

Asbestos Demolition Survey

The Moreton Inn
Ruabon Road
Johnstown
Ruabon
Wrexham
LL14 6PU



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1.0 Executive summary:

This Executive Summary provides details on :

- ┆ the locations with identified (or presumed) ACMs;
- ┆ areas not accessed;
- ┆ ACMs with high material assessment scores;
- ┆ clear notes on any actions (and priorities).

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

HIGH RISK MATERIALS - SCORES 10+

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommended Actions
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There were no results found.

MEDIUM RISK MATERIALS - SCORES 7-9

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommended Actions
There were no results found.						

LOW RISK MATERIALS - SCORES 1-6

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely.

Building	Floor	Room	Item	Material	Risk assessment Score	Recommended Actions
The Moreton Inn	Ground Floor	Wash Room G/05	thermoplastic tile & adhesive	Reinforced Composite	VERY LOW (3) R3	Remove
The Moreton Inn	Ground Floor	Bar / Lounge G/07	vinyl tile	Reinforced Composite	VERY LOW (3) R3	Remove
The Moreton Inn	Ground Floor	Bar / Lounge G/07	thermoplastic tile & adhesive	Reinforced Composite	VERY LOW (3) R3	Remove
The Moreton Inn	Ground Floor	Bar / Lounge G/07	bituminous adhesive	Well Bound Material	VERY LOW (3) R3	Remove
The Moreton Inn	1st Floor	Lounge 1/09	woven product	Asbestos Textiles/Paper	VERY LOW (4) R3	Remove
The Moreton Inn	External	Externals E/01	cement	Asbestos Cement	VERY LOW (4) R3	Remove
The Moreton Inn	External	Externals E/01	cement roof	Asbestos Cement	VERY LOW (4) R3	Remove
The Moreton Inn	External	Externals E/01	cement	Asbestos Cement	VERY LOW (4) R3	Remove
The Moreton Inn	External	Externals E/01	cement	Asbestos Cement	VERY LOW (4) R3	Remove

1.0 Executive summary:

PRESUMED ASBESTOS/NO ACCESS AREAS

Asbestos Containing Materials (ACMs) have been presumed as being present to the following areas where access could not be gained. Areas which have not been accessed should be presumed to contain asbestos until proven otherwise.

Building	Floor	Room/Area	Recommended Actions	Surveyor Notes
The Moreton Inn	1st Floor	Store 1/01	Inspect Prior to Disturbance	no access within, presumed to be present
The Moreton Inn	Ground Floor	Outbuildings G/12	Inspect Prior to Disturbance	fixed security sheeting, limitation agreed with client
The Moreton Inn	Ground Floor	Stairwell G/04	Remove	no access within, presumed to be present

Building Notes:

Internal notes: N/A
External notes: N/A

2.0 Report Summary:

Name and address of site:	The Moreton Inn, Ruabon Road, Johnstown, Ruabon, Wrexham		
Name and address of client:	A&D Environmental Services Limited, A&D Environmental, Unit E36, Ashmount Enterprise Park, Aber Road, Flint		
Client contact:	Dean Holmes		
Type of survey:	Demolition Survey		
Date of survey:	2 Feb 2022		
Report Revision Number:	1		
TEAMS internal job number:	J010205		
Lead surveyor[s]:	Luke Jones	Signature:	
Technically reviewed by:	Daniel Roberts	Signature:	
Report issue date:	8 Feb 2022		

3.0 Introduction/Objectives:

Sentinel Environmental Consultancy Ltd received an order of confirmation to undertake a Demolition Survey from A&D Environmental Services Limited. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Demolition survey of:

The Moreton Inn
Ruabon Road
Johnstown
Ruabon
Wrexham
LL14 6PU

The survey was carried out by Luke Jones.

The Type of survey selected / requested by the client was a Demolition survey.

This survey was carried out in accordance with documented in house procedures TOP02 surveying procedures, which are based on the HSE Guidance document HSG 264.

3.1 Purpose of Survey

The purpose of this Demolition Survey is to help the duty holder identify asbestos in these premises, prior to Demolition Works. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

3.2 Aim of Survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance
4. Locate all ACM's within the fabric of the building prior to demolition.

3.0 Introduction/Objectives (Cont):

- Type of Survey

3.3 Type of Survey – Demolition Survey

Demolition surveys are intended to locate all asbestos within the building. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to demolition.

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified buried within the fabric of the building during the survey. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products, and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified to these type of areas and if suspect materials are uncovered during demolition then samples should be taken for analysis.

4.0 Agreed Scope, Caveats and Exclusions

4.1 Agreed Scope

Sentinel Environmental Consultancy Ltd have taken measures to ensure a sufficient exchange of information has been carried out with the duty holder / client representative prior to undertaking this survey. This survey has been carried out under the agreed scope outlined in the quotation and terms and conditions of the business. Any significant changes from the agreed scope are clearly identified and agreed with the client prior to issue of the Report.

Description, Current and Historical Use of Property	Commercial - Former Public House
Number of Buildings ; age, type and construction details	1 Building, Traditional Build early 1900's
Estimated or known number of rooms	20 areas across 3000 sqft
Unusual features or underground areas	Cellar
Details of alterations to Building (previous extension, refurbishment or demolition works)	Addition of Conservatory and Light Internal Alterations
Building Listed or within Conservation Area	No
Surrounding areas & building structures included in scope	Building and Outhouses
Existing Plans for the Site provided (are plans required to be issued within a specific format)	Provided by Client
Proposed Plans and Specification for scope of works	Demolition of Building
Building Occupied or Vacant	Vacant
Access Restrictions (working at height)	None
Specialist requirements (access to confined spaces / heights where MEWP / Mobile Tower required)	None - all areas accessible from Ladders
Person responsible for arranging access	Client
Site Specific Hazards	Standard RAMS
Photographs to be collected	Yes
Bulk Sampling Requirements	As per HSG264 Guidance
Previous Asbestos Information available and whether this information will be used as 3rd party data with the Survey	No previous information available for the property
Client specific requirements ; data extract/ CD / PDF copy / email only	Standard Report Format - PDF to be emailed

4.0 Agreed Scope, Caveats and Exclusions (Continued):

4.2 The following areas / elements have been agreed to be included or excluded from the scope, please note inspections are representative across the building, supporting photographs for intrusive inspections can be found in Appendix 6 :

Building Element	Included / Excluded	Survey Technique	Reinstatement Included
Solid wall cavities	Included	Inspection hole created to inspect cavity between walls inspected	No - Area left in safe and tidy manner
Removal of window sills	Included	Window sills removed to inspect beneath	No - Area left in safe and tidy manner
Removal of vent covers	Included	Vent covers removed to inspect behind	No - Area left in safe and tidy manner
Partition wall cavities	Included	Inspection holes created to inspect within / behind partition panels	No - Area left in safe and tidy manner
Above fixed suspended ceilings	Included	Access point created within fixed ceiling to inspect void	No - Area left in safe and tidy manner
Within boxings or risers	Included	Boxing panels and or cover panels to risers removed	No - Area left in safe and tidy manner
Floor voids, removal of flooring	Included	Floor boards lifted to inspect voids	No - Area left in safe and tidy manner
Within fire doors	Included	Inspection hole created to inspect lining of fire door	No - Area left in safe and tidy manner
Beneath fixed flooring materials	Included	Flooring lifted to inspect beneath	No - Area left in safe and tidy manner
Behind skirting and door frames	Included	Skirting board and door frames removed to inspect behind	No - Area left in safe and tidy manner
Beneath or behind furniture	Included	Furniture moved to inspect	No - Area left in safe and tidy manner
Beneath non asbestos insulation	Included	Non asbestos insulation to be removed	No - Area left in safe and tidy manner
Behind non asbestos external soffits / fascias	Included	Non asbestos soffits / fascias inspected beneath	No - Area left in safe and tidy manner
Roof voids Inspection	Included	Roof Voids accessed and inspected	No - Area left in safe and tidy manner
Fireplace / Chimney Breast	Included	Chimney breast inspected	No - Area left in safe and tidy manner

4.3 Agreed Caveat and Limitations

The Survey has been carried out with the following specific caveats agreed with the Client. Areas or items excluded from a survey must be presumed to contain Asbestos.

Item Excluded from Survey	Comments
Within electric switchgear, fuse boxes, plant and other associated services.	Agreed with client not to be inspected as a live service supply which could not be isolated during the Survey
Within operational plant and machinery including boilers / calorifiers / lift machinery etc.	Agreed with client not to be inspected as a live service supply which could not be isolated during the Survey
Access behind / above existing ACM's which would require the use of a LARC and enclosure.	Agreed with client not to be inspected behind / above
Intrusion through solid ceiling slab or solid walls requiring additional specialist support services.	Agreed with client not to be inspected beneath or within
Below external ground level	Agreed with client not to be inspected

5.0 Survey Method

5.1 This survey has been undertaken in accordance with HSG264 and Sentinel Environmental Consultancy Ltd in house procedures (TOP02 Surveying Procedure).

5.2 Clients of Sentinel Environmental Consultancy Ltd have agreed to our terms and conditions and accepted our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

5.3 The information provided by the client or their representative is recorded within the desk top review and survey planning stage and has been used to establish the scope of the survey.

5.4 Photographs of suspected ACM's, limited access areas / no access areas are taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's are not identified with labels unless the client expressly requests otherwise.

5.5 All items examined by the surveyor at the time of the survey are listed in the inspection detail of this report. This detail includes those items believed by the surveyor not to contain asbestos and an appropriate categorisation of their material composition is given. Employing this rationale, the surveyor can use experience and judgement to form a reasoned argument that there is evidence to suggest that the material may not contain asbestos. Periodically 'non-asbestos' building materials may be sampled by way of a method control to further support the surveyor's argument. These materials do not bear any risk assessment detail.

5.6 Areas that could not be accessed were presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.6 Areas that cannot be accessed are presumed to have ACM's present until proven otherwise. Each area requiring further inspection is documented within the Executive summary (Inaccessible areas). Inaccessible areas are also shown on the plan drawings (Appendix 5)

5.7 Materials that cannot be accessed and in the surveyor's opinion could be dismissed are presumed to be ACMs unless proven otherwise. Materials that are not sampled but, in the surveyor's opinion, have a similar appearance, location and function as a previously sampled material are strongly presumed to be similar to the sampled material.

5.8 In the case of a material or materials being encountered that the surveyor suspects, following visual assessment, as containing asbestos but cannot be sampled for reasons of practicality, that material is strongly presumed to contain asbestos. An assessment (where possible) of the material's extent and condition is made. Materials that are 'strongly presumed' to be similar to a material that has already been sampled are referenced against the original sampled material.

5.9 Intrusive damage that is required to gain access to an area/location that is within the scope of the survey has been agreed with the client or the client's representative. Any remedial action is put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area is made and the reasons recorded. The area/location is presumed to have ACM's present until proven otherwise.

5.10 Older electrical equipment, which cannot be shown to contain ACM's is presumed to have ACM's present unless, in the surveyors professional opinion, such items can be excluded.

6.0 Exclusions and Caveats:

Where suspect asbestos containing materials e.g. ceiling finishes, board materials etc exist no attempt (unless otherwise stated) will be made to investigate behind these materials. Sentinel Environmental Consultancy has a duty under Regulation 16 of the Control of Asbestos Regulations (2012) to prevent or reduce the spread of asbestos; penetration of such materials without appropriate control measures may be in contravention of this duty.

Specific areas excluded within this survey report are listed within the executive summary.

This report does not include investigations into land contamination associated with asbestos or any other contaminants.

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature of any visible ACM. The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Bulk samples are taken in accordance with documented in house procedures (TOP02 Surveying Procedure) following guidelines detailed in HSG264 'The Survey Guide' and HSG248 'The Analyst Guide'. The quantity of samples taken will be minimised by using 'strongly presumed'. Materials that are 'strongly presumed' to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

7.2 All samples taken during this survey have been analysed by a laboratory holding UKAS accreditation to ISO 17025.

7.3 The homogeneity of asbestos containing materials can differ depending on their type. Typically, homogeneous materials include sprayed coatings, insulating board and asbestos cement products. Other materials are typically less homogeneous including pipe lagging (due to patch repairs, hand mixing at time of application), textured coatings (due to low concentration of asbestos fibre and hand application), composites (due to low concentration of asbestos fibre and material matrix). Whilst sampling frequencies / techniques and analysis methods attempt to address the issue of non-homogeneity it should be realised that sampling in accordance with HSG 264 and analysis in accordance with HSG 248 cannot always obviate the problems of determining asbestos fibre content in non-homogeneous materials. The results of sample analysis presented in this report therefore pertain to the samples analysed and so relate only to the time at which sampling took place and to the conditions prevailing during that time.

Survey Results

8.1 The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 2), Asbestos Register (appendix 1) and Non-Asbestos Material Register (appendix 3). Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below:

8.2 Within the survey data sheets the individual scores in brackets, for each sample variable, are added together to form the final material risk assessment algorithm score.

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

Risk Category	Risk	Score Range	Fibre release potential
R1	HIGH	Material Score 10	High risk with a high potential to release fibres if disturbed
R2	MEDIUM	Material Score Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
R3	LOW	Material Score 6 or below	Low risk with and having low potential to release fibres if disturbed

9.0 Recommendations:

9.1 To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

9.2 Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

9.3 The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

9.4 Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

9.5 Instigate regular inspections, to record and update details of retained asbestos containing materials.

9.6 Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

9.7 During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

9.8 Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

9.9 If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

9.10 All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

9.11 Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

9.12 In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:

-All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

9.13 It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

9.14 The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

9.15 Any recommendations made within this report are made on the basis of findings collated at the time of survey. Recommendations should undergo careful client evaluation prior to a final management decision being made. Sentinel Environmental Consultancy Limited does not accept any responsibility for any works carried out as a result of recommendations made within this report.

Appendix 1 - Asbestos Register

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
The Moreton Inn	Ground Floor	Stairwell G/04, insulation lining within safe	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Remove	no access within, presumed to be present
The Moreton Inn	Ground Floor	Wash Room G/05, thermoplastic tile & adhesive floor covering	S AC004872	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	12m ²	Occasionally likely to be disturbed	3	Remove	N/A
The Moreton Inn	Ground Floor	Bar / Lounge G/07, vinyl tile floor covering	S AC004874	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	5m ²	Occasionally likely to be disturbed	3	Remove	adhesive present to tile and floor, located to bar entrance
The Moreton Inn	Ground Floor	Bar / Lounge G/07, thermoplastic tile & adhesive floor covering	S AC004876	Reinforced Composite	Low Damage	Completely Sealed	Chrysotile	3lm	Occasionally likely to be disturbed	3	Remove	adhesive present to tile & floor, located to perimeter of central dividing wall
The Moreton Inn	Ground Floor	Bar / Lounge G/07, bituminous adhesive to floor	S AC004877	Well Bound Material	Low Damage	Completely Sealed	Chrysotile	20m ²	Occasionally likely to be disturbed	3	Remove	located beneath carpet opposite entrance door
The Moreton Inn	Ground Floor	Outbuildings G/12, no access to outbuildings	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspect Prior to Disturbance	fixed security sheeting, limitation agreed with client
The Moreton Inn	1st Floor	Store 1/01, Insulation lining within safe	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspect Prior to Disturbance	no access within, presumed to be present
The Moreton Inn	1st Floor	Lounge 1/09, woven product within MEM fuse box	P Visual	Asbestos Textiles/Paper	Good Condition	Surface Sealed	Chrysotile	1no.	Usually inaccessible or unlikely to be disturbed	4	Remove	N/A
The Moreton Inn	External	Externals E/01, cement verge undercloak	S AC004888	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	20lm	Occasionally likely to be disturbed	4	Remove	located to main building
The Moreton Inn	External	Externals E/01, cement roof to conservatory	S AC004889	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	70m ²	Occasionally likely to be disturbed	4	Remove	N/A

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 1 - Asbestos Register (cont)

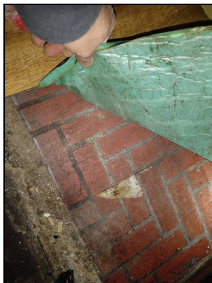
Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
The Moreton Inn	External	Externals E/01, cement cowl	P Visual	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	1no.	Usually inaccessible or unlikely to be disturbed	4	Remove	N/A
The Moreton Inn	External	Externals E/01, cement verge undercloak	S AC004891	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	5lm	Occasionally likely to be disturbed	4	Remove	located to conservatory

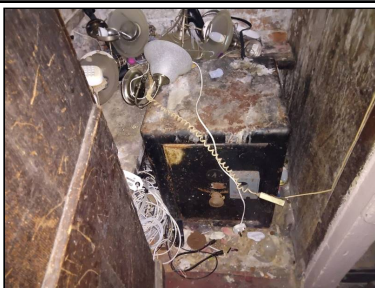
KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 2 – Survey Data Sheets

Service Type	Demolition Survey		
Report Revision Number	1	Surveyors	Luke Jones
TEAMS Job Number	J010205	Survey Date	2 Feb 2022 to 3 Feb 2022
Site Address:	The Moreton Inn Ruabon Road Johnstown Ruabon Wrexham LL14 6PU	Bulk Analysis Laboratory	N/A
		Sample Analysis Date	7 Feb 2022 - 8 Feb 2022

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Bar G/02	vinyl tile floor covering	50m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004871 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	The Moreton Inn	Stairwell G/04	insulation lining within safe	1no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	Inspection Required				
Surveyor comments	no access within, presumed to be present				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

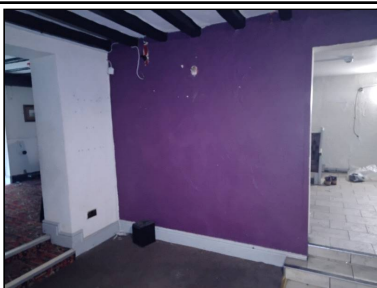
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Wash Room G/05	thermoplastic tile & adhesive floor covering	12m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004872 (S)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
3					
Recommended action	Remove				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Wash Room G/05	bituminous paint to underside of sink	1m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004873 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Bar / Lounge G/07	vinyl tile floor covering	5m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004874 (S)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	3				
Recommended action	Remove				
Surveyor comments	adhesive present to tile and floor, located to bar entrance				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Bar / Lounge G/07	textured coating to walls	75m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004875 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Bar / Lounge G/07	thermoplastic tile & adhesive floor covering	3lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004876 (S)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	3				
Recommended action	Remove				
Surveyor comments	adhesive present to tile & floor, located to perimeter of central dividing wall				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Bar / Lounge G/07	bituminous adhesive to floor	20m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004877 (S)	Well Bound Material (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	3				
Recommended action	Remove				
Surveyor comments	located beneath carpet opposite entrance door				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Kitchen G/09	bituminous paint to underside of sink	0.5m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As AC004873 (SP)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	The Moreton Inn	Outbuildings G/12	no access to outbuildings	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	Inspection Required				
Surveyor comments	fixed security sheeting, limitation agreed with client				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

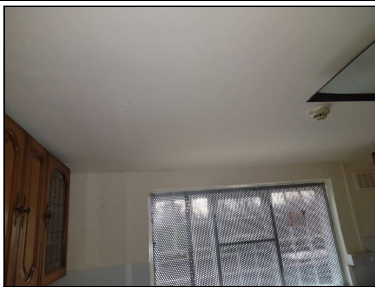
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	The Moreton Inn	Store 1/01	Insulation lining within safe	1no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		Inspection Required			
Surveyor comments		no access within, presumed to be present			

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Bedroom 1/02	textured coating to ceiling	20m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004878 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Office 1/04	textured coating to ceiling	12m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004879 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Kitchen 1/05	textured coating to ceiling	12m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004880 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Kitchen 1/05	textured coating to walls	30m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004881 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Kitchen 1/05	bituminous pad beneath sink	1no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004882 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

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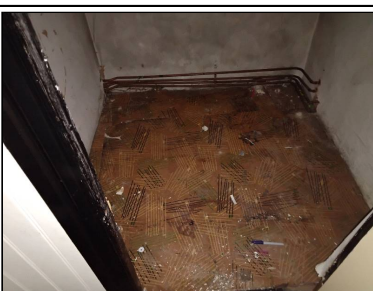
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Lounge 1/07	textured coating to ceiling	35m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004883 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Lounge 1/07	textured coating to walls	30m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004884 (S)	N/A	N/A	N/A	N/A
		Material Risk Score			
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

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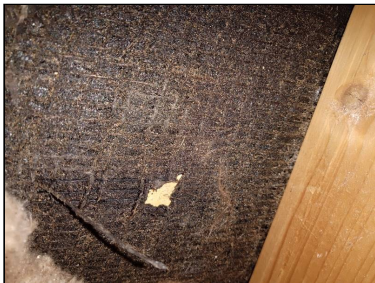
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Circulation 1/08	linoleum floor covering	3m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004885 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	1st Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Lounge 1/09	woven product within MEM fuse box	1no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Good Condition (0)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
	4				
Recommended action	Remove				
Surveyor comments	N/A				

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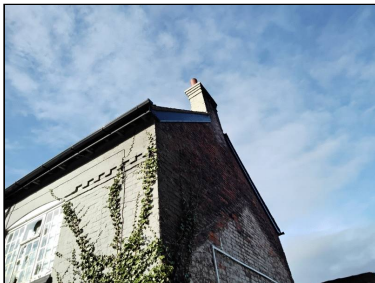
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	Roof Void	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Roof voids R/01	bituminous sarking to underside of roof	200m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004886 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	N/A				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Externals E/01	bituminous felt covering to flat roof	200m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004887 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Externals E/01	cement verge undercloak	20lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004888 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
		Material Risk Score			
	4				
Recommended action	Remove				
Surveyor comments	located to main building				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Externals E/01	cement roof to conservatory	70m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004889 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
4					
Recommended action	Remove				
Surveyor comments	N/A				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Externals E/01	bituminous sarking to lean to	20m ²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004890 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		N/A			

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Externals E/01	cement cowl	1no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
Recommended action		Remove			
Surveyor comments		N/A			

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	External	Chrysotile (1)
	Building	Room	Item	Quantity	
	The Moreton Inn	Externals E/01	cement verge undercloak	5lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004891 (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	4				
Recommended action	Remove				
Surveyor comments	located to conservatory				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	2 Feb 2022 to 3 Feb 2022	Luke Jones	Demolition Survey	External	No Asbestos Detected
	Building	Room	Item	Quantity	
	The Moreton Inn	Externals E/01	putty to window frames	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	AC004892 (S)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	located to all non UPVC windows				

KEY:

S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
The Moreton Inn	External	E/01	Externals	slate roof, timber fascias, masonry walls, plastic and metal rainwater goods, timber porch, metal flues, lath & plaster ceiling to front canopy
The Moreton Inn	Z-Sub Level 1	Z1/01	Basement	plasterboard ceiling, brick walls, concrete floor, plasterboard boxing to beams, foam lagged pipework, modern electrical switchgear, plasterboard boxing to steel & timber beams
The Moreton Inn	Ground Floor	G/01	Entrance	timber porch, plasterboard and lath & plaster ceilings, plaster on masonry walls, carpet floor covering, concrete floor, plasterboard door header
The Moreton Inn	Ground Floor	G/02	Bar	plasterboard and lath & plaster ceilings, plaster on masonry and plasterboard walls, laminate floor coverings, concrete floor, foam lagged pipework, plasterboard boxing to steel beam
The Moreton Inn	Ground Floor	G/03	Male W.C	plasterboard and lath & plaster ceilings, ceramic tiled plaster on masonry walls, ceramic floor covering, concrete floor, unlagged metal pipework, ceramic cistern, plastic soil pipe, plasterboard boxing, slate shuttering within vent
The Moreton Inn	Ground Floor	G/04	Stairwell	lath & plaster ceiling, plaster on masonry and plasterboard walls, carpet floor covering, ceramic sub floor, concrete floor, timber boxing
The Moreton Inn	Ground Floor	G/05	Wash Room	lath & plaster ceiling, plaster on masonry and plasterboard walls, linoleum floor covering, concrete floor, timber boxing, no asbestos observed to electrics
The Moreton Inn	Ground Floor	G/06	Store	lath & plaster ceiling, plaster on masonry and plasterboard walls, linoleum floor covering, timber and concrete floor, timber boxing, modern electrical switchgear
The Moreton Inn	Ground Floor	G/07	Bar / Lounge	plasterboard and lath & plaster ceilings, plaster on masonry and plasterboard walls, ceramic & carpet floor coverings, concrete floor, foam lagged pipework, plasterboard boxing to steel beam, rubber stair nosing
The Moreton Inn	Ground Floor	G/08	Male W.C	plasterboard and lath & plaster ceilings, ceramic tiled plaster on masonry walls, ceramic floor covering, concrete floor, unlagged metal pipework, ceramic cistern, plastic soil pipe, timber boxing
The Moreton Inn	Ground Floor	G/09	Kitchen	plasterboard ceilings, plaster on masonry and plasterboard walls, linoleum floor covering, ceramic sub floor, concrete floor, plastic vent pipe
The Moreton Inn	Ground Floor	G/10	Conservatory	timber roof, plaster on masonry walls, ceramic floor covering, concrete floor
The Moreton Inn	Ground Floor	G/11	Female W.C	plasterboard and lath & plaster ceilings, ceramic tiled plaster on masonry walls, carpet and ceramic floor covering, concrete floor, unlagged metal pipework, ceramic cistern, plastic soil pipe, timber boxing
The Moreton Inn	Ground Floor	G/12	Outbuildings	N/A
The Moreton Inn	1st Floor	1/01	Store	plasterboard ceiling, plaster on masonry walls, carpet floor covering, timber floor, unlagged metal pipework

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
The Moreton Inn	1st Floor	1/02	Bedroom	lath & ceiling, lath & plaster and plaster on masonry walls, carpet floor covering, timber floor, unlagged metal pipework
The Moreton Inn	1st Floor	1/03	Bedroom	lath & ceiling, lath & plaster and plaster on masonry walls, carpet floor covering, timber floor, unlagged metal pipework
The Moreton Inn	1st Floor	1/04	Office	lath & ceiling, lath & plaster and plaster on masonry walls, carpet floor covering, timber floor, unlagged metal pipework, no asbestos observed within roof void
The Moreton Inn	1st Floor	1/05	Kitchen	lath & ceiling, lath & plaster and plaster on masonry walls, linoleum floor covering, timber floor, unlagged metal pipework, no asbestos observed within roof void
The Moreton Inn	1st Floor	1/06	Circulation	lath & plaster ceiling, lath & plaster and plaster on masonry walls, carpet floor covering, timber floor, unlagged metal pipework
The Moreton Inn	1st Floor	1/07	Lounge	lath & ceiling, lath & plaster and plaster on masonry walls, carpet floor covering, timber floor, unlagged metal pipework, timber boxing, no asbestos observed within roof void
The Moreton Inn	1st Floor	1/08	Circulation	plasterboard and lath & plaster ceiling, lath & plaster and plaster on masonry walls, carpet floor covering, timber floor, unlagged metal pipework
The Moreton Inn	1st Floor	1/09	Lounge	lath & plaster ceiling, lath & plaster and plaster on masonry walls, carpet floor covering, timber floor, unlagged metal pipework, metal flue
The Moreton Inn	1st Floor	1/10	Bathroom	lath & plaster ceiling, lath & plaster and plaster on masonry walls, linoleum floor covering, timber floor, ceramic cistern, plastic soil pipe, metal and plastic tanks, unlagged metal pipework
The Moreton Inn	Roof Void	R/01	Roof voids	lath & plaster to slate roof, timber framework, masonry walls, lath & plaster ceilings below

Appendix 4 – Analysis Certificates

Sentinel Environmental Consultancy Limited
Head Office : Unit 17 Gwenfro, Technology Park, Wrexham, LL13 7YP

Certificate of Analysis

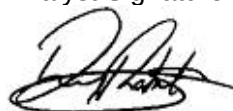
Asbestos Fibre Identification in Bulk Sample

Client: A&D Environmental Services Limited
Address: A&D Environmental, Unit E36, Ashmount
Enterprise Park, Aber Road, Flint, CH6 5YL

Project /Certificate Reference : J010205
Version Number : 1

Site Address: The Moreton Inn, Ruabon Road, Johnstown,
Ruabon, Wrexham , LL14 6PU

Analyst Signature:



Samples Collected by: Luke Jones
Date Samples Received: 4 Feb 2022
Analysis Date: 7 Feb 2022
Certificate Issue Date: 8 Feb 2022

Analyst Name: Daniel Roberts

Asbestos Fibre Type :

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.

Analysis Method :

The analysis of the sample(s) detailed on this report is UKAS accredited. Analysis was performed in accordance with our internal Technical Operating Procedures and Health & Safety Executive publication HSG 248 at our Head Office.

Disclaimer :

Any interpretations or opinions expressed in this report are outside the scope of UKAS accreditation. The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Sentinel Environmental cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months only after the analysis date unless requested or contracted otherwise.

Version Revision / Changes : None

Authorisation Signature :



Daniel Roberts - Director

Sentinel Environmental Consultancy Limited
 Head Office : Unit 17 Gwenfro, Technology Park, Wrexham, LL13 7YP

Certificate of Analysis

Project /Job Reference : J010205
 Certificate Issue Date : 08/02/2022

Version Number : 1

Results

Project Reference	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
AC004871	The Moreton Inn, Ground Floor, Bar – vinyl tile	No Asbestos Detected	Reinforced Composite
AC004872	The Moreton Inn, Ground Floor, Wash Room – thermoplastic tile & adhesive (asbestos in tile and adhesive)	Chrysotile	Reinforced Composite
AC004873	The Moreton Inn, Ground Floor, Wash Room – bituminous paint	No Asbestos Detected	Well Bound Material
AC004874	The Moreton Inn, Ground Floor, Bar / Lounge – vinyl tile (asbestos in tile and adhesive)	Chrysotile	Reinforced Composite
AC004875	The Moreton Inn, Ground Floor, Bar / Lounge – textured coating	No Asbestos Detected	Textured Coating
AC004876	The Moreton Inn, Ground Floor, Bar / Lounge – thermoplastic tile & adhesive (asbestos in tile and adhesive)	Chrysotile	Reinforced Composite
AC004877	The Moreton Inn, Ground Floor, Bar / Lounge – bituminous adhesive	Chrysotile	Well Bound Material
AC004878	The Moreton Inn, 1st Floor, Bedroom – textured coating	No Asbestos Detected	Textured Coating
AC004879	The Moreton Inn, 1st Floor, Office – textured coating	No Asbestos Detected	Textured Coating

Please Refer to Page 1 of Certificate of Analysis for pertinent details. This Report is only Valid when issued as a complete document with authorising signature on Page 1.

Sentinel Environmental Consultancy Limited
 Head Office : Unit 17 Gwenfro, Technology Park, Wrexham, LL13 7YP

Certificate of Analysis

Project /Job Reference : J010205
 Certificate Issue Date : 08/02/2022

Version Number : 1

Results

Project Reference	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
AC004880	The Moreton Inn, 1st Floor, Kitchen – textured coating	No Asbestos Detected	Textured Coating
AC004881	The Moreton Inn, 1st Floor, Kitchen – textured coating	No Asbestos Detected	Textured Coating
AC004882	The Moreton Inn, 1st Floor, Kitchen – bituminous pad	No Asbestos Detected	Well Bound Material
AC004883	The Moreton Inn, 1st Floor, Lounge – textured coating	No Asbestos Detected	Textured Coating
AC004884	The Moreton Inn, 1st Floor, Lounge – textured coating	No Asbestos Detected	Textured Coating
AC004885	The Moreton Inn, 1st Floor, Circulation – linoleum	No Asbestos Detected	Well Bound Material
AC004886	The Moreton Inn, Roof Void, Roof voids – bituminous sarking	No Asbestos Detected	Well Bound Material
AC004887	The Moreton Inn, External, Externals – bituminous felt	No Asbestos Detected	Well Bound Material
AC004888	The Moreton Inn, External, Externals – cement	Chrysotile	Asbestos Cement

Please Refer to Page 1 of Certificate of Analysis for pertinent details. This Report is only Valid when issued as a complete document with authorising signature on Page 1.

Sentinel Environmental Consultancy Limited
 Head Office : Unit 17 Gwenfro, Technology Park, Wrexham, LL13 7YP

Certificate of Analysis

Project /Job Reference : J010205
 Certificate Issue Date : 08/02/2022

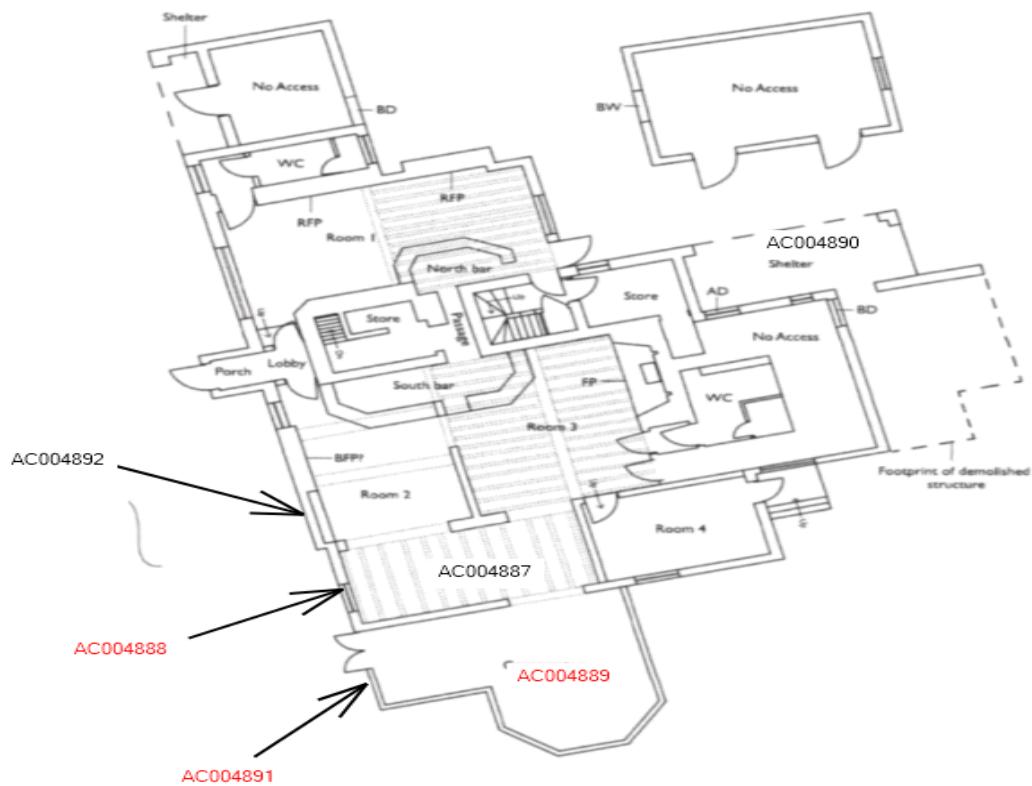
Version Number : 1

Results

Project Reference	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
AC004889	The Moreton Inn, External, Externals – cement roof	Chrysotile	Asbestos Cement
AC004890	The Moreton Inn, External, Externals – bituminous sarking	No Asbestos Detected	Well Bound Material
AC004891	The Moreton Inn, External, Externals – cement	Chrysotile	Asbestos Cement
AC004892	The Moreton Inn, External, Externals – putty	No Asbestos Detected	Well Bound Material

Please Refer to Page 1 of Certificate of Analysis for pertinent details. This Report is only Valid when issued as a complete document with authorising signature on Page 1.

Appendix 5 – Plans

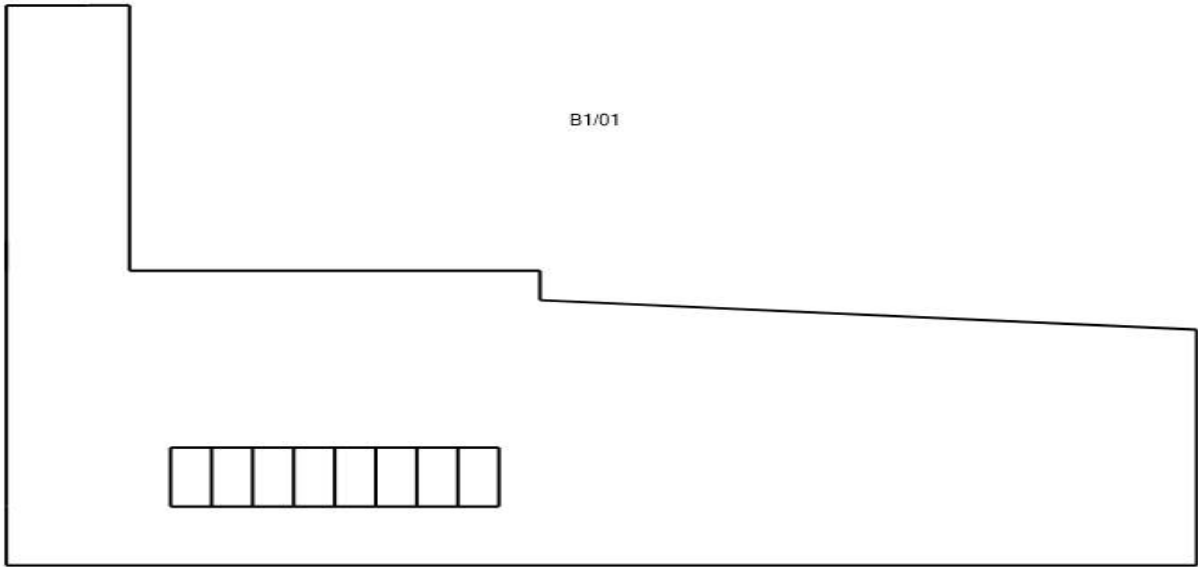


Client: A&D Environmental Services Limited
Site: The Moreton Inn
Building: The Moreton Inn
Floor: External
UPRN No: N/A

Plan Key:

Red Text = Positive Item	 Positive or Strongly Presumed Asbestos in area / room
Blue Text = No Access Item	
Black Text = No Asbestos Detected Item	 No Access within or to area / room





Client: A&D Environmental Services Limited
Site: The Moreton Inn
Building: The Moreton Inn
Floor: Z-Sub Level 1
UPRN No: N/A

Plan Key:

Red Text = Positive Item

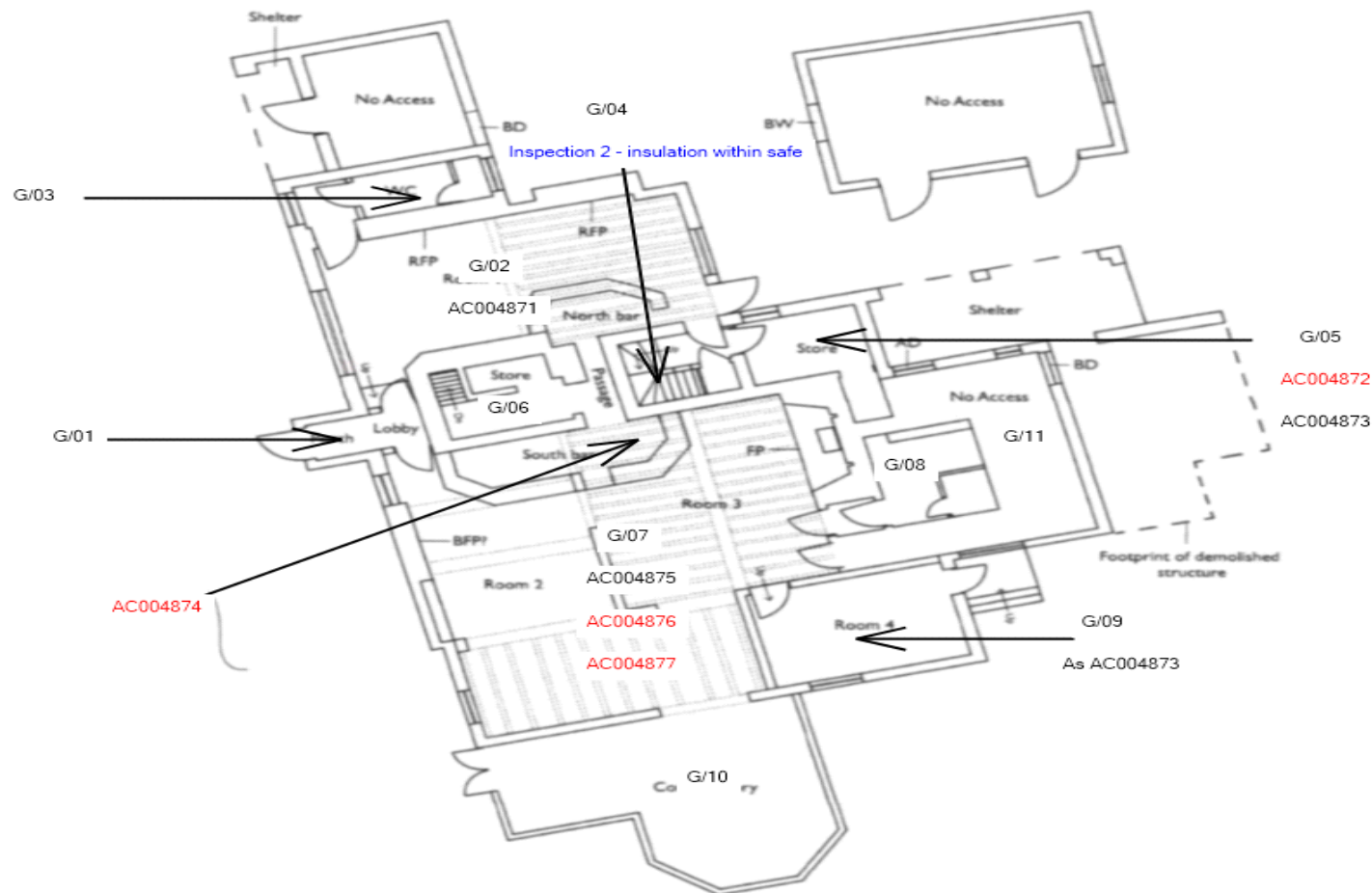
Blue Text = No Access Item

Black Text = No Asbestos Detected Item

 Positive or Strongly Presumed Asbestos in area / room

 No Access within or to area / room





Client: A&D Environmental Services Limited

Site: The Moreton Inn

Building: The Moreton Inn

Floor: Ground Floor

UPRN No: N/A

Plan Key:

Red Text = Positive Item

Blue Text = No Access Item

Black Text = No Asbestos Detected Item

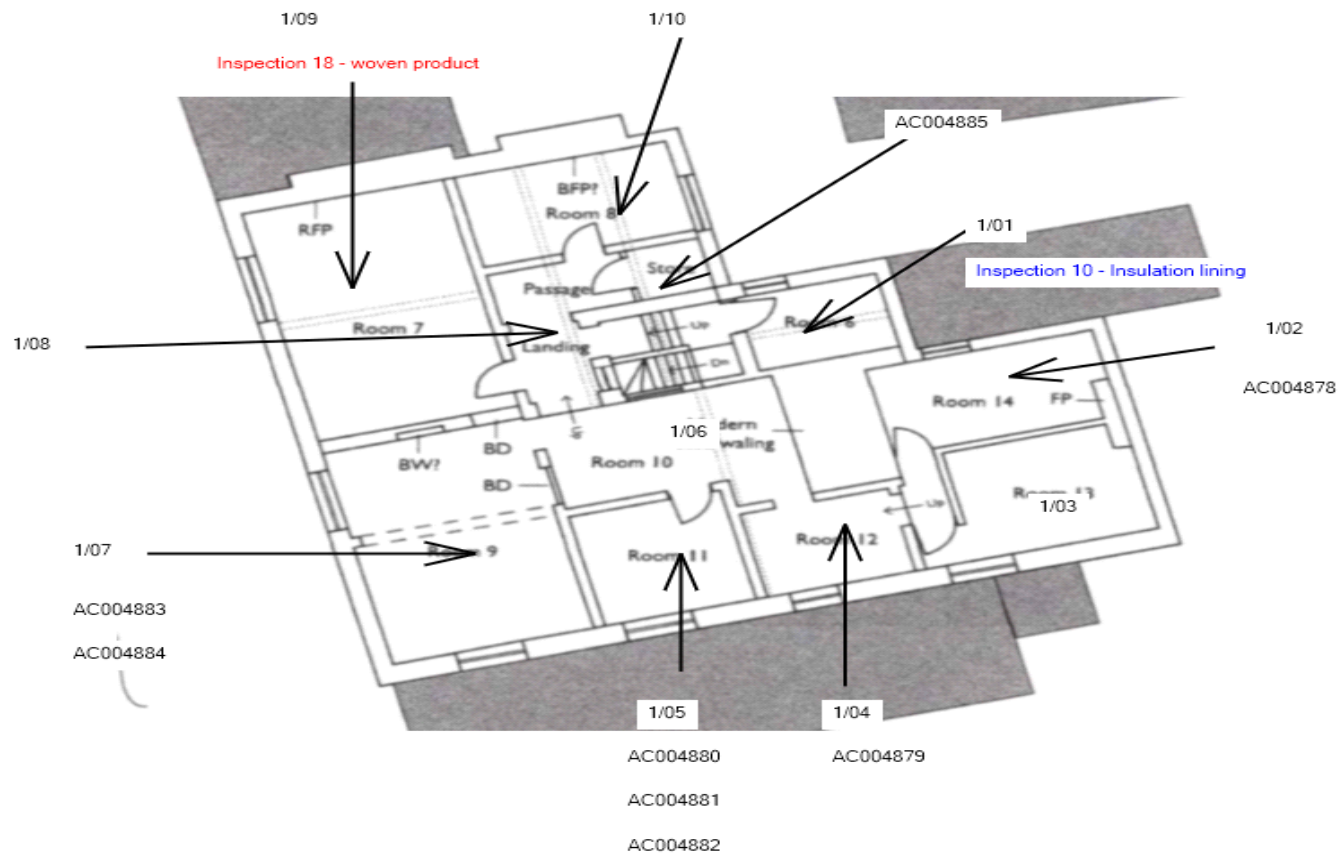


Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room





Client: A&D Environmental Services Limited

Site: The Moreton Inn

Building: The Moreton Inn

Floor: 1st Floor

UPRN No: N/A

Plan Key:

Red Text = Positive Item

Blue Text = No Access Item

Black Text = No Asbestos Detected Item

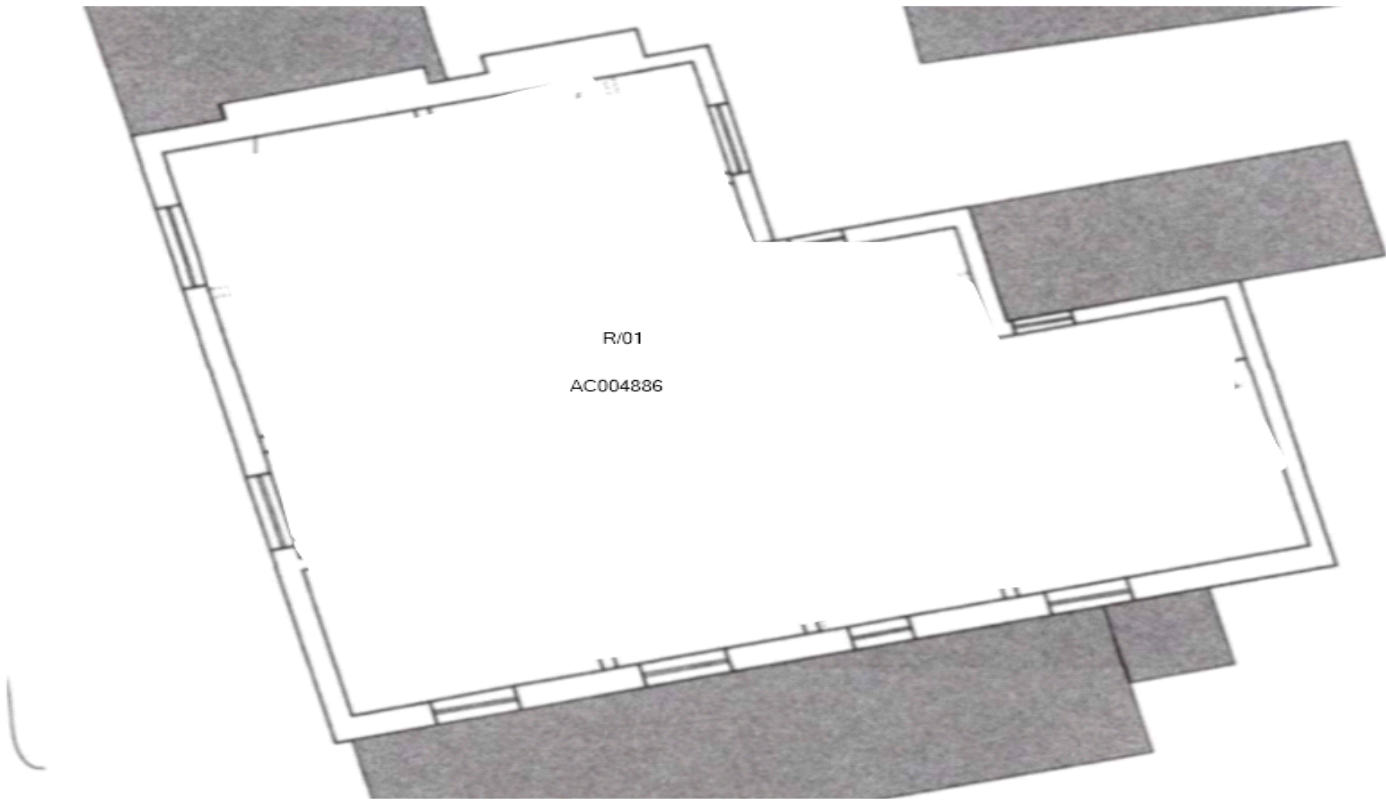


Positive or Strongly Presumed Asbestos in area / room



No Access within or to area / room





Client: A&D Environmental Services Limited
Site: The Moreton Inn
Building: The Moreton Inn
Floor: Roof Void
UPRN No: N/A

Plan Key:

Red Text = Positive Item

Blue Text = No Access Item

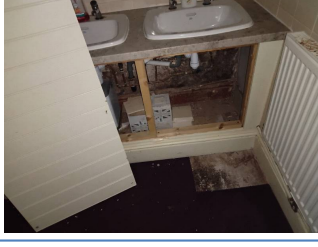
Black Text = No Asbestos Detected Item

 Positive or Strongly Presumed Asbestos in area / room

 No Access within or to area / room



Appendix 6 – Survey Intrusion Photographs

			
Intrusion above basement ceiling	Intrusion within basement boxing to beam	Intrusion within basement stud walls	Intrusion with ground stud walls
			
Intrusion within ground external vents	Intrusion beneath ground laminate flooring	Intrusion within ground w.c boxing	Intrusion beneath ground ceramic floor
			
Inspection behind ground fixed furniture	Intrusion within ground boxing to beam	Inspection within ground w.c sink	Inspection above ground kitchen ceiling

Appendix 6 – Survey Intrusion Photographs (continued)

			
Inspection behind architraves	Inspection within first floor boxing	Intrusion within 1st floor wall void	Intrusion within 1st floor boxing
			
Inspection within roof voids	Inspection behind 1st floor fireplace	Inspection behind 1st floor bath panel	