0 - 009 Store - Insulation to wall cavity	No asbestos detected	Non-asbestos material
011	Former New Inn Pub - 0 - 009 Store - Brown Vinyl	No asbestos detected	Non-asbestos material
012	Former New Inn Pub - 0 - 007 Ladies WC - Vinyl debris	No asbestos detected	Non-asbestos material
013	Former New Inn Pub - 0 - 007 Ladies WC - Ceiling panels	No asbestos detected	Non-asbestos material
014	Former New Inn Pub - 0 - 007 Ladies WC - Bitumen to sampled ceiling panels	No asbestos detected	Non-asbestos material
015	Former New Inn Pub - 1 - 011 Bedroom - Bitumen felt to walls	No asbestos detected	Non-asbestos material
016	Former New Inn Pub - 1 - 013 WC - Bitumen felt behind plasterboard wall	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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Position: Asbestos Consultant

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**CERTIFICATE OF BULK FIBRE ANALYSIS**

Certificate Ref No: P-184906
Page: 3 of 6
Client: John Pointon & Sons Ltd

Issue Date: 12 October 2015
Samples Taken: 01 October 2015
Sampled by: Andrew Burton
Date Analysed: 08 & 09 October 2015
Analysed By: Andrew Cook
Laboratory: Lab L1
Site: Former New Inn Pub
Denford Road
Longsdon
Staffordshire
ST9 9QF

Address: Felthouse Lane
Cheddleton
Staffordshire
ST13 7BT

Sample No. [Lab Ref]	Site Location:	Asbestos Type Detected:	Material Typical of:
017	Former New Inn Pub - 1 - 012 Bedroom - Vinyl	No asbestos detected	Non-asbestos material
018	Former New Inn Pub - 1 - 026 Roof void - Mastic	No asbestos detected	Non-asbestos material
019	Former New Inn Pub - 0 - 001 Main Bar - Panel to fireplace	No asbestos detected	Non-asbestos material
020	Former New Inn Pub - 99 - 021 External - Mastic from timber window frames	No asbestos detected	Non-asbestos material
021	Former New Inn Pub - 99 - 021 External - Mastic from timber window frames	No asbestos detected	Non-asbestos material
022	Former New Inn Pub - 99 - 021 External - Mastic from timber window frames	No asbestos detected	Non-asbestos material
023	Former New Inn Pub - 99 - 021 External - Mastic from timber window frames	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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Position: Asbestos Consultant

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E-mail: bristol@environmentalessentials.co.uk

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**CERTIFICATE OF BULK FIBRE ANALYSIS**

Certificate Ref No: P-184906
Page: 4 of 6
Client: John Pointon & Sons Ltd

Issue Date: 12 October 2015
Samples Taken: 01 October 2015
Sampled by: Andrew Burton
Date Analysed: 08 & 09 October 2015
Analysed By: Andrew Cook
Laboratory: Lab L1
Site: Former New Inn Pub
Denford Road
Longsdon
Staffordshire
ST9 9QF

Address: Felthouse Lane
Cheddleton
Staffordshire
ST13 7BT

Sample No. [Lab Ref]	Site Location:	Asbestos Type Detected:	Material Typical of:
024	Former New Inn Pub - 99 - 021 External - Mastic from timber door frames	No asbestos detected	Non-asbestos material
025	Former New Inn Pub - 99 - 021 External - Mastic from timber door frames	No asbestos detected	Non-asbestos material
026	Former New Inn Pub - 99 - 021 External - Roof felt to canopy	No asbestos detected	Non-asbestos material
027	Former New Inn Pub - 99 - 021 External - Bitumen felt to flat roofs	No asbestos detected	Non-asbestos material
028	Former New Inn Pub - 99 - 021 External - Bitumen felt to flat roofs	No asbestos detected	Non-asbestos material
029	Former New Inn Pub - 99 - 021 External - White paint finish to external walls	No asbestos detected	Non-asbestos material
030	Former New Inn Pub - 99 - 021 External - White paint finish to external walls	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

The analysis detailed in this certificate was undertaken by Polarised Light Microscopy in accordance with our documented procedures which are in conformance with the guidelines detailed in the Health & Safety Executive guidance HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot be held responsible for the representative nature of the samples or accuracy of the sample descriptions.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the Client may take based on the product types detailed on this certificate.

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Authorised By: John Master

Position: Asbestos Consultant

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**CERTIFICATE OF BULK FIBRE ANALYSIS**

Certificate Ref No: P-184906
Page: 5 of 6
Client: John Pointon & Sons Ltd

Issue Date: 12 October 2015
Samples Taken: 01 October 2015
Sampled by: Andrew Burton
Date Analysed: 08 & 09 October 2015
Analysed By: Andrew Cook
Laboratory: Lab L1
Site: Former New Inn Pub
Denford Road
Longsdon
Staffordshire
ST9 9QF

Address: Felthouse Lane
Cheddleton
Staffordshire
ST13 7BT

Sample No. [Lab Ref]	Site Location:	Asbestos Type Detected:	Material Typical of:
031	Former New Inn Pub - 99 - 023 External store - Roof felt	No asbestos detected	Non-asbestos material
032	Former New Inn Pub - 99 - 023 External store - Mastic to timber door frames and window frames	No asbestos detected	Non-asbestos material
033	Former New Inn Pub - 99 - 024 External store - Roof felt	No asbestos detected	Non-asbestos material
034	Former New Inn Pub - 99 - 024 External store - Roof felt	No asbestos detected	Non-asbestos material
035	Former New Inn Pub - 99 - 024 External store - Redundant boxing	Chrysotile	Asbestos cement
036	Former New Inn Pub - 99 - 024 External store - Insulation within the sampled boxing	No asbestos detected	Non-asbestos material
037	Former New Inn Pub - 99 - 024 External store - Mastic to timber door frames and window frames	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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Authorised By: John Master

Position: Asbestos Consultant

**CERTIFICATE OF BULK FIBRE ANALYSIS**

Certificate Ref No: P-184906
Page: 6 of 6
Client: John Pointon & Sons Ltd

Issue Date: 12 October 2015
Samples Taken: 01 October 2015
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Laboratory: Lab L1
Site: Former New Inn Pub
Denford Road
Longsdon
Staffordshire
ST9 9QF

Address: Felthouse Lane
Cheddleton
Staffordshire
ST13 7BT

Sample No. [Lab Ref]	Site Location:	Asbestos Type Detected:	Material Typical of:
038	Former New Inn Pub - 99 - 024 External store - Redundant panels	Amosite	Asbestos insulating board
039	Former New Inn Pub - 99 - 026 Roof void above kitchen - Mastic to metal ventilation ducting	No asbestos detected	Non-asbestos material
040	Former New Inn Pub - 99 - 021 External - Roof tile debris	No asbestos detected	Non-asbestos material
041	Former New Inn Pub - 99 - 021 External - Replacement roof tiles	No asbestos detected	Non-asbestos material
End of Report			

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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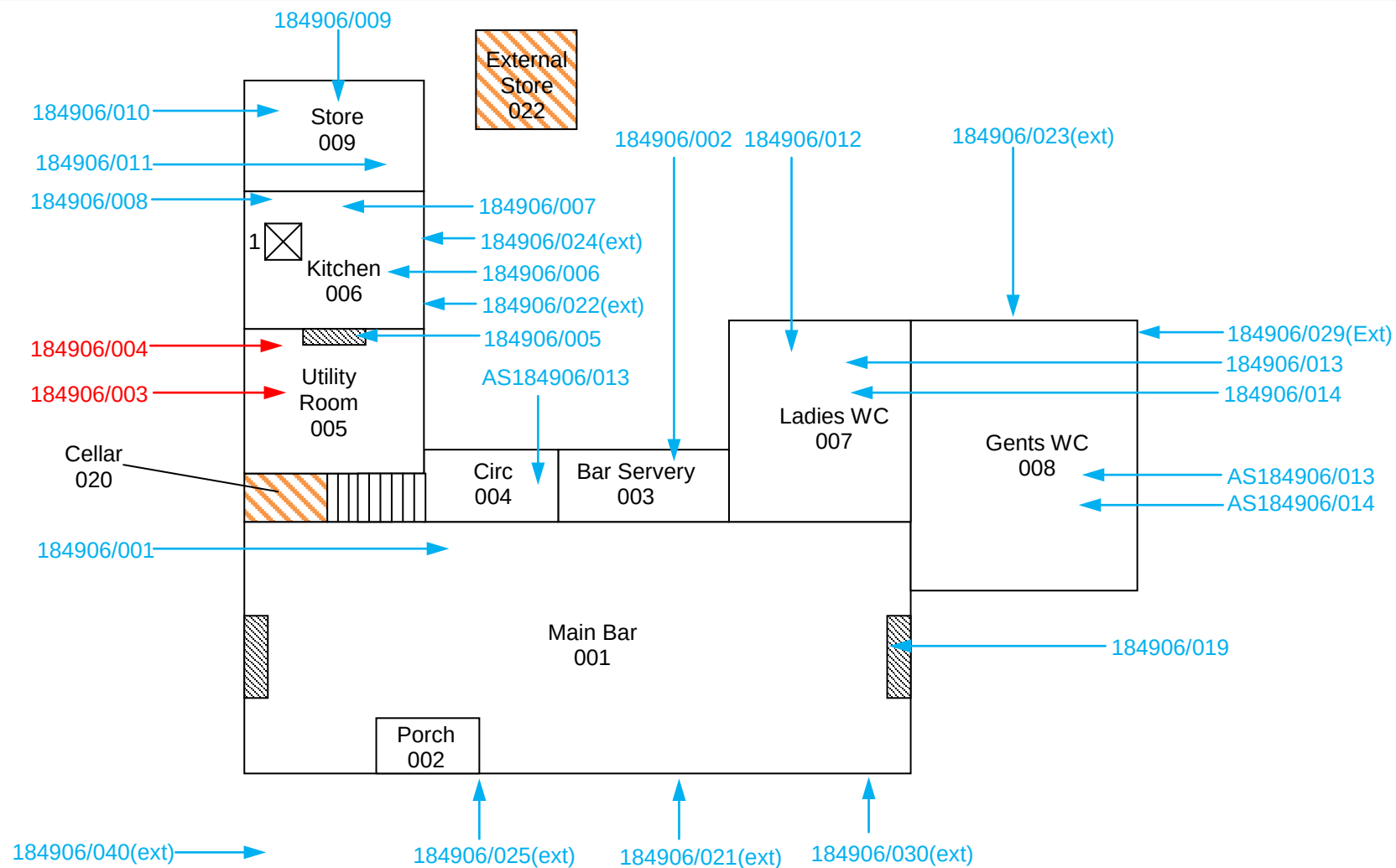
Authorised By: John Master

Position: Asbestos Consultant

Signed:

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Appendix D - Plans



Roof void (1) - 026
Exterior - 021

Ground Floor

Client:	Project:	Surveyor:
John Pointon & Sons Ltd	P-184906	ABu
Site:	Survey Date:	Drawn By:
Former New Inn Pub	01/10/15	PH

Asbestos
Sample
Location



Stairs

Non Asbestos
Sample
Location



Duct/Void
access



Areas of
No Access

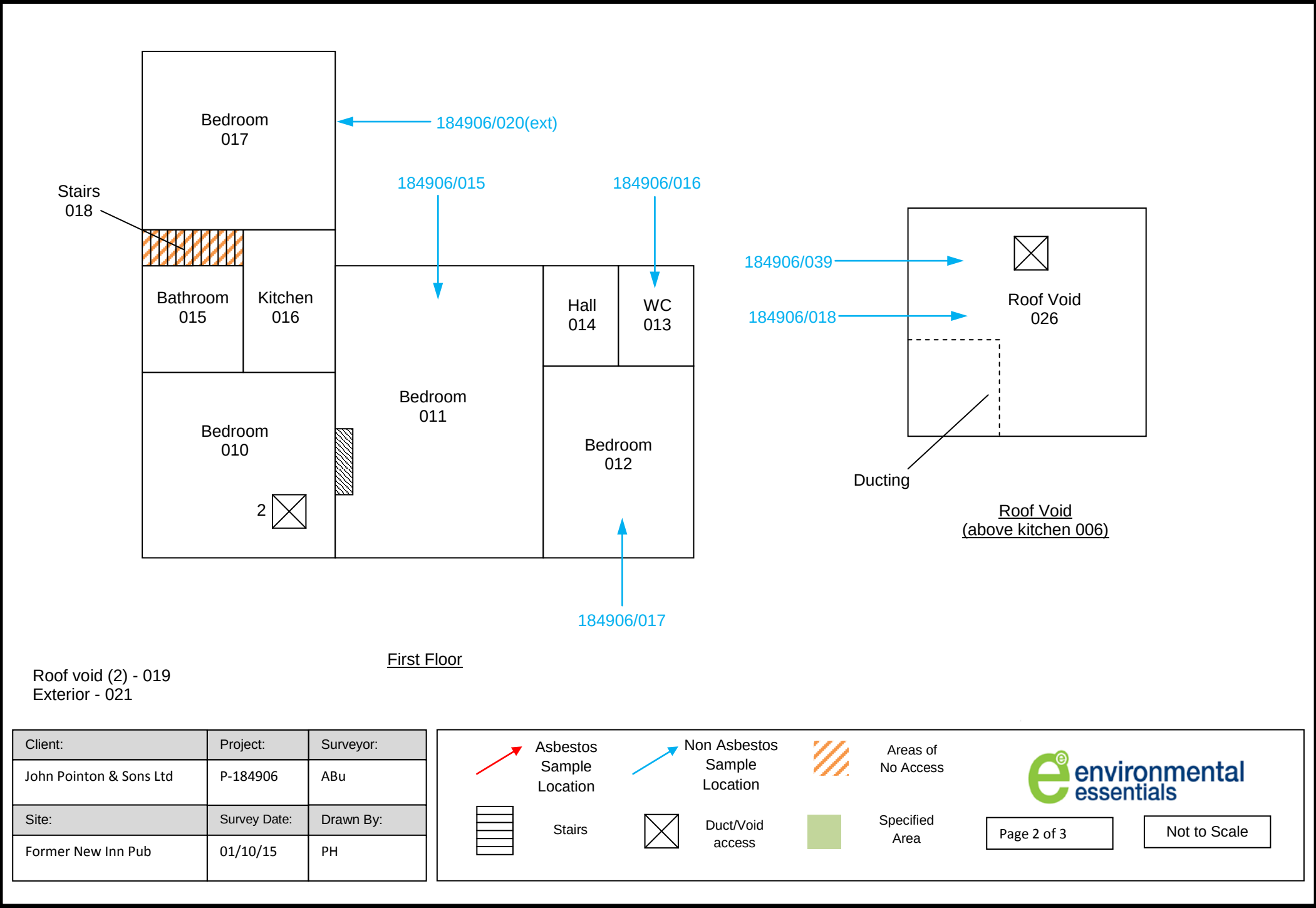


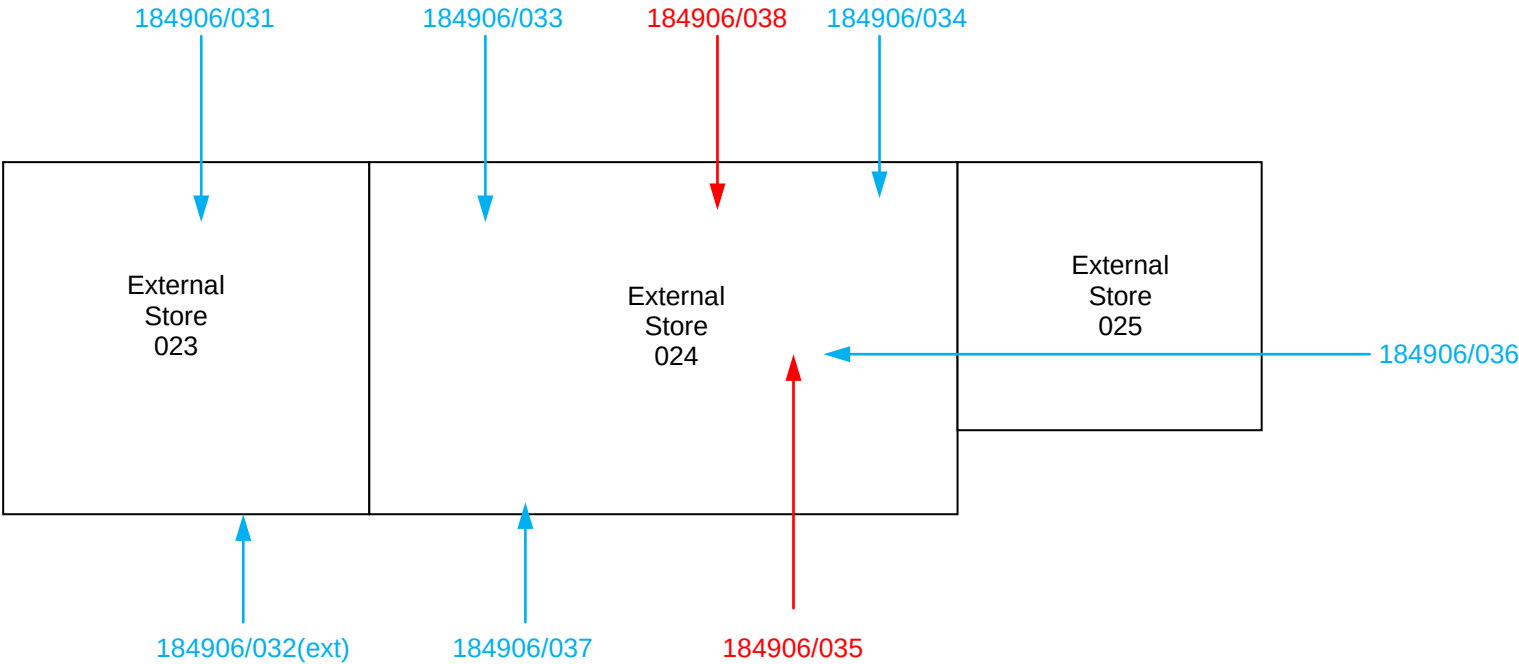
Specified
Area

e environmental
essentials

Page 1 of 3

Not to Scale





External Stores

Exterior - 021

Client:	Project:	Surveyor:
John Pointon & Sons Ltd	P-184906	ABu
Site:	Survey Date:	Drawn By:
Former New Inn Pub	01/10/15	PH


Asbestos
Sample
Location


Non Asbestos
Sample
Location


Areas of
No Access


Stairs

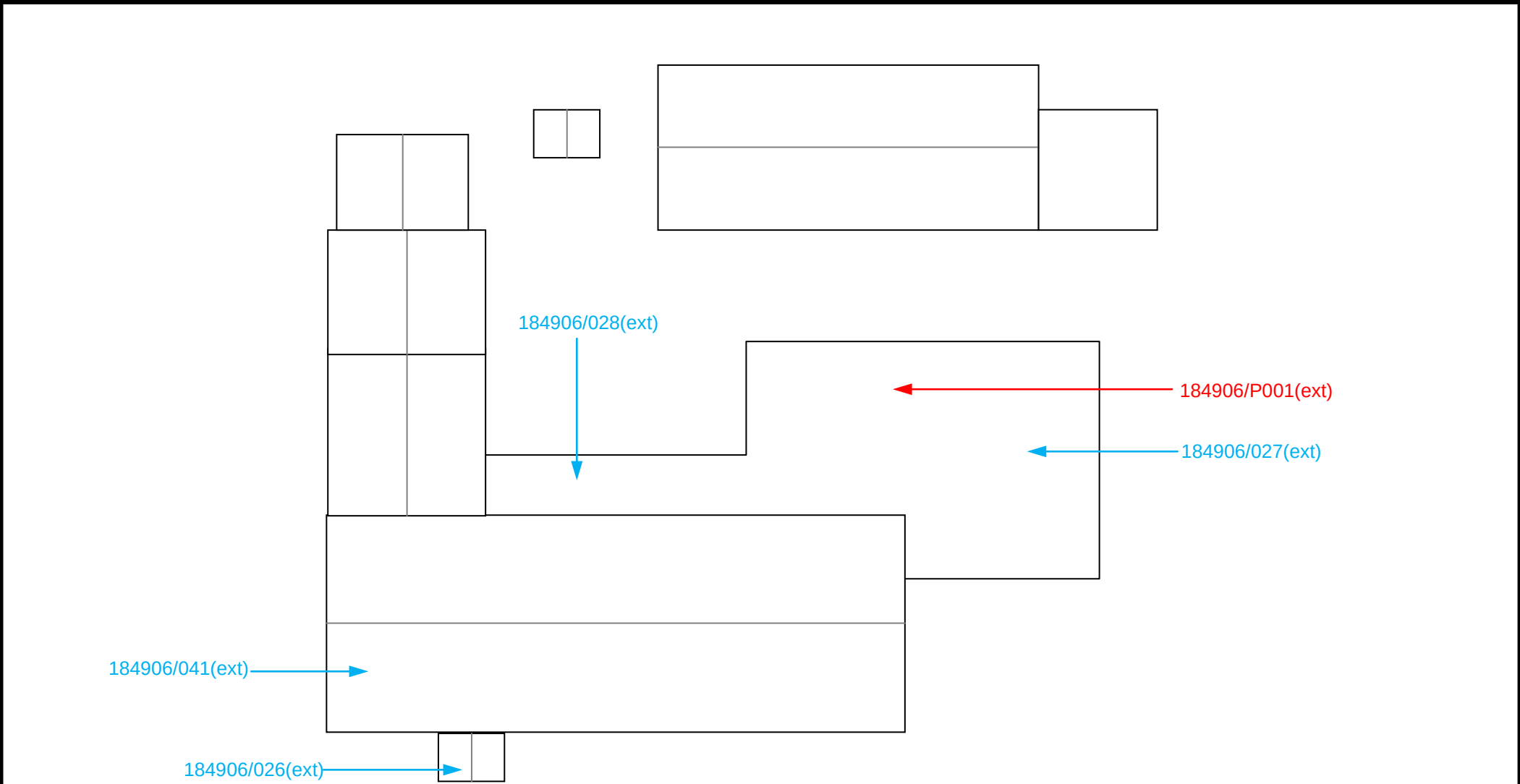

Duct/Void
access


Specified
Area



Page 3 of 3

Not to Scale



Exterior - 021

Roof

Client:	Project:	Surveyor:
John Pointon & Sons Ltd	P-184906	ABu
Site:	Survey Date:	Drawn By:
Former New Inn Pub	01/10/15	PH



Asbestos
Sample
Location



Non Asbestos
Sample
Location



Areas of
No Access



Stairs



Duct/Void
access



Specified
Area



environmental
essentials

Page 4 of 3

Not to Scale