Management Survey with part Refurbishment/Demolition

For



Great Yarmouth Yacht Station, Tar Works Road, Great Yamouth, Norfolk, NR30 1QR

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1.0 Executive summary:

The tables within this section are a brief summary of the survey results only & it is strongly recommended that all parties familiarise themselves with the full content of the survey findings including recommended actions & surveyors comments prior to acting on its content. Full details of the findings are listed in the Survey Data Sheets in Appendix 2. For a quick reference to determine if any asbestos containing materials (ACMs) are present within a particular area, turn to APPENDIX 5, Plans at the back of the report where the sample reference points & any highlighted areas of ACMs can be utilised & cross referenced with the survey results. Brief details of observations obtained within each area/location that has been included in the survey scope & subjected to subsequent inspection can be found in Appendix 3, Areas Surveyed.

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

Item No	Building	Floor	Room	Sample No (S,SP,P,As)	Item	Material	Risk assessment Score	Recommendations
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.

Item No	Building	Floor	Room	Sample No (S,SP,P,As)	Item	Material	Risk assessment Score	Recommendations
6	GY Yacht Station	Roof Void	Roof Void, RV, (See Drawings)	S77242 {CD001178} (S)	Loose Asbestos Insulating Board Panels, .	Asbestos Insulating Board	MEDIUM (9)	A-Remove utilising a specialist licensed contractor

1.0 Executive summary:

LOW RISK MATERIALS - SCORES 1-6

Any asbestos containing materials that have been identified as low risk or very low risk will be listed in the table below. Where these material have been identified a management policy and plan will need to be implemented to manage these materials safely. The materials require labelling (where practical) and the condition re-inspected/assessd at 6 - 12 monthly intervals. Any ACMs that may be disturbed by the proposed work should be removed in accordance with: ACOP L143: *Managing & working with asbestos.* See SECTION 9, Recommendations.

Item No	Building	Floor	Room	Sample No (S,SP,P,As)	Item	Material	Risk assessment Score	Recommendations
1	GY Yacht Station	External	External, Roof, (See Drawings)	S77247 {CD001176} (S)	Asbestos Cement Verge Undercloaking, To Gable End Rooflines	Asbestos Cement	VERY LOW (4)	C-Manage in Situ, Re-inspect Annually
4	GY Yacht Station	External	External, E1, Store Room Porch, (See Drawings)	S77246 {CD001177} (S)	Asbestos Insulating Board, Soffit Panels to E1 Ceiling	Asbestos Insulating Board	LOW (5)	B-Remedial Action Required - See surveyors comments
5	GY Yacht Station	External	External, E2, Porch Outside Toilets, (See Drawings)	As S77246 {CD001177} (SP)	Asbestos Insulating Board, Soffit Panels to E2 Ceiling	Asbestos Insulating Board	LOW (6)	B-Remedial Action Required - See surveyors comments
9	GY Yacht Station	Ground Floor	Store Room, G1, (See Drawings)	CD001179(S)	Textured Coating, To Ceiling	Textured Coating	LOW (6)	B-Remedial Action Required - See surveyors comments
11	GY Yacht Station	Ground Floor	Staff Room, G2, (See Drawings)	As CD001179 (SP)	Textured Coating, To Ceiling	Textured Coating	VERY LOW (3)	C-Manage in Situ, Re-inspect Annually
12	GY Yacht Station	Ground Floor	Office, G3, (See Drawings)	CD001180(S)	Textured Coating, To Ceiling	Textured Coating	VERY LOW (3)	C-Manage in Situ, Re-inspect Annually
13	GY Yacht Station	Ground Floor	Cupboard, (See Drawings)	As CD001180 (SP)	Textured Coating, To Ceiling	Textured Coating	VERY LOW (4)	C-Manage in Situ, Re-inspect Annually
16	GY Yacht Station	Ground Floor	Male WC, G4, (See Drawings)	CD001182(S)	Textured Coating, To Ceiling	Textured Coating	VERY LOW (4)	A-Remove utilising trained & competent personnel
18	GY Yacht Station	Ground Floor	Male WC, G4, (See Drawings)	S77245 {CD001184} (S)	Reinforced Toilet Cisterns, X 2	Reinforced Composite	VERY LOW (4)	A-Remove utilising trained & competent personnel
22	GY Yacht Station	Ground Floor	Female WC, G5, (See Drawings)	As CD001182 (SP)	Textured Coating, To Ceiling	Textured Coating	VERY LOW (4)	A-Remove utilising trained & competent personnel

Item No	Building	Floor	Room	Sample No (S,SP,P,As)	Item	Material	Risk assessment Score	Recommendations
24	GY Yacht Station	Ground Floor	Female WC, G5, (See Drawings)	As S77245 {CD001184} (SP)	Reinforced Toilet Cisterns, X 3	Reinforced Composite	VERY LOW (4)	A-Remove utilising trained & competent personnel
28	GY Yacht Station	Ground Floor	Acessible WC, G6, (See Drawings)	As CD001182 (SP)	Textured Coating, To Part of Ceiling	Textured Coating	LOW (5)	A-Remove utilising trained & competent personnel
29	GY Yacht Station	Ground Floor	Acessible WC, G6, (See Drawings)	As S77246 {CD001177} (SP)	Asbestos Insulating Board, To Part of Ceiling	Asbestos Insulating Board	LOW (5)	A-Remove utilising a specialist licensed contractor

1.0 Executive summary:

PRESUMED ASBESTOS/NO ACCESS AREA

In accordance with HSG 264: *Asbestos, the survey guide*, survey protocols decree that any areas (or items) where full access could not be obtained must by default be `presumed' to contain asbestos until proven otherwise. Any specific rooms or areas where access could not be obtained will be listed in the table below along with any older plant & electrical items or building components that the surveyor is familiar with that are known to contain, (or possibly) contain asbestos parts & components:

Item Number	Building	Floor	Sample No (S,SP,P,As)	Room/Area	Recommendation
2	GY Yacht Station	External	Visual (P)	External, Roof, (See Drawings), No Access Behind Plastic Roofline Soffit Panels	D-Inspect Prior to Disturbance
15	GY Yacht Station	External	Visual (P)	External, E2, Porch Outside Toilets, (See Drawings), Door Frame Fixings Not Accessible	D-Inspect Prior to Disturbance

Survey Limitations & Conditions

The survey was undertaken in a methodical manner utilising standard survey ladders & every effort made to establish the presence of asbestos containing materials within the agreed survey scope as far as reasonably practicable. Due to the inherent limitations of undertaking a non-intrusive / non-destructive Management Survey within certain areas of the building, it is possible that ACMs may still be present within areas that would have necessitated excessive damage to floors, decorations, fixtures & fittings by gaining access for inspection. Due to these inherent restrictions, the following limitations & no access areas were encountered & in accordance with survey protocols must be presumed to contain asbestos until proven otherwise:

- No access was obtained within any bricked in voids & cavities
- The survey has not taken account of any concealed asbestos containing bituminous damp courses (if present)
- No access was obtained behind any UPVC roofline soffits
- Architrave around doors & windows was not removed - (see notes below regarding this)

Inspection limitations

It should be noted that visual inspection of surface materials, behind surface materials (example; plasterboard) and inspection within voids (where possible) was by nature “localised & limited” and all similar areas and adjacent surface materials deemed to be of the same composition. Full inspection would have required the individual inspection of every square foot, and every linier meter of surface materials within the premises and the complete removal & dismantling of all walls, floors and ceilings to inspect within the void areas which was clearly not practical.

Regarding Sampled Known Non-ACMs

Any known non-asbestos materials that have been sampled to provide assurance & are present to diffrent areas of the building will be identified once within the floor plans & a subsequent Data Sheet created with a representative photo for reference. These items, will not be individually & specifically identified within all areas where observed so as not to over complicate the survey document & survey drawings & should be presumed to be of the same composition throughout.

Regarding Textured Coatings

Certain “Artex” type textured coatings & decorative plasters may contain very small quantities of Chrysotile (white asbestos), typically between 2 & 5 %. In situ, these coatings may possibly comprise different batches of product, including areas where patching & repairs have been undertaken at different points in time. Subsequently, there may be a small possibility that any “Artex” samples taken may not be representative of the entire coating. It is for this reason that sampling of textured coatings is undertaken by obtaining scrapings from at least 3-5 different areas of a single coating & any visual variations in surface texture incorporated within the sample to ensure the analytical result is as definitive & accurate as possible.

Site specific note; representative samples were obtained from the textured coatings in all areas/rooms where encountered & included in the sample bag/s submitted for laboratory analysis.

Architrave Around Windows & Doors

At the request of the client, architrave surrounds to doors & windows was not removed. Asbestos containing general building boards or insulation boards may have been used in the past as a `convenient material' for packing around doors & windows (e.g. asbestos cement or asbestos insulation board). Demolition staff should be diligent when removing windows and doorways & any suspect materials left undisturbed until thoroughly investigated.

Considerations Regarding No Access or Limited Access

In order to comply with the Asbestos Regulations and to "manage" any known or unidentified asbestos containing materials within the premises, the management system should include a system whereby all visiting contractors are made aware of the presence of identified asbestos materials and the possible presence of asbestos within any areas as where inspection access could not be obtained. Furthermore; due to the coherent restrictions of a non-destructive Management Survey, prior to any building works or major refurbishment works a Pre-Demolition / Refurbishment Survey must be undertaken. It may be that only "localised" intrusive inspection is required within areas of the building that have not undergone full inspection but this should be undertaken none the less.

It is now recognised that even with "complete" access demolition surveys, all ACMs may not be identified and this may only become apparent during full demolition itself. Caution should always be taken when dealing with building materials and any suspect materials (i.e. not wood, brick or plaster-board) should be reported and left undisturbed until properly investigated.

Due to the inherent limitations as detailed above, Asbestos Survey Solutions Ltd cannot be held responsible for any unidentified asbestos containing materials within areas of the building that have not been fully opened up for inspection whilst undertaking the survey investigation.

It is strongly recommended that demolition/soft strip works is undertaken by asbestos awareness trained personnel & due diligence is maintained whilst dismantling any plant items or areas of the building/s where access was not obtained. Furthermore, operatives should adorn appropriate PPE & RPE as deemed necessary & any suspect materials that are uncovered during the demolition/strip out phase should be left undisturbed until thoroughly investigated.

Prior to any "work with" suspected asbestos containing materials, an assessment must be undertaken to firstly establish the type of asbestos in order to determine the correct removal procedures & any subsequent removal works must be undertaken in accordance with L143 – *Managing & working with asbestos.*

Survey Scope

The purpose of the site visit was to undertake a localised pre-refurbishment asbestos survey of the areas of the toilets prior to refurbishment work. The report information can then be utilised to facilitate the removal of any identified asbestos containing materials prior to the commencement of work. In addition to this, the remainder of the building was subjected to a non-destructive/non-intrusive inspection in order provide sufficient information to facilitate the on-going management of any identified asbestos containing materials.

Regarding Identified Friable ACMs

Asbestos Insulating Board (AIB) was identified within certain areas of the building. For specific detailed information refer to Items: 4, 5, 6 & 29 in the Survey Data Sheets. AIB is a low density, friable material with a high potential to release airborne asbestos fibres when damaged & disturbed & is categorised as a licensed material. Working with this material, including encapsulation & repair must only be undertaken by a specialist licensed contractor. Due to the friable nature of AIB, extra care should be taken to ensure anyone likely to disturb it are made aware of the presence of asbestos & the board is regularly inspected / monitored for damage & deterioration. If the board is deemed vulnerable by position, or likely to be disturbed, then it is strongly recommended that it is removed entirely, or is covered over with an impact resistant finish, asbestos warning labels are applied & procedures are put in place to manage the AIB to ensure it cannot be disturbed. In addition to this, regular inspections should be undertaken to ensure that any coverings are maintained in good condition & cannot be breached.

Building Notes:

Great Yarmouth Yacht Station

The building is single storey & detached. The pitched roof comprises concrete roof tiles. The elevations comprise part blockwork & concrete rendered brickwork with vertical concrete tiles to the high level gable end walls. The exact age of the building is not known but is presumed to be at least 50 years old.

2.0 Contract Review:

Name and address of site:	Great Yarmouth Yacht Station, Tar Works Road, Great Yamouth, Norfolk		
Name and address of client:	The Broads Authority, Yare House, 62 - 64 Thorpe Road, Norwich, Norfolk		
Client contact:	Danny Wilken		
Type of survey:	Management Survey with part Refurbishment/Demolition (MA only)		
Date of survey:	12 Jan 2026		
Report Revision Number:	1		
TEAMS internal job number:	J001283		
Lead surveyor[s]:	Shaun Applegate	Signature:	
Technically reviewed by:	Shaun Applegate	Signature:	
Report issue date:	18 Jan 2026		

3.0 Introduction/Objectives:

Asbestos Survey Solutions Ltd Ltd received an order of confirmation to undertake a Management with part Refurbishment/Demolition Survey from The Broads Authority. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Management with part Refurbishment/Demolition Survey of:

Great Yarmouth Yacht Station
Tar Works Road
Great Yamouth
Norfolk
NR30 1QR

The survey was carried out by Shaun Applegate.

The Type of survey selected / requested by the client was a Management with part Refurbishment/Demolition Survey.

The reason for selecting this survey is to enable the client to manage the risks from retained asbestos in their premises and provide information for contractors undertaking work in the targeted refurbishment areas.

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

3.1 Purpose of Survey

The purpose of this Management with part Refurbishment/Demolition Survey is to provide sufficient information so that the duty holder can prepare an asbestos register & suitable management plan with regard to any retained ACMs going forward in compliance with Regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012).

The purpose of the refurbishment element of the survey is to locate all ACMs within the areas of the building that may be effected by the proposed refurbishment works. This will involve destructive inspections, as deemed necessary, to ensure that all ACMs, including any concealed ACMs, are identified prior to the commencement of any refurbishment work.

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 buildiing to the targeted refurbishment areas.

3.0 Introduction/Objectives(Cont): - Type of Survey

3.3 Type of Survey – Management with part Refurbishment/Demolition Survey

This management element of the survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report.

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties eg type of building, nature of construction, etc.

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

The purpose of the refurbishment element of this survey is to help the duty holder identify asbestos in these areas prior to refurbishment. Provides sufficient information to help the tendering process for removal works prior to any works starting, however it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend that the appointed removal contractor should attend site themselves to confirm the quantities and location of asbestos to be removed prior to costings.

Refurbishment surveys are intended to locate all asbestos within the the scope of this refurbishment survey.

It is disruptive and fully intrusive involving destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids, ceiling, cladding, boxings as necessary in order to gain access to all areas include the inner fabric of the building.

This survey involved sampling and analysis to confirm the presence or absence of asbestos, however presumptions may also have been used within this report to presume the presence of ACM's.

4.0 Desk Top Review and Survey Planning:

Information regarding the building was provided prior to the site attendance & in accordance with HSG 264 a subsequent survey plan & risk assessment was undertaken prior to the commencement of the on-site survey inspection. The survey involved inspection of the building both internally & externally

Detailed drawings were not provided & were constructed on site.

A decontamination unit was not needed onsite during the survey.

Utilities and services were still live at the time of the survey.

Access equipment for working at heights was not required.

The survey did not involve confined space working.

The client did not inform Asbestos Survey Solutions Ltd of any chemical/biological hazards.

5.0 Survey Method

5.1 This survey has been undertaken in accordance with HSG264 and Asbestos Survey Solutions Ltd in house procedures.

5.2 The information provided by the client or their representative has been used to define the scope of the survey.

5.3 Photographs of suspected ACM's will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM's will not be identified with labels unless the client expressly requests otherwise.

5.4 All fibrous materials and item will be included in the survey unless, in the surveyors professional opinion, these items can be excluded (eg. Wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyors professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

5.5 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 Materials that could not be accessed and in the surveyors opinion can be dismissed will be presumed to be ACM unless proven otherwise. Materials that are not sampled but, in the surveyors opinion, have a similar appearance, location and function as a previously sampled material will be strongly presumed to be similar to the sampled material.

5.7 The quantity of samples taken may have been minimised by using 'strongly presumed' as defined above. 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 and referenced against the original sampled material.

5.8 Our surveyor has made every attempt to avoid causing damage during the management surveys whilst attempting to identify possible ACM's. Minor repairs will be made and any areas accessed will be left in a safe condition.

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 clients representative. Any remedial action will be put in place before such action is attempted. If remedial action cannot be arranged, no attempt to access the area will be made and the reasons recorded. The area/locationwill be presumed to have ACM's present until proven otherwise.

5.10 Non fibrous materials and item known not to contain asbestos (eg Breeze block, plaster, plasterboard plastics and non textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

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

6.0 Exclusions and Caveats:

The survey report has not taken into account any ground contamination or buried asbestos that may be present on site.

We have not reported on concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

No responsibility is accepted for the presence of asbestos in voids (underfloor, floor, wall or ceiling) other than those opened up during the investigation.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example; fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant etc.

Bulk samples have been taken from all materials which upon visual inspection appeared likely to contain asbestos with the exception of items of bitumen, plastic, resin or rubber which contain asbestos, the thermal and acoustic properties of which are incidental to their main purpose.

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

7.0 Sampling and Analysis:

7.1 The object of bulk sampling is to identify the nature and extent of any visible ACM.

7.2 Bulk sampling is undertaken inline with the recognised safe procedures in order to cause minimal possible nuisance and potential risk to health of the building occupants and visitors. Bulk samples are taken in accordance with documented in house procedures, 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.

7.3 Bulk samples are returned to the appointed bulk analysis laboratory with the appropriate sample / report reference number. Where appropriate; a label will be left on site adjacent to the sample location.

7.4 The label will indicate the sample number and the date taken. This label can be used along with the report for cross reference purposes.

7.5 Bulk sample analysis is carried out in accordance with HSE document HSG 248 'The Analysts Guide' and Asbestos Survey Solutions Ltd documented in-house methods. Samples are examined under a low magnification stereomicroscope and the fibres teased apart. The fibres are then mounted in liquids of known refractive indices and examined under high magnification using polarised light and dispersion staining in accordance with HSG 248 'The Analysts Guide'.

7.6 The bulk sample description and analysis results can be found in Appendix 4 of this report – The analysis certificate.

Key to Analysis Results:

Chrysotile - White Asbestos

Amosite - Brown Asbestos

Crocidolite - Blue Asbestos

Tremolite - Rare Asbestos

Actinolite - Rare Asbestos

Anthophyllite - Rare Asbestos

8.0 Survey Results - Interpretation:

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.

8.0 Survey Results - Interpretation (cont):

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

Material Risk Assessment Score

Risk Category	Risk	Score Range	Fibre release potential
A	HIGH	10 and above	High risk with a high potential to release fibres if disturbed
B	MEDIUM	Between 7 and 9	Medium risk with a medium potential to release fibres if disturbed
C	LOW	Between 5 and 6	Low risk with and having low potential to release fibres if disturbed
D	VERY LOW	4 and below	Very low risk with and having very 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 4of 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 Executive Summary. In accordance with HSG 264, any areas where access was not obtained must be presumed to contain asbestos and 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.

Appendix 1 - Asbestos Register

Item Number	S,P,SP,AS Sample No	Building	Floor	Location /Room /Item	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation
1	S S77247 {CD001176}	GY Yacht Station	External	External, Roof, (See Drawings), Asbestos Cement Verge Undercloaking To Gable End Rooflines	Asbestos Cement	Low Damage	Surface Sealed	Chrysotile	See external entry	Usually inaccessible or unlikely to be disturbed	4 (VERY LOW RISK)	C-Manage in Situ, Re-inspect Annually
2	P Visual	GY Yacht Station	External	External, Roof, (See Drawings), No Access Behind Plastic Roofline Soffit Panels	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D-Inspect Prior to Disturbance
4	S S77246 {CD001177}	GY Yacht Station	External	External, E1, Store Room Porch, (See Drawings), Asbestos Insulating Board Soffit Panels to E1 Ceiling	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	See external entry	Occasionally likely to be disturbed	5 (LOW RISK)	B-Remedial Action Required - See surveyors comments
5	SP As S77246 {CD001177}	GY Yacht Station	External	External, E2, Porch Outside Toilets, (See Drawings), Asbestos Insulating Board Soffit Panels to E2 Ceiling	Asbestos Insulating Board	Good Condition	Unsealed	Chrysotile + Amosite	See external entry	Occasionally likely to be disturbed	6 (LOW RISK)	B-Remedial Action Required - See surveyors comments
6	S S77242 {CD001178}	GY Yacht Station	Roof Void	Roof Void, RV, (See Drawings), Loose Asbestos Insulating Board Panels .	Asbestos Insulating Board	High Damage	Unsealed	Chrysotile + Amosite	1 m²	Occasionally likely to be disturbed	9 (MEDIUM RISK)	A-Remove utilising a specialist licensed contractor
9	S CD001179	GY Yacht Station	Ground Floor	Store Room, G1, (See Drawings), Textured Coating To Ceiling	Textured Coating	High Damage	Surface Sealed	Chrysotile	49 m²	Occasionally likely to be disturbed	6 (LOW RISK)	B-Remedial Action Required - See surveyors comments
11	SP As CD001179	GY Yacht Station	Ground Floor	Staff Room, G2, (See Drawings), Textured Coating To Ceiling	Textured Coating	Good Condition	Surface Sealed	Chrysotile	12 m²	Occasionally likely to be disturbed	3 (VERY LOW RISK)	C-Manage in Situ, Re-inspect Annually
12	S CD001180	GY Yacht Station	Ground Floor	Office, G3, (See Drawings), Textured Coating To Ceiling	Textured Coating	Good Condition	Surface Sealed	Chrysotile	22 m²	Occasionally likely to be disturbed	3 (VERY LOW RISK)	C-Manage in Situ, Re-inspect Annually

KEY:

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

Appendix 1 - Asbestos Register (cont)

Item Number	S,P,SP,AS Sample No	Building	Floor	Location /Room /Item	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation
13	SP As CD001180	GY Yacht Station	Ground Floor	Cupboard, (See Drawings), Textured Coating To Ceiling	Textured Coating	Low Damage	Surface Sealed	Chrysotile	<0.5 m²	Occasionally likely to be disturbed	4 (VERY LOW RISK)	C-Manage in Situ, Re-inspect Annually
15	P Visual	GY Yacht Station	External	External, E2, Porch Outside Toilets, (See Drawings), Door Frame Fixings Not Accessible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D-Inspect Prior to Disturbance
16	S CD001182	GY Yacht Station	Ground Floor	Male WC, G4, (See Drawings), Textured Coating To Ceiling	Textured Coating	Low Damage	Surface Sealed	Chrysotile	17 m²	Occasionally likely to be disturbed	4 (VERY LOW RISK)	A-Remove utilising trained & competent personnel
18	S S77245 {CD001184}	GY Yacht Station	Ground Floor	Male WC, G4, (See Drawings), Reinforced Toilet Cisterns X 2	Reinforced Composite	Low Damage	Completely Sealed	Amosite	2	Easily disturbed	4 (VERY LOW RISK)	A-Remove utilising trained & competent personnel
22	SP As CD001182	GY Yacht Station	Ground Floor	Female WC, G5, (See Drawings), Textured Coating To Ceiling	Textured Coating	Low Damage	Surface Sealed	Chrysotile	17 m²	Occasionally likely to be disturbed	4 (VERY LOW RISK)	A-Remove utilising trained & competent personnel
24	SP As S77245 {CD001184}	GY Yacht Station	Ground Floor	Female WC, G5, (See Drawings), Reinforced Toilet Cisterns X 3	Reinforced Composite	Low Damage	Completely Sealed	Amosite	3	Easily disturbed	4 (VERY LOW RISK)	A-Remove utilising trained & competent personnel
28	SP As CD001182	GY Yacht Station	Ground Floor	Acessible WC, G6, (See Drawings), Textured Coating To Part of Ceiling	Textured Coating	Medium Damage	Surface Sealed	Chrysotile	2 m²	Occasionally likely to be disturbed	5 (LOW RISK)	A-Remove utilising trained & competent personnel
29	SP As S77246 {CD001177}	GY Yacht Station	Ground Floor	Acessible WC, G6, (See Drawings), Asbestos Insulating Board To Part of Ceiling	Asbestos Insulating Board	Good Condition	Surface Sealed	Chrysotile + Amosite	2 m²	Occasionally likely to be disturbed	5 (LOW RISK)	A-Remove utilising a specialist licensed contractor

KEY:

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

Appendix 2 – Survey Data Sheets

Service Type	**Management Survey with part Refurbishment/Demolition**		
Report Revision Number	**1**	**Surveyors**	**Shaun Applegate**
TEAMS Job Number	**J001283**	**Survey Date**	**12 Jan 2026 to 15 Jan 2026**
Site Address:	**Great Yarmouth Yacht Station Tar Works Road Great Yamouth Norfolk NR30 1QR**	**Bulk Analysis Laboratory**	**Shaun Applegate**
		Sample Analysis Date	**15 Jan 2026**



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	External	Chrysotile (1)
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		External, Roof, (See Drawings)	Asbestos Cement Verge Undercloaking To Gable End Rooflines	See external entry	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
1	S77247 {CD001176} (S)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
Material Risk Score					
4 (VERY LOW RISK)					
Recommended action	Manage in Situ - Manage by ensuring anyone likely to disturb are made aware of the presence of asbestos, label (where practical) & undertake 12 monthly inspections for damage & deterioration (see Recommendations)				
Surveyor comments	Situated to both gable end rooflines. The verge undercloaking is undisturbed & in good condition. See photo & drawings for reference & orientation. Sampled in previous survey & positively identified as containing Chrysotile asbestos. Sample ref: S77247.				



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	External	N/A
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		External, Roof, (See Drawings)	No Access Behind Plastic Roofline Soffit Panels	N/A	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
2	Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	Presume Asbestos Present - HSG 264 survey protocols dictate that any areas/items where inspection access was not obtained must (by default) be presumed to contain asbestos until definitively proven otherwise				
Surveyor comments	Not being disturbed by works. It is possible that any original asbestos containing roofline soffits may have been covered over with modern upvc soffit & facia panels. Historically it is known that these may comprise asbestos cement or asbestos insulating board.				

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	External	N/A

Building	Room	Item	Quantity
GY Yacht Station	External, Elevations, (See Drawings)	Plastic Damp Course (Observation)	N/A

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
3	Visual (P)	N/A	N/A	N/A	N/A

Material Risk Score
N/A

Recommended action	No further action required
Surveyor comments	Upon undertaking localised & limited inspections, the damp course was visually identified as comprising plastic. Note, the area where observed appears to be an original part of the building & is therefore deemed to be of the same composition throughout.



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	External	Chrysotile + Amosite (2)

Building	Room	Item	Quantity
GY Yacht Station	External, E1, Store Room Porch, (See Drawings)	Asbestos Insulating Board Soffit Panels to E1 Ceiling	See external entry

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
4	S77246 {CD001177} (S)	Asbestos Insulating Board (2)	Surface Sealed (1)	Good Condition (0)	Occasionally likely to be disturbed

Material Risk Score
5 (LOW RISK)

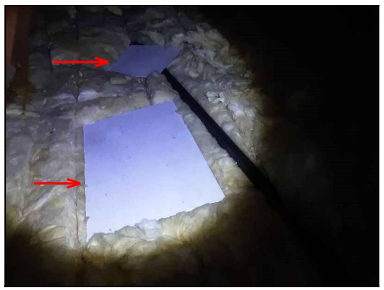
Recommended action	Remedial Action Required - See surveyors comments
Surveyor comments	Not being disturbed by works. The insulating board is in good condition & is encapsulated with paint. The paint is at present in good/fair condition. Apply asbestos warning labels & monitor & manage in situ. Refer to the notes in Section 1 regarding asbestos insulating board. Sampled in previous survey & positively identified as containing Chrysotile & Amosite asbestos. Sample ref: S77246.

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

Survey Data Sheets (cont)



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	External	Chrysotile + Amosite (2)
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		External, E2, Porch Outside Toilets, (See Drawings)	Asbestos Insulating Board Soffit Panels to E2 Ceiling	See external entry	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
5	As S77246 {CD001177} (SP)	Asbestos Insulating Board (2)	Unsealed (2)	Good Condition (0)	Occasionally likely to be disturbed
Material Risk Score					
6 (LOW RISK)					
Recommended action	Remedial Action Required - See surveyors comments				
Surveyor comments	Not being disturbed by works. The insulating board is in good condition & is encapsulated with paint. There are however bare areas & localised areas where the paint is peeling. It is therefore recommended that it is re-encapsulated & asbestos warning labels are applied. Upon completion of works the boards must then be managed in situ. Remedial work to be undertaken by a specialist licensed contractor. Refer to the notes in Section 1 regarding asbestos insulating board. Sampled in previous survey & positively identified as containing Chrysotile & Amosite asbestos. Sample ref: S77246.				



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Roof Void	Chrysotile + Amosite (2)
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Roof Void, RV, (See Drawings)	Loose Asbestos Insulating Board Panels .	1 m²	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
6	S77242 {CD001178} (S)	Asbestos Insulating Board (2)	Unsealed (2)	High Damage (3)	Occasionally likely to be disturbed
Material Risk Score					
9 (MEDIUM RISK)					
Recommended action	Remove in accordance with ACOP L143, Managing & working with asbestos utilising a specialist licensed contractor				
Surveyor comments	The boards are broken & are unsealed & are sitting on top of the glassfibre insulation, see photo. Remove & undertake a localised environmental clean utilising a specialist licensed contractor. Sampled in previous survey & positively identified as containing Chrysotile & Amosite asbestos. Sample ref: S77242.				

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

Survey Data Sheets (cont)



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Roof Void	N/A
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Roof Void, RV, (See Drawings)	Roof Void General Observations	N/A	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
7	Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	Refer to Item 6 regarding the loose AIB panels. It is evident that the previously identified older non asbestos bitumen sarking felt has been replaced with a modern roof liner. The South gable end wall comprises wood & the North wall is blockwork. The topside of the AIB porch ceilings & plasterboard ceilings from within the roof void. The plasterboard ceilings are covered with glassfibre insulation. The water tank is fibreglass & the pipework lagging is foam. Refer to Item 8 regarding the plasterboard ceilings.				



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Roof Void	N/A
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Roof Void, RV, (See Drawings)	Roof Void Plasterboard Ceilings	N/A	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
8	Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	Upon undertaking localised & limited inspections of the plasterboard ceilings & substrate, excluding the textured coating to the underside, no other suspect materials were observed. It is therefore presumed to be of the same composition throughout where present.				

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)

Building	Room	Item	Quantity
GY Yacht Station	Store Room, G1, (See Drawings)	Textured Coating To Ceiling	49 m²

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
9	CD001179 (S)	Textured Coating (1)	Surface Sealed (1)	High Damage (3)	Occasionally likely to be disturbed

Material Risk Score
6 (LOW RISK)

Recommended action	Remedial Action Required - See surveyors comments
Surveyor comments	A large & small area of damage to the ceiling was observed, see example photo. If positive for asbestos content, repair, seal & manage in situ. The textured coating is bonded to plasterboard. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material.



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	N/A

Building	Room	Item	Quantity
GY Yacht Station	Store Room, G1, (See Drawings)	Damaged/Exposed Ceiling & Substrate Observation	N/A

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
10	Visual (P)	N/A	N/A	N/A	N/A

Material Risk Score
N/A

Recommended action	No further action required
Surveyor comments	It is evident that the ceiling substrate beneath the textured coating finish comprises a single layer of plasterboard. It is therefore presumed to be of the same composition above the textured ceilings throughout.

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)

Building	Room	Item	Quantity
GY Yacht Station	Staff Room, G2, (See Drawings)	Textured Coating To Ceiling	12 m²

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
11	As CD001179 (SP)	Textured Coating (1)	Surface Sealed (1)	Good Condition (0)	Occasionally likely to be disturbed

Material Risk Score
3 (VERY LOW RISK)

Recommended action	Manage in Situ - Manage by ensuring anyone likely to disturb are made aware of the presence of asbestos, label (where practical) & undertake 12 monthly inspections for damage & deterioration (see Recommendations)
Surveyor comments	In good condition. The textured coating is bonded to plasterboard. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material.



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)

Building	Room	Item	Quantity
GY Yacht Station	Office, G3, (See Drawings)	Textured Coating To Ceiling	22 m²

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
12	CD001180 (S)	Textured Coating (1)	Surface Sealed (1)	Good Condition (0)	Occasionally likely to be disturbed

Material Risk Score
3 (VERY LOW RISK)

Recommended action	Manage in Situ - Manage by ensuring anyone likely to disturb are made aware of the presence of asbestos, label (where practical) & undertake 12 monthly inspections for damage & deterioration (see Recommendations)
Surveyor comments	In good condition. The textured coating is bonded to plasterboard. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material.

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)

Building	Room	Item	Quantity
GY Yacht Station	Cupboard, (See Drawings)	Textured Coating To Ceiling	<0.5 m²

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
13	As CD001180 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed

Material Risk Score
4 (VERY LOW RISK)

Recommended action	Manage in Situ - Manage by ensuring anyone likely to disturb are made aware of the presence of asbestos, label (where practical) & undertake 12 monthly inspections for damage & deterioration (see Recommendations)
Surveyor comments	In fair condition & unlikely to be disturbed. The textured coating is bonded to plasterboard. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material.



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	External	No Asbestos Detected

Building	Room	Item	Quantity
GY Yacht Station	External, E2, Porch Outside Toilets, (See Drawings)	Mastic Seal To Windows	Small amounts

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
14	CD001181 (S)	N/A	N/A	N/A	N/A

Material Risk Score
N/A

Recommended action	No further action required
Surveyor comments	No putty observed. Unsure if windows to toilets being replaced & subsequently sampled. Note the top of the windows abut the AIB porch ceiling.

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	External	N/A

Building	Room	Item	Quantity
GY Yacht Station	External, E2, Porch Outside Toilets, (See Drawings)	Door Frame Fixings Not Accessible	N/A

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
15	Visual (P)	N/A	N/A	N/A	N/A

Material Risk Score
N/A

Recommended action	Presume Asbestos Present - HSG 264 survey protocols dictate that any areas/items where inspection access was not obtained must (by default) be presumed to contain asbestos until definitively proven otherwise
Surveyor comments	Unable to remove the door or window frames to determine if any AIB packers have been used. See specific note in Section 1 regarding this.



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)

Building	Room	Item	Quantity
GY Yacht Station	Male WC, G4, (See Drawings)	Textured Coating To Ceiling	17 m²

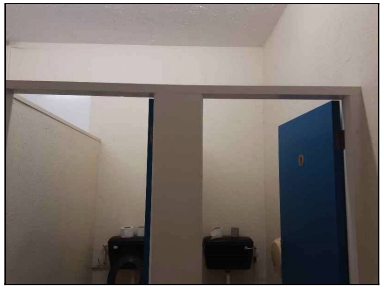
Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
16	CD001182 (S)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed

Material Risk Score
4 (VERY LOW RISK)

Recommended action	Remove in accordance with ACOP L143, Managing & working with asbestos utilising trained & competent personnel
Surveyor comments	Remove utilising asbestos trained & competent personnel if being disturbed by works. The textured coating is bonded to plasterboard. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material. Representative samples obtained from G4, G5 & G6 to ensure a definitive & accurate analytical result.

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

Survey Data Sheets (cont)



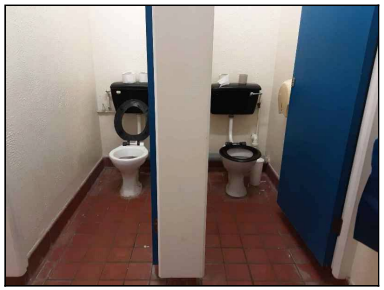
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected

Building	Room	Item	Quantity
GY Yacht Station	Male WC, G4, (See Drawings)	Textured Coating To Walls	75 m²

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
17	CD001183 (S)	N/A	N/A	N/A	N/A

Material Risk Score
N/A

Recommended action	No further action required
Surveyor comments	Remove utilising asbestos trained & competent personnel if being disturbed by works. The textured coating is bonded to solid plastered walls. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material. Representative samples obtained from G4, G5 & G6 to ensure a definitive & accurate analytical result.



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Amosite (2)

Building	Room	Item	Quantity
GY Yacht Station	Male WC, G4, (See Drawings)	Reinforced Toilet Cisterns X 2	2

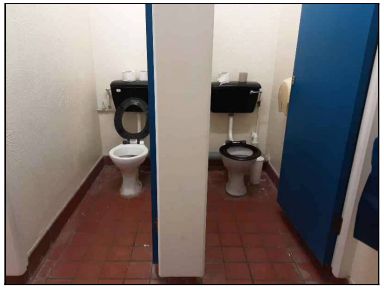
Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
18	S77245 {CD001184} (S)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed

Material Risk Score
4 (VERY LOW RISK)

Recommended action	Remove in accordance with ACOP L143, Managing & working with asbestos utilising trained & competent personnel
Surveyor comments	Remove utilising asbestos trained & competent personnel if being disturbed by works. The two reinforced toilet cisterns were sampled in the previous survey & positively identified as containing Amosite asbestos. Sample ref: S77245.

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

Survey Data Sheets (cont)



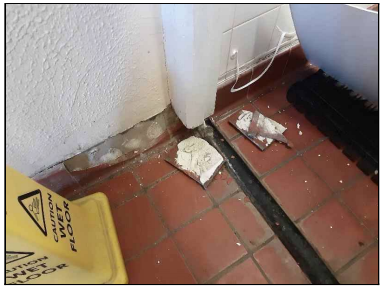
Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Male WC, G4, (See Drawings)	Reinforced Toilet Seats X 2	2	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
19	CD001185 (S)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	If positive & being disturbed by the proposed work, remove utilising asbestos trained & competent personnel in accordance with ACOP L143. Sampled as not identified in previous report.				



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Male WC, G4, (See Drawings)	Wall Tile Mastic & Adhesive	Throughout	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
20	CD001186 (S)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	If positive & being disturbed by the proposed work, remove utilising asbestos trained & competent personnel in accordance with ACOP L143.				

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

Survey Data Sheets (cont)



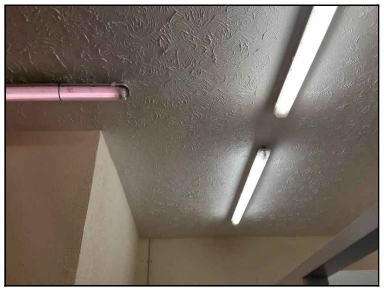
Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected

Building	Room	Item	Quantity
GY Yacht Station	Male WC, G4, (See Drawings)	Floor Tile Mastic & Adhesive	Throughout

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
21	CD001187 (S)	N/A	N/A	N/A	N/A

Material Risk Score
N/A

Recommended action	No further action required
Surveyor comments	If positive & being disturbed by the proposed work, remove utilising asbestos trained & competent personnel in accordance with ACOP L143.



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)

Building	Room	Item	Quantity
GY Yacht Station	Female WC, G5, (See Drawings)	Textured Coating To Ceiling	17 m²

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
22	As CD001182 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed

Material Risk Score
4 (VERY LOW RISK)

Recommended action	Remove in accordance with ACOP L143, Managing & working with asbestos utilising trained & competent personnel
Surveyor comments	Remove utilising asbestos trained & competent personnel if being disturbed by works. The textured coating is bonded to plasterboard. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material. Representative samples obtained from G4, G5 & G6 to ensure a definitive & accurate analytical result.

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

Survey Data Sheets (cont)



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected

Building	Room	Item	Quantity
GY Yacht Station	Female WC, G5, (See Drawings)	Textured Coating To Walls	65 m²

Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
23	As CD001183 (SP)	N/A	N/A	N/A	N/A

Material Risk Score
N/A

Recommended action	No further action required
Surveyor comments	Remove utilising asbestos trained & competent personnel if being disturbed by works. The textured coating is bonded to solid plastered walls. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material. Representative samples obtained from G4, G5 & G6 to ensure a definitive & accurate analytical result.



Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026	Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Amosite (2)

Building	Room	Item	Quantity
GY Yacht Station	Female WC, G5, (See Drawings)	Reinforced Toilet Cisterns X 3	3

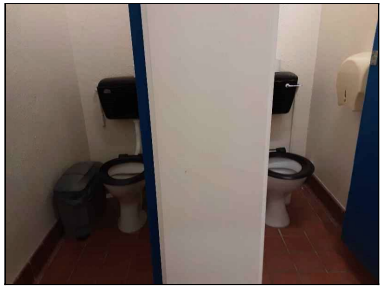
Item Number	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
24	As S77245 {CD001184} (SP)	Reinforced Composite (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed

Material Risk Score
4 (VERY LOW RISK)

Recommended action	Remove in accordance with ACOP L143, Managing & working with asbestos utilising trained & competent personnel
Surveyor comments	Remove utilising asbestos trained & competent personnel if being disturbed by works. The two reinforced toilet cisterns were sampled in the previous survey & positively identified as containing Amosite asbestos. Sample ref: S77245.

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

Survey Data Sheets (cont)



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Female WC, G5, (See Drawings)	Reinforced Toilet Seats X 2	2	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
25	As CD001185 (SP)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	If positive & being disturbed by the proposed work, remove utilising asbestos trained & competent personnel in accordance with ACOP L143. Sampled as not identified in previous report.				



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Female WC, G5, (See Drawings)	Wall Tile Mastic & Adhesive	Throughout	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
26	As CD001186 (SP)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	If positive & being disturbed by the proposed work, remove utilising asbestos trained & competent personnel in accordance with ACOP L143.				

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

Survey Data Sheets (cont)



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Female WC, G5, (See Drawings)	Floor Tile Mastic & Adhesive	Throughout	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
27	As CD001187 (SP)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	If positive & being disturbed by the proposed work, remove utilising asbestos trained & competent personnel in accordance with ACOP L143.				

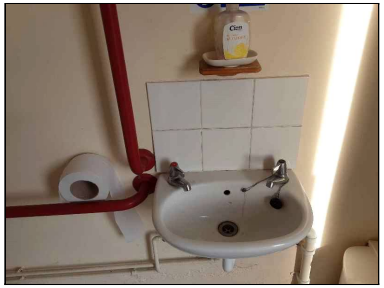


Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile (1)
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Acessible WC, G6, (See Drawings)	Textured Coating To Part of Ceiling	2 m²	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
28	As CD001182 (SP)	Textured Coating (1)	Surface Sealed (1)	Medium Damage (2)	Occasionally likely to be disturbed
Material Risk Score					
5 (LOW RISK)					
Recommended action	Remove in accordance with ACOP L143, Managing & working with asbestos utilising trained & competent personnel				
Surveyor comments	Remove utilising asbestos trained & competent personnel if being disturbed by works. The textured coating is bonded to plasterboard. Previously sampled & found to be negative for asbestos content. Sampled again as asbestos containing textured coating is a non-homogenous material. Representative samples obtained from G4, G5 & G6 to ensure a definitive & accurate analytical result.				

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



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	Chrysotile + Amosite (2)
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Acessible WC, G6, (See Drawings)	Asbestos Insulating Board To Part of Ceiling	2 m²	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
29	As S77246 {CD001177} (SP)	Asbestos Insulating Board (2)	Surface Sealed (1)	Good Condition (0)	Occasionally likely to be disturbed
Material Risk Score					
5 (LOW RISK)					
Recommended action	Remove in accordance with ACOP L143, Managing & working with asbestos utilising a specialist licensed contractor				
Surveyor comments	May possibly be disturbed by works. If being disturbed remove prior to commencement of work utilising a specialist licensed contractor. The insulating board is in good condition & is encapsulated with paint. The paint is at present in good/fair condition. Refer to the notes in Section 1 regarding asbestos insulating board. Sampled in previous survey & positively identified as containing Chrysotile & Amosite asbestos. Sample ref: S77246.				



Survey Date:		Lead Surveyor	Survey Type	Floor	Analysis
12 Jan 2026 to 15 Jan 2026		Shaun Applegate	Management Survey with part Refurbishment/Demolition	Ground Floor	No Asbestos Detected
Building		**Room**	**Item**	**Quantity**	
GY Yacht Station		Acessible WC, G6, (See Drawings)	Adhesive & Grout To Wall Tiles	See internal entry	
Item Number	**Sample No (S,SP,P,As)**	**Product Type**	**Surface Treatment**	**Condition**	**Accessibility**
30	As CD001186 (SP)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	If positive & being disturbed by the proposed work, remove utilising asbestos trained & competent personnel in accordance with ACOP L143.				

KEY: ID/ or S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

Appendix 3 - Areas Surveyed

Building	Floor	Room No	Room Type	Item
GY Yacht Station	External	E1, Store Room Porch, (See Drawings)	External,	Refer to the Survey Data Sheets regarding the vertical asbestos insulating board soffit/ceiling panels.
GY Yacht Station	External	E2, Porch Outside Toilets, (See Drawings)	External,	Refer to the Survey Data Sheets regarding the vertical asbestos insulating board soffit/ceiling panels.
GY Yacht Station	External	Elevations, (See Drawings)	External,	No suspect materials observed. Refer to the Survey Data Sheets regarding the observed plastic damp course & for information regarding window & door fixings & packing. The elevations comprise high level vertical concrete tiles to both gable ends & part concrete rendered blockwork & brickwork elevations. The windows & doors comprise wood, upvc & glazing. The rainwater downpipes & soil pipe are plastic.
GY Yacht Station	External	Roof, (See Drawings)	External,	Refer to the Survey Data Sheets regarding the asbestos cement verge undercloaking to both gable end rooflines & for information regarding no access behind the plastic roofline soffit panels. The pitched roof comprises concrete tiles. The rainwater gutters are plastic. The roofline facia & soffit panels are plastic.
GY Yacht Station	Ground Floor	(See Drawings)	Cupboard,	Refer to the Survey Data Sheets regarding the textured coating to the ceiling. The solid walls are plastered & part wallpapered. The cupboard walls comprise mdf. The floor is concrete.
GY Yacht Station	Ground Floor	G1, (See Drawings)	Store Room,	Refer to the Survey Data Sheets regarding the textured coating to the ceiling. The original solid walls are plastered & there is a section of blockwork wall to the Northeast side. The blockwork & plasterboard wall that divides G1 & G2 was installed in 2011. The floor is concrete. The electrical switchgear is evidently new. The window & door to the front comprises upvc & glazing. The original windows comprise wood & glazing.
GY Yacht Station	Ground Floor	G2, (See Drawings)	Staff Room,	Refer to the Survey Data Sheets regarding the textured coating to the ceiling. The original solid walls are plastered. The blockwork & plasterboard wall that divides G1 & G2 was installed in 2011. The surveyor was informed that beneath the non-slip sheet flooring there is a painted concrete floor. The doors & windows comprise upvc, wood & glazing. The sink & kitchen were installed in 2011. The wall mounted convection heater does not contain asbestos.
GY Yacht Station	Ground Floor	G3, (See Drawings)	Office,	Refer to the Survey Data Sheets regarding the textured coating to the ceiling. The solid walls are plastered & the cupboard walls comprise mdf. The surveyor was informed that beneath the non-slip sheet flooring there is a painted concrete floor. The doors & windows comprise upvc, wood & glazing. The wall mounted convection heater does not contain asbestos.

Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No	Room Type	Item
GY Yacht Station	Ground Floor	G4, (See Drawings)	Male WC,	Refer to the Survey Data Sheets regarding the textured coating to the ceiling & walls, & for information regarding the reinforced toilet cisterns & seats & the tile adhesive & grout. The walls are mostly solid & covered with textured coating. Some walls are covered with a plastic hygiene finish & have ceramic tiles behind them. The floor comprises clay pamment tiles. The false wall above the windows comprises plasterboard.
GY Yacht Station	Ground Floor	G5, (See Drawings)	Female WC,	Refer to the Survey Data Sheets regarding the textured coating to the ceiling & walls, & for information regarding the reinforced toilet cisterns & seats & the tile adhesive & grout. The walls are mostly solid & covered with textured coating. Some walls are covered with a plastic hygiene finish & have ceramic tiles behind them. The floor comprises clay pamment tiles.
GY Yacht Station	Ground Floor	G6, (See Drawings)	Acessible WC,	Refer to the Survey Data Sheets regarding the textured coating & asbestos insulating board to part of the ceiling & for information regarding the wall tile adhesive. The solid walls are plastered & the copper water tank is situated behind false hardboard wall panelling to the corner. The floor beneath the non-slip sheet flooring comprises concrete.
GY Yacht Station	Roof Void	RV, (See Drawings)	Roof Void,	Refer to the Survey Data Sheets regarding the asbestos insulating board panels/debris & for further information regarding observations within the roof void.

Appendix 4 – Analysis Certificates

ATHENA ENVIRONMENTAL SOLUTIONS LTD
SUITE 3, SOPWITH HOUSE, HURRICANE WAY,
WICKFORD, ESSEX, SS11 8YU
Tel: 01268 761 171
Email: info@athena-env.co.uk

COMPANY REG NUMBER: 07376951
REGISTERED ADDRESS: AS ABOVE

UKAS TESTING
4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

CERTIFICATE NUMBER: ATH/26/01/0580 **DATE SAMPLED**: 14/01/26 **DATE RECEIVED**: 15/01/26 **DATE ANALYSED**: 15/01/26 **DATE ISSUED:** 15/01/26 **SAMPLES OBTAINED BY**: DELIVERED **NUMBER OF SAMPLES**: 8	**SITE ADDRESS**: GREAT YARMOUTH YACHT STATION, TAR WORKS ROAD, GREAT YARMOUTH, NORFOLK **SITE REFERENCE**: N/A **CLIENT:** ASBESTOS SURVEY SOLUTIONS LTD **CLIENT ADDRESS:** THE UNION BUILDING, 51-59 ROSE LANE, NORWICH, NORFOLK, NR1 1BY **PHONE NUMBER:** 01603 784784		
ANALYST NAME & SIGNATURE:	Sam Skinner – Laboratory Analyst	**AUTHORISER NAME & SIGNATURE:**	Brett Hopson – Technical Manager
COMMENTS:			

RESULTS

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	FIBRE TYPE DETECTED	COMMENTS
1	ITEM-9-CD1179	G1 AND G2-TEXTURED COATING TO CEILINGS	CHRYSOTILE	TEXTURED COATING
2	ITEM-9-CD1180	G3-TEXTURED COATING TO CEILINGS	CHRYSOTILE	TEXTURED COATING
3	ITEM-9-CD1181	EXTERNAL-MASTIC SEALS TO WINDOWS AND DOORS	NADIS	MASTIC
4	ITEM-9-CD1182	G4, G5, G6-TEXTURED COATING TO CEILINGS	CHRYSOTILE	TEXTURED COATING
5	ITEM-9-CD1183	G4, G5, G6-TEXTURED COATING TO WALLS	NADIS	TEXTURED COATING AND PLASTER
6	ITEM-9-CD1185	G4-REINFORCED TOILET SEATS	NADIS	COMPOSITE
7	ITEM-9-CD1186	G4-WALL TILE MASTIC-GROUND AND ADHESIVE	NADIS	MASTIC AND COMPOSITE
8	ITEM-9-CD1187	G4-FLOOR TILE GROUT AND ADHESIVE	NADIS	COMPOSITE

KEY: CHRYSOTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) – AMOSITE (BROWN ASBESTOS)
NADIS (NO ASBESTOS DETECTED IN SAMPLE) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES)

Note: When a trace of asbestos fibres are reported this represents only one or two fibres identified during PLM analysis.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months and all records and reports pertaining to the analysis archived for a minimum of 5 years.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
Note: The results relate only to the items tested.
Note: All samples are analysed at the Athena Laboratory, Suite 3 Sopwith House, Sopwith Crescent, Wickford, Essex, SS11 8YU
Note: The results apply to the sample as received.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling

Linsch Consultants Limited

Culfin, Ashey Road, Ryde, Isle of Wight PO33
Tel:-01983 811134 Fax:-01983 611147

UKAS TESTING
2432

Asbestos Fibre Identification Report.

Job No: J4560 **Batch No:** B18889 **Report Date:** 23/06/2004

Client Name & Address:
Broadland Group Ltd
Dunston Innovation Centre
Dunston Road
Chestefield S41 8NG

Attn: Dean Hancock

Premises Of Sample Origin:
Great Yarmouth Yacht Station

BGL1150
Order: 5231

L.C.L. Sample Ref. Number	Sample Location/Clients Identification Number and Material Type	Asbestos Fibre Type	Estimated Asbestos Content
S77241	1 - Loft, felt to underside of roof, bitumen	No asbestos detected	
S77242	2 - Loft, loose board in loft, board	Amosite Chrysotile	Medium Trace
S77243	3 - Cleaners cupboard ceiling, textured coating	No asbestos detected	
S77244	4 - Male wc, walls, textured coating	No asbestos detected	
S77245	5 - Male wc, cistern, plastic	Amosite	Medium
S77246	6 - Verandah outside store, ceiling, board	Amosite Chrysotile	Medium Trace
S77247	7 - External roof undercloaking, cement	Chrysotile	Medium

Note: Estimated Amounts: Trace = <2%, Medium = 2-50%, Major = >50% (approximations)

Name of analyst: L. McComb **Sampled by*:** Client

Date of sample receipt: 22/06/04 **Date of analysis:** 23/06/04

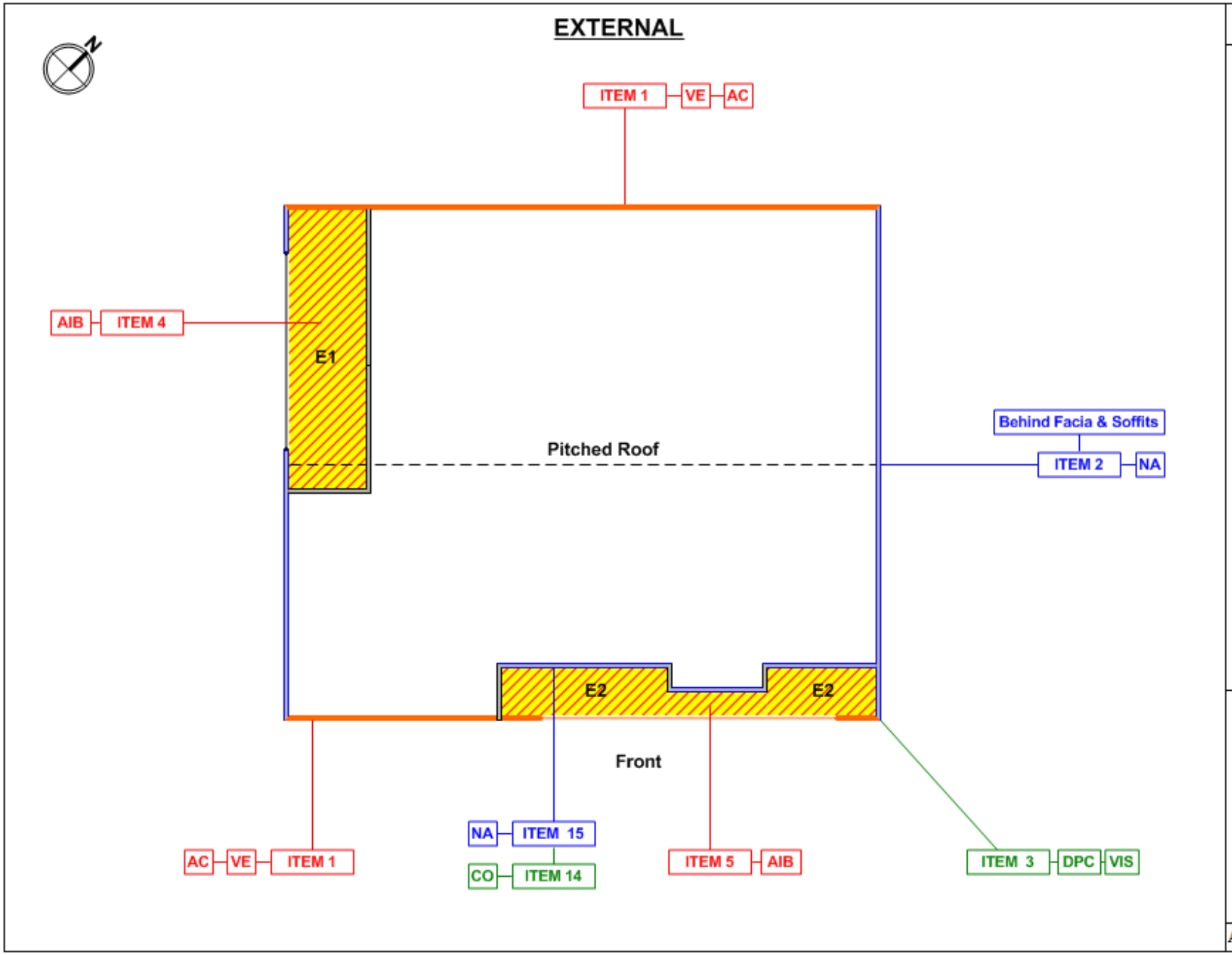
Method:
Analysis was performed in accordance with the Quality Control Manual in-house method of Linsch Consultants Ltd. which is based on the Health & Safety Executive published method MDHS 77. Opinions and interpretations expressed herein are outside the scope of U.K.A.S accreditation. Any quantities reported are subjective and outside the scope of U.K.A.S. accreditation. Linsch Consultants Ltd cannot accept responsibility for any amendments or changes made to this report after issue.
*Linsch Consultants Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client, *Linsch Consultants Ltd. do not hold U.K.A.S. accreditation for Sampling or Surveying.

Authorised Signatory
Lindsay McComb / Director

LCL-26-5:19/06/04:LMc

Appendix 5 – Plans

EXTERNAL



KEY

Location Contains Identified or Presumed ACM/s

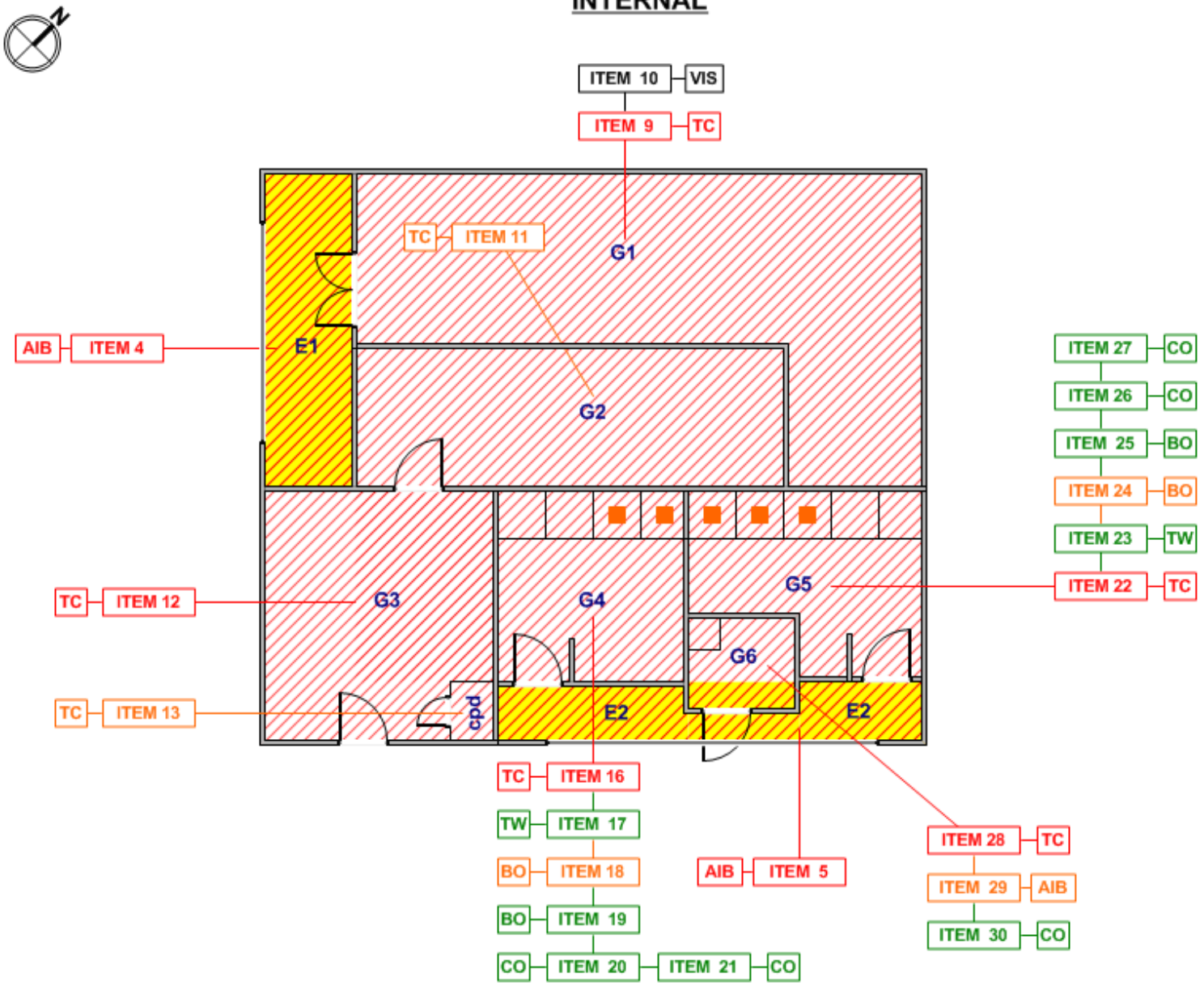
Location Contains Friable or High / Medium Risk ACM/s

- AC = Asbestos Cement
- VE = Verge Undercloaking
- AIB = Asbestos Insulating Board
- DPC = Damp Course
- NA = No Access
- VIS = Visual Observation
- CO = Composite Material

- ITEM.... Positive/Sampled ACM
- ITEM.... Strongly Presumed ACM
- ITEM.... Presumed ACM or No Access
- ITEM.... Negative Sample or Non Asbestos

ACM: Asbestos Containing Material

INTERNAL



KEY

Location Contains Identified or Presumed ACM/s

Location Contains Friable or High / Medium Risk ACM/s

TC = Textured Ceiling

TW = Textured Wall

CO = Composite Material

BO = Bonded Product

VIS = Visual Observation

AIB = Asbestos Insulating Board

ITEM.... Positive/Sampled ACM

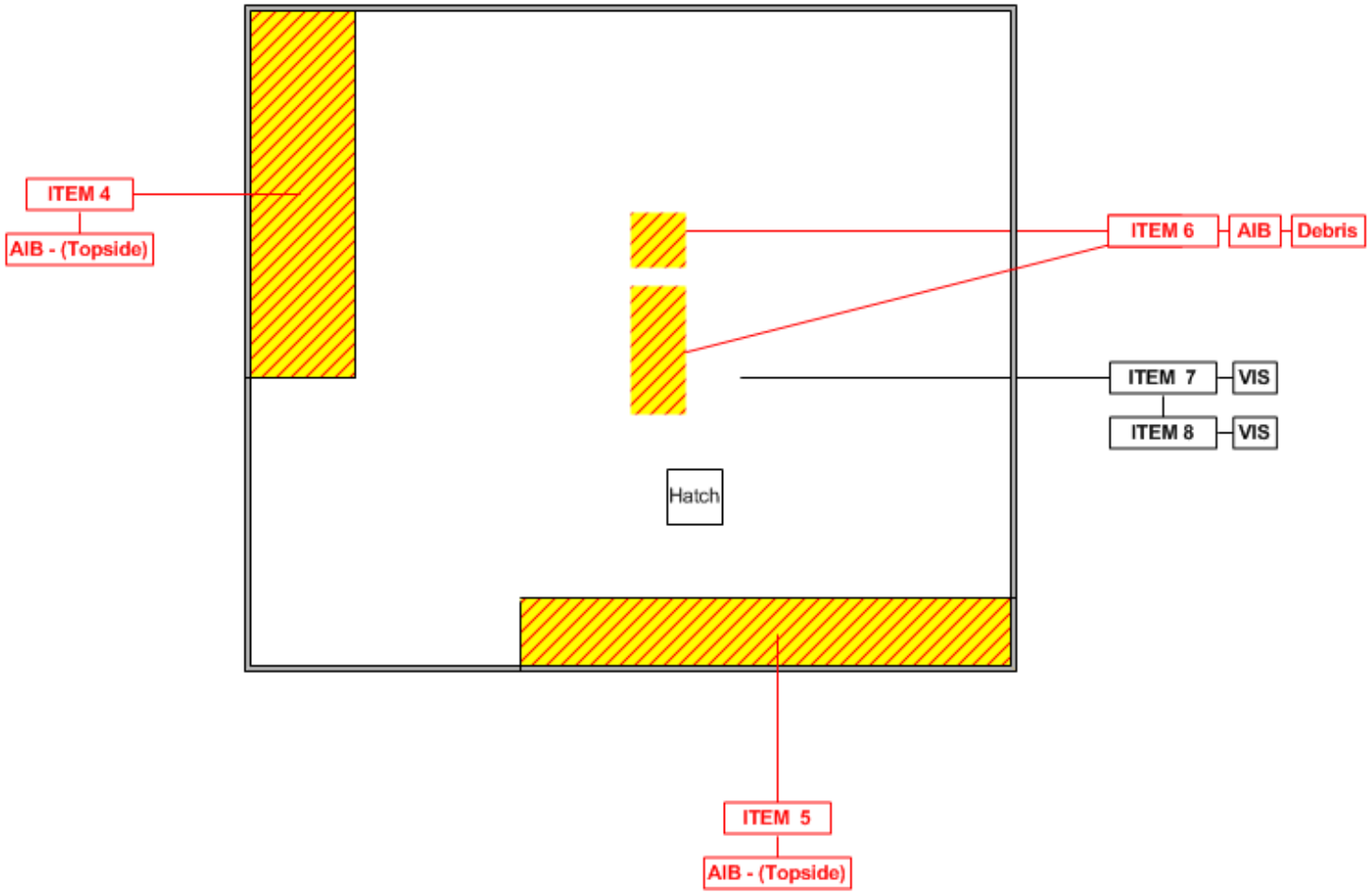
ITEM.... Strongly Presumed ACM

ITEM.... Presumed ACM or No Access

ITEM.... Negative Sample or Non Asbestos

ACM: Asbestos Containing Material

ROOF VOID



KEY

Location Contains Friable or High / Medium Risk ACM/s

AIB = Asbestos Insulating Board

VIS = Visual Observation

ITEM.... Positive/Sampled ACM

ITEM.... Strongly Presumed ACM

ITEM.... Presumed ACM or No Access

ITEM.... Negative Sample or Non Asbestos

ACM: Asbestos Containing Material