

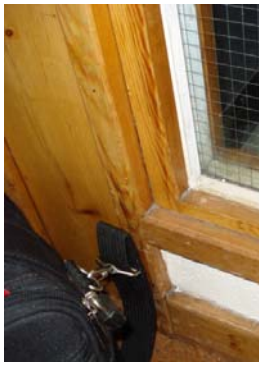
Asbestos Survey

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**The Red Cow Hotel
High Street
Donnington
PE11 4TA**

**Asbestos Survey Report
for
The Red Cow Hotel
High Street
Donnington, Lincs
PE11 4TA**

CLIENT:

**API (Armchair Property Investments) Ltd
29 Westgate
Spalding, Lincs
PE11 2AF**

SITE CONTACT:

API

SURVEYING COMPANY:

**baac
Pinnacle House
34 Newark Road
PETERBOROUGH
PE1 5YD
01733 598026**

SURVEYOR:

Stephen Spinks

DATE OF SURVEY:

28 January 2021

SJ Spinks

**Authorised: Date: 2 February 2021
Survey Report No – 20861**

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1 SCOPE OF WORKS -

INTRODUCTION

In line with the Control of Asbestos Regulations 2012, the HSE's HSG 264 "The Survey Guide" and other Health & Safety guidelines, **baac** has carried out a survey at The Red Cow Hotel, High Street, Donnington, Lincs, PE11 4TA.

Scope of works:

- i) Take suitable and sufficient steps to determine the location of materials likely to contain asbestos.
- ii) To take samples from materials suspected to contain asbestos for analysis to prove asbestos content or, where sample taking is not possible, presume materials to contain asbestos, unless a reasoned argument to the contrary can be made.
- iii) Provide (in written (and where possible) visual and annotated drawing format) a record of the location of the asbestos and presumed asbestos materials and document any actions required to comply with relevant legislation whilst working with the identified materials.

A Refurbishment and Demolition Survey has been carried out

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspections, as necessary, to gain to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR (Control of Asbestos Regulations) 2012 for all ACM's to be removed as far as reasonably practicable before major refurbishment or final demolition.

**The buildings were in an un-safe condition in part, so full access was not possible.
The Surveyor will be available to re-visit at any time if the need arises.**

2 NON – ACCESSIBLE AREAS

(May contain Asbestos)

Room No	Likely to contain asbestos	Reason for no access
27	Low	No safe access
28	Low	No safe access
36	Low	Flooded

NOTE: - It is advised that you contact baac to re-inspect the above areas prior to carrying out any works to the rooms listed. These rooms were NOT surveyed at the time of the survey, they may contain asbestos in one form or another.

3 LOCATIONS OF ASBESTOS CONTAINING MATERIALS

REMOVE PRIOR TO REFURBISHMENT/DEMOLITION			
Room/Area Number	Component	Type	Comments
09	Cladding panel	Chrysotile	Remove prior to the refurbishment works.
04	Floor tiles	Chrysotile	Remove prior to the refurbishment works.

All removal of asbestos must comply with the Control of Asbestos Regulations 2012.

Materials that are asbestos insulation board, asbestos lagging, sprayed coatings, textured coatings, or any material pertaining to the Asbestos (Licensing) Regulations require a licensed asbestos removal contractor to carry out works upon them or their removal.

Materials that have an asbestos content of more than 0.1% by weight must be disposed of as hazardous waste under the Hazardous Waste Regulations 2005.

4 INSPECTION SUMMARY

Items highlighted in RED, contain asbestos in one form or another

Items highlighted in BLUE are presumed to contain asbestos in one form or another

Items highlighted in BLACK do not contain asbestos

Room/Area No.	Sample Ref	Component	Approximate Quantity	Comments
01	RCH/01/001	Textured coating	N/A	
02				No asbestos containing materials found
03				No asbestos containing materials found
04	RCH/04/002	Floor tiles	60 M sq	Remove prior to the refurbishment works.
05				No asbestos containing materials found
06				No asbestos containing materials found
07				No asbestos containing materials found
08				No asbestos containing materials found
09	RCH/09/003	Cladding panel	6 M sq	Remove prior to the refurbishment works.
10				No asbestos containing materials found
11				No asbestos containing materials found
12				No asbestos containing materials found
13				No asbestos containing materials found
14				No asbestos containing materials found
15	RCH/01/001	Textured coating	N/A	
16				No asbestos containing materials found
17				No asbestos containing materials found
18				No asbestos containing materials found
19				No asbestos containing materials found
20				No asbestos containing materials found
21				No asbestos containing materials found
22				No asbestos containing materials found
23				No asbestos containing materials found
24				No asbestos containing materials found
25				No asbestos containing materials found
26				No asbestos containing materials found
27				No asbestos containing materials found
28				No asbestos containing materials found
29				No asbestos containing materials found
30				No asbestos containing materials found
31	RCH/01/001	Textured coating	N/A	
32				No asbestos containing materials found
33				No asbestos containing materials found
34				No asbestos containing materials found
35				No asbestos containing materials found

EXT				No asbestos containing materials found
36				No asbestos containing materials found

5 SURVEY SHEETS

(With Photograph)
In order of Sample Reference Number

Sample Reference Key:

Example – AB/CD / 01 / 001
 | 1 | 2 | 3 |

- 1 – AB/CD - Site/survey identification prefix number, this may be an existing number or one created by the surveyor
- 2 – 01 – The room number. This may be an existing room number or one created by the surveyor and in some instances may consist of more than two digits.
- 3 – 001 – Sample number. This number alone is used to indicate the sample location point on the drawings in Appendix A.

	This sample does not contain Asbestos	
	Sample No	<i>RCH/01/001</i>
	Room / Area	<i>01 - Entrance</i>
	Component	<i>Textured coating</i>

Survey Results		Approximate	Total Area	N/A	Asbestos Type	
Location		Licensed Material			Product Type	
Comments						

Recommended:



Additional Information:

	This sample contains Asbestos	
	Sample No	<i>RCH/04/002</i>
	Room / Area	<i>04 - Function room</i>
	Component	<i>Floor tiles</i>

Survey Results		Approximate Total Area	60 M sq	Asbestos Type	Chrysotile
Location	Internal	Licensed Material	No	Product Type	Plastic Product
Comments	Remove prior to the refurbishment works.				

Recommended:

This is a non-licensed asbestos containing material, but when removed must be disposed of as hazardous waste.



Additional Information:

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	This sample contains Asbestos	
	Sample No	<i>RCH/09/003</i>
	Room / Area	<i>09 - Stable</i>
	Component	<i>Cladding panel</i>

Survey Results		Approximate Total Area	6 M sq	Asbestos Type	Chrysotile
Location	Internal	Licensed Material	No	Product Type	Cement Product
Comments	Remove prior to the refurbishment works.				

Recommended:

This is a non-licensed asbestos containing material, but when removed must be disposed of as hazardous waste.



Additional Information:

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6 SAMPLING STRATEGY FOR ASBESTOS MATERIAL

(HEALTH & SAFETY POLICY)

The object of carrying out sampling is to identify the nature and extent of any visible asbestos material.

All samples are collected in self-seal bags where appropriate. Care is taken to prevent cross-contamination of samples.

All sampling is undertaken causing the minimum possible nuisance and potential risk to the health of occupants and visitors of the building.

As required under the Control of Asbestos Regulation 2012, dust release in sampling must be reduced to as low as is reasonable practicable. An assessment has been carried out in respect of this by a laboratory and the results show that whilst taking the samples, the fibre release, if any, is within the clearance levels of 0.01 f/ml of air. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling any broken material was sealed. All samples were double sealed in polythene bags, which would not give rise to any dust release. Sampling did not impair the structural integrity of the building or risk to its occupants.

7 ASBESTOS SURVEY

STRATEGY

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples will be taken as being representative of the whole area, or rooms of the same construction.

In general for homogeneous manufactured products containing asbestos it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement products, textiles, ropes, friction products, plastics and vinyl's, mastics, sealants, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogeneous as they were applied on site and their composition depended on the availability of supply. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogeneous material is asbestos and to make a presumption that it applies to other material of the same type. However, for non-homogeneous materials and for some presumed non-asbestos materials, additional sampling may often be needed, to reduce the possibility of false analysis results, which may lead to uncontrolled exposures

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client will be made aware of the possibility that asbestos materials may be present in these areas. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey

There are two types of survey that can be carried out:

1 – A 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 suspected ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition. The identification of the asbestos containing materials is usually done by laboratory analysis but a management survey may also include materials that are presumed or strongly presumed to contain asbestos

2 – A Refurbishment and Demolition Survey

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspections, as necessary, to gain to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR (Control of Asbestos Regulations) 2012 for all ACM's to be removed as far as reasonably practicable before major refurbishment or final demolition.

8 METHOD OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE document MDHS 77, titles “Asbestos in Bulk Materials” by UKAS Accredited Laboratory. Sampling and identification by Polarised Light Microscope (PLM).

Identification of asbestos fibres was based on the following analytical procedure:

A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.

Sample treatment was undertaken (if required) to release or isolate fibres.

A detailed and thorough search under the microscope was made to clarify the fibre types present.

Representative fibres were mounted in appropriate RI liquids on microscope slides.

The different fibrous components were identified using PLM.

9 DEFINITIONS

9.1 Location

For the purpose of the risk assessment the material under consideration was categorised into locations, these are defined below:

External – Any asbestos material found externally to the property. This includes walkways and courtyards e.g. soffits, roof coverings, surface water drainage etc.

Internal – Any asbestos material found internally within the property. This includes service ducts within roofs and floors, ceilings, floor coverings etc.

Heating – Any asbestos materials found adjacent to and within boiler houses, plant rooms etc. This also includes any asbestos used for lagging pipe work and for the use of fire retardant properties.

9.2 Approximate Asbestos Content of Asbestos Products

Thermal Insulation	6% to 85%
Sprayed Coating and Lagging	55% to 85%
Asbestos Board	Mill board 37% to 97% Insulation Board 15% To 25% Lining Boards
Paper, Felt and Cardboard	up to 100%
Textiles	Ropes up to 100% Cloth up to 100% Gaskets approximately 90%
Friction Products	Resin Based 30% to 70%
Cement Products	Cladding/Roofing Sheets 10% to 15% Compressed Sheets 10% to 25%
Textured Coatings	Decorative Artex etc 3% to 5%
Bitumen Products	Usually 8%
Resin Products	Usually 1% to 10% Brake Materials 20% to 50%
Plastics (Floor tiles)	Thermoplastic up to 25% PVC Vinyl Normally 7% Others 2%

9.3 Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density less than 1 tonne per cubic metre are classed by the HSE as licensed materials. The HSE must be notified of any work upon or the removal of licensed materials at least 14 day prior to the work commencing.

Asbestos insulation, asbestos coatings and A.I.B are classed as licensed materials and work on these materials is regulated by the Control of Asbestos Regulations 2012.

Control of Asbestos Regulations 2012 bans anyone from carrying out work with asbestos insulation, asbestos coatings and A.I.B unless they hold a license granted by the HSE.

9.4 Non Licensed Materials

Materials having an asbestos content greater than 0.1% by weight and with a density **greater** than 1 tonne per cubic metre are classed as non-licensed materials. The HSE does not require notification of work upon or the removal of non-licensed materials.

Asbestos cement products are a mixture predominantly of cement and asbestos that has been compressed or moulded to a high density and in a dry state has a density greater than 1 tonne per cubic metre. Products made from asbestos cement include corrugated and flat sheet, rainwater gutters and down pipes and W.C. cisterns.

Asbestos cement products as well as bitumen, plastic, resin or rubber products that contain asbestos are classed as non licensed materials (no HSE notification of work to be carried out on or removal of these materials is required). **Other non licensed materials** include asbestos containing products used at high temperature but which have no insulation purpose, such as gaskets, washers, ropes and seals.

Work done on any material containing asbestos must conform to the Control of Asbestos Regulations 2012.

9.5 Hazardous Waste Materials

Materials that have an asbestos content greater than 0.1% by weight must be disposed of (when removed) as hazardous waste in accordance with the Hazardous Waste Regulations 2005.

9.6 Non asbestos materials

Materials that have been referred to as being non-asbestos without supporting analysis results have been done so using the surveyors experience along with the knowledge of sample analysis results from previously samples taken from the same type of material at other sites.

10 SPECIFIC EXCLUSIONS

The survey was limited to those areas accessible at the time of the survey.

We have not inspected flues, ducts, voids, under cast concrete floor slabs and foundations (both concrete and brick) or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, unless the necessary equipment or tools were provided and where necessary a specialist operator of the equipment or tools was present. The responsibility for this provision will have been decided at a preliminary meeting prior to the survey taking place.

We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance.

We have not inspected any areas or surfaces that would require the removal of carpets, furniture, blinds, curtains, fixtures or fittings where the said items are to be re-used and their removal, unless done by a qualified person, may result in them being damaged.

We have not reported on concealed spaces that may exist within the fabric of the building where the act of entering such areas may weaken and endanger the structural integrity of the building.

Samples have not been taken where the act of sampling would endanger the surveyor.

Samples have not been taken where prohibited or prevented by the client, tenant or their representative.

Concrete Floor Slabs unless otherwise referred to have not been core sampled and analysed

Materials that have been referred to as Asbestos Insulating Board or Asbestos cement based upon their asbestos content and visual appearance alone. Density checks on these materials have not been carried out unless stated otherwise.

APPENDIX A Drawings



Red Cow Hotel, High Street, Donnington

Areas highlighted in red indicate an Asbestos Containing Material Present

01 - Room/Area Ref Number

OO1 - Sample reference number and location point of materials found to contain asbestos

OO2 - Sample reference number and location point of materials found not to contain asbestos

OO3 - Material presumed to contain asbestos

APPENDIX B Room/Area List

Room	Description	Room	Description
01	Entrance	02	Store
03	Office	04	Function room
05	Store	06	Store
07	Store	08	Store
09	Stable	10	Stable
11	Store	12	Lounge
13	Bar	14	Dining
15	Stairs and landing	16	Office
17	Bedroom	18	Corridor
19	Bedroom	20	Bedroom
21	Store	22	Bathroom
23	Toilet	24	Bedroom
25	Bedroom	26	Void
27	Void	28	Void
29	Stairs and landing	30	Bedroom
31	Bedroom	32	Bedroom
33	Bedroom	34	Bedroom
35	Bedroom	EXT	External building detail
36	Basement		

APPENDIX C Sample Analysis Report

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J106037

Final Issue Date: 01/02/2021



Private & Confidential:
baac
Pinnacle House
34 Newark Road
Peterborough
PE1 5YD

Premises Of Sample Origin:
The Red Cow Hotel
High Street
Donnington

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
Fax: 01245 422501
info@cavendishlaboratories.com

Name of analyst: Paula Turner
Date of sample receipt: 01/02/2021

Sampled by: Client
Date of analysis: 01/02/2021

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS298825	RCH/01/001 - Textured coating	No Asbestos Detected	Textured Coating
BS298826	RCH/04/002 - Floor tiles (the asbestos is also in the adhesive)	Chrysotile	Plastic product
BS298827	RCH/09/003 - Cladding panel	Chrysotile	Cement product

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite = "Blue asbestos"

Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:

The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.

Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S accreditation.

Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.

The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service. Where samples are provided by customers, the results apply to the samples as received.

Authorised Signatory:

Paul Jarvis FA004-12 (1/5/20)

APPENDIX D Additional Information & Photographs

1		External view - clay roof tiles, render on brick walls, cast iron rainwater goods, timber fascia/soffit boards. No asbestos containing materials seen here.
2		Solid brick walls to side elevation. No asbestos containing materials seen here.
3		Clay roof tiles, solid brick walls, cast iron rainwater goods. No asbestos containing materials seen here.
4		Brick walls, cast iron rainwater goods. No asbestos containing materials seen here.

5		Some areas have been partly demolished. Inspections made. No asbestos containing materials seen here.
6		Again, some areas have been partly demolished. No asbestos containing materials seen here.
7		Plaster on reed to most ceilings. No asbestos containing materials seen here.
8		Lathe and plaster on solid brick walls. No asbestos containing materials seen here.

9		Fibreboard suspended ceiling tiles in metal suspension grid to function room. No asbestos containing materials seen here.
10		Solid brick walls, plaster finish. No asbestos containing materials seen here.
11		Fireplaces inspected. No asbestos containing materials seen here.
12		Some timber stud partitions clad in plasterboard. No asbestos containing materials seen here.

13		China sanitary ware. No asbestos containing materials seen here.
14		Timber joists, rafters throughout. No insulation seen. No asbestos containing materials seen here.
15		Suspended timber floors inspected. No asbestos containing materials seen here.
16		Roof void inspected. No asbestos containing materials seen here.

17		All voids viewed where possible. No asbestos containing materials seen here.
18		Timber stairs in most instances. No asbestos containing materials seen here.
19		Concrete stairs to basement. No asbestos containing materials seen here.
20		Basement was flooded so no safe access. Brick vaulted ceiling. No asbestos containing materials seen here.

21		Outbuildings with solid brick walls. No asbestos containing materials seen here.
22		Some areas were not fully accessed for health & safety reasons. No asbestos containing materials seen here.
23		Some areas have been partly demolished. Brick walls with concrete floors. No asbestos containing materials seen here.
24		Timber joists to suspended floors. No insulation products found. No asbestos containing materials seen here.

Conformation Sheet

Your signature here is to confirm that you have read this report, identified the areas where your work is to take place and that you are aware of any asbestos containing materials identified in this report that are present within these areas. If there is a likelihood that your work may disturb these materials then you must contact prior to the start of any work.

[illegible]

Stephen J Spinks

has demonstrated by examination and practical assessment that he has attained the necessary proficiency in the following specified field of Occupational Hygiene and is duly awarded the

Proficiency Certificate
in
Buildings Surveys and
Bulk Sampling
for Asbestos




Chief Examiner

February 2005