amstech
inspections and testing limited
asbestos survey : sample analysis
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Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011

Management Survey

Site:	Battle Sports Pavillion, North Trade Road, Battle, East Sussex, TN33 0HB
Client:	Battle Town Council
Report No:	J031391
Survey Date:	27th February 2025
Report Date:	27th February 2025
Surveyors:	Colin Van Son

Report Produced By:

Colin Van Son
Surveyor

Report Authorised By:

Anthony Sandells
Surveying Manager

UKAS INSPECTION
0350

Contents

PLEASE NOTE

THIS REPORT MUST BE READ IN ITS ENTIRETY
THIS REPORT IS NOT AN ASBESTOS MANAGEMENT PLAN
THIS REPORT IS CONFIDENTIAL TO Battle Town Council
Amstech Inspections and Testing Limited ACCEPTS NO RESPONSIBILITY OF ANY NATURE TO ANY THIRD PARTY TO WHOM THIS REPORT OR ANY PART THEREOF IS MADE KNOWN TO.

1. Introduction & Scope of Works

Amstech Inspections and Testing Limited was commissioned by:

Patrick McDonald, Battle Town Council, The Almonry, High St, Battle, TN33 0EA

To carry out an Asbestos Survey of:

Battle Sports Pavillion, North Trade Road, Battle, East Sussex

Type of Survey: Management

Objective of This Survey
To locate, identify and assess asbestos containing materials to form a basis for the duty holder to formulate an Asbestos Management Plan in compliance with the CAR2012, regulation 4. 'The Duty to Manage Asbestos in Non-Domestic Premises'.

Our Asbestos Surveys are carried out in compliance with HSG264. This is available as a PDF download from the HSE website: https://www.hse.gov.uk/PUBNS/books/hsg264.htm

Scope of This Survey
Management survey to all areas of commercial premises. Survey in line with standard HSG264 requirements.

Changes to Scope from Quotation
N/A

Client Confirmation
No customer sign off

Survey Limitations

All areas will be accessed and inspected as far as is reasonably practicable.

Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos will be clearly stated in this survey report and will have to be managed, ie maintenance or other disturbance work should not be carried out in these areas until further investigation is possible.

This management survey covers routine non destructive maintenance work. However is should be recognised that where ‘more extensive’ maintenance or repair work is planned, there may not be sufficient information in this management survey. A localised refurbishment survey must be carried out.

A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty-holder.

The surveyors are NOT to disturb in ANY way or go through suspected ACMs. Items within this survey where this applies are reinforced composite toilet cistern and cement soffits.

Loft space has limited access due to limited flooring.

All extents are an estimation.

If plans of the premises are not supplied to us it cannot be confirmed if all areas have been identified or accessed. In the absence of supplied plans Amstech Inspections and Testing Limited will provide site sketches but cannot guarantee that all areas have been identified as it is the clients responsibility to check supplied drawings and to inform us of any obstructed or concealed areas not shown on the sketch.

Sketches are not to scale, they serve only to assist with locations of findings.

2. Executive Summary

Patrick McDonald of Battle Town Council, The Almonry, High St, Battle, TN33 0EA requested Amstech Inspections and Testing Limited to undertake a Management survey to Battle Sports Pavillion, North Trade Road, Battle, East Sussex

Summary of Building

Commercial premises , built in 1960 with Timber structure .

Limitations / Exclusions during this survey (please also see our standard limitation within section 1)

None.

Inaccessible Areas Register

Entry	Floor	Location/Description	Reason

None.

Executive Summary Register of Positive ACMs

Below is a summary of all confirmed & presumed asbestos containing materials located during the survey:

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DN000199	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	Reinforced Composite	Toilets, Toilet cistern	1no.	Bolted	Timber	Amosite	 Picture 11
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	
DN000200	Battle Sports Pavillion, North Trade Rd. Battle	External	Cement	External Elements, Soffits	50lm	Nailed	Timber	Chrysotile	 Picture 16
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					4	-	4	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	

3. Methodology

Our Asbestos Surveys are carried out in compliance with HSG264. This is available as a PDF download from the HSE website: https://www.hse.gov.uk/PUBNS/books/hsg264.htm

A management survey is usually carried out to assist the dutyholder to fulfil their duty under CAR2012. Its purpose is to locate, as far as is reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation work, and to assess their condition.

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

A management survey includes an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing the ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

All surveys are performed in accordance with guidelines laid out in HSG264/HSG248 and following our UKAS approved internal procedures manual.

Background Information & Legislation

Licensed materials(such as AIB (Asbestos Insulation Board), insulation and sprayed coatings)

Any remedial works required on asbestos insulating materials and coatings should follow the guidance given in the HSE documents L143 "Work with materials containing asbestos. Control of Asbestos Regulations 2012" and the HSE guidance note HSG247 " Asbestos, the Licensed Contractors' Guide, 2012".

These stipulate that work to these materials should be carried out by a contractor licensed by the HSE to work with asbestos using approved methods, and that ALL work of this nature will require independent inspection by a suitable UKAS accredited laboratory including issue of a 4 stage certificate of reoccupation.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005). Further information can be found on the Environment Agency's website www.environment-agency.gov.uk.

Unlicensed materials (such as asbestos cement, floor tiles, linoleum, bituminous materials, textured coating and gaskets.)

Any remedial works required on unlicensed asbestos materials should follow the guidance given in the HSE documents L143 (as above). HSG247 (as above) and HSG189/2 - "Working with Asbestos Cement".

We would recommend independent air monitoring by a suitable UKAS accredited laboratory during and after the works and if works are carried out under controlled conditions a certificate of reoccupation should be issued.

All asbestos waste should be disposed of following the Hazardous Waste (England and Wales) Regulations 2005 (effective 16 July 2005) and subsequent amendment Hazardous Waste (England and Wales) (Amendment) Regulations 2009. Further information can be found on the Environment Agency's website www.environment-agency.gov.uk.

Statutory Regulations/Requirements and Codes of Practice

- The Health and Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- L143 - Work with materials containing asbestos. Control of Asbestos Regulations 2012.
- The Waste Management (England and Wales) Regulations 2006, ISBN 0110744128
- The Control of Substances Hazardous to Health (Amendment) Regulations 2004, ISBN 0110514076
- L153 - ACoP. Managing Health and Safety in Construction: Construction (Design and Management) Regulations 2015. (CDM) Approved Code of Practice
- The Hazardous Waste (England and Wales) Regulations 2005
- The Hazardous Waste (England and Wales) (Amendment) Regulations 2009
- HSE Guidance note HSG 210 ~ Asbestos Essentials - Task Manual (see also HSE website)
- HSE Guidance note HSG 227 ~ A comprehensive guide to managing asbestos in premises, 2002 ISBN 0717623815
- HSE Guidance note HSG 247 ~ The Licensed Contractors Guide
- HSE Guidance note HSG 248 ~ Asbestos: the analysts' guide for sampling, analysis and clearance procedures
- HSE Guidance note HSG 264 ~ Asbestos: the survey guide
- INDG 223 ~ Revision 3, 2004: A short guide to managing asbestos in premises. ISBN 0717625643
- HSG 53 - Respiratory protective equipment at work, 2995 ISBN 071762904X
- The Control of Noise at Work Regulations 2005, ISBN 0110729846
- L101 - ACoP. Safe work in confined spaces. Confined Spaces Regulations, 1997 ISBN 0717614050

A guide to using your Asbestos Register

This register is designed to enable the client to fulfil part of their legal duty of care under The Control of Asbestos Regulations 2012 (CAR 2012), by showing that they have taken reasonable steps to find the location and condition of ACMs within their premises. This register can also be used by the clients to produce their own risk assessment and asbestos management plan.

This register must be kept up to date with annual re-inspections and any changes in the condition or the removal of ACMs noted. All employees, contractors or other persons who may have contact with any of the ACMs shown in the register should be made aware to ensure their safety whilst carrying out their work.

As the duty hold it is your responsibility to make sure your employees, contractors or any persons who will come into contact with the ACMs are fully aware of their location and condition. A short training session for all relevant staff may be required.

This report is not a management plan.

The recommendations made in this report are a guidance to enable you to establish any risk posed by any ACMs found. It may be advisable to meet with all those concerned to discuss and produce a viable management plan.

Appendices

Certificate of analysis-if samples were taken
Plans identifying the location of all confirmed ACMs, either those provided by the client or those prepared by the surveyor.

Material Assessment - Strategy:

In addition to identifying asbestos containing materials, each incidence of asbestos has been assessed and a material rating in the form of numerical weighting calculated. The factors included within the risk assessment include the product type, condition/ friability, treatment and asbestos type. The numerical value extends from 2-12, with four categories of risk assessment.

Category A is a high risk situation requiring immediate action.

Category B is a high risk situation requiring action as soon as possible.

Category C is a medium risk situation requiring regular inspection and maintenance.

Category D is a low risk situation, until such time as it is altered, i.e. refurbishment or demolition etc.

Where asbestos has been identified, the risk assessment category has been identified within the body of this report. The risk assessment system that has been adopted, concentrates solely on the likelihood of fibre release from the asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of any person being exposed to fibre concentrations injurious to their health.

In some situations it may be useful to undertake measurement of atmospheric fibre concentrations; however these levels are open to vast variations dependent upon conditions and may well be below the concentration measurable using optical microscope methods but still above local background environmental levels.

Although recommendations, which are issued, will vary according to the situation, it is desirable that some standardisation of action is achieved. It is therefore proposed that the following guidelines be adopted.

Material Rating Recommendation and Comments (Material Assessment)

Category A: 10+

Situations within this category warrant urgent consideration. It is likely in situations with such a high rating that persons are currently being exposed to some level of asbestos fibre contamination.

This exposure will vary according to local conditions - for example, the intensity of use of a heating system or the nature of air flow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to the potential exposure, areas or situations that fall into this category should be regarded as a matter for concern.

Category B: 7-9 inclusive

Situations within this category still warrant urgent consideration, in that any slight deterioration in one of a number of contributory factors will result in unacceptable deterioration within a short passage of time. In these situations it is therefore necessary for the asbestos to be removed on a programmed basis but within a specified timescale.

It is recommended that the maximum period should be 1 year and that in the meantime emergency repair and sealing operations should be undertaken where any deterioration occurs.

Category C: 5-6 inclusive

Situations within his category do not pose an imminent risk and the likelihood of fibre release is low under existing conditions. It would be most appropriate within this category to monitor the situation as obviously deterioration will occur over time.

It is recommended that situations within this category should be inspected on a 6 monthly basis to ascertain any change in circumstances, requiring reassessment of priority rating into category B.

Category D: 4 & less

Situations within this category are of low priority. The situation should be monitored on the basis of a 2-year inspection cycle to ascertain any change in category, unless demolition, refurbishment or any other change of use interferes with the cycle.

Material Algorithms

Sample Variable	Score	Example
Product type	**1**	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement products etc.).
	2	Asbestos insulation board, mill board, other low density boards, asbestos ropes and woven textiles, gaskets, asbestos paper and felt.
	3	Insulation (pipe and boiler lagging, spray coating, loose asbestos.
Extent of damage / deterioration	**0**	Good condition; no visible damage.
	1	Low damage; scratches or surface marks; broken edges to boards, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	**0**	Composite materials containing asbestos; reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays.
Asbestos type	**1**	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

Priority Assessment Score Evaluation (MAS + PAS)

The total assessment score is derived from the combination of material assessment + priority assessment. These scores range from 2-24.

ACM with scores of 20 or more are regarded as a high potential to release fibres if disturbed, 15 - 19 medium potential, 9 - 14 low potential. These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocate a risk code, which provides management recommendations and in our opinion advice on how the ACMs should be treated.

Risk Code Table

Risk Code	Action Required
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2012.
B	Remove or repair by licensed contractors in accordance with CAR2012.
C	Encapsulate by licensed contractor in accordance with CAR2012. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re=inspections for damage or deterioration in accordance with asbestos management plan and CAR2012.
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2012.

Amstech Inspections and Testing Limited is a UKAS accredited inspection body to carry out asbestos surveys inspections. This includes all comments and interpretations with regards to the risk assessments made. It does not include any comments that may be perceived as forming part of the priority assessment.

4.Asbestos Survey Report

Asbestos Survey of Battle Sports Pavillion, North Trade Road, Battle, East Sussex

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
16	DN000200	Battle Sports Pavillion, North Trade Rd. Battle	External	1	External Elements	Soffits - Cement	50lm	Nailed, Timber	(1) Asbestos Cement	Low Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	D
17	DN000201	Battle Sports Pavillion, North Trade Rd. Battle	External	1	External Elements	Window frame mastic - Composite	60lm	-	-	-	-	No Asbestos Detected	(2) Easily disturbed	-	
External Elements: Modern felt covered pitched roof. Cement soffits to front and side elevations. Timber soffit to rear elevation. Plastic rainwater goods, plastic soil pipe. Timber side door canopy. Timber wall panels, bare brick base walls. Metal window panels. Composite mastic to window frames															
2	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	1	Lobby	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Lobby: Hardboard ceiling panels with timber battens and timber beams. Hardboard wall panels with timber battens. Timber framed windows with metal panels beneath, timber doors and frame. Modern vinyl flooring onto concrete floor															
3	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	2	Corridor 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Corridor 1: Hardboard ceiling panels with timber battens and timber beams. Hardboard wall panels with timber battens. Timber door and frame. Concrete floor															
4	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	3	Corridor 2	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Corridor 2: Hardboard ceiling panels with timber battens. Hardboard wall panels with timber battens. Timber framed windows, timber door frame. Concrete floor															

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
5	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	4	Changing Room 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Changing Room 1: Hardboard ceiling panels with timber battens and timber beams. Hardboard wall panels with timber battens. Timber framed windows, timber door and frame. Built in timber cupboards with fibreboard ceiling panels. Concrete floor															
6	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	5	Kit Room	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Kit Room: Hardboard ceiling panels with timber battens. Hardboard wall panels with timber battens. Timber framed windows, timber door and frame. Concrete floor															
7	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	6	Changing Room 2	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Changing Room 2: Hardboard ceiling panels with timber battens. Hardboard wall panels with timber battens. Timber framed windows, timber door and frame. Concrete floor															
8	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	7	Cupboard 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Cupboard 1: Hardboard ceiling and wall panels with timber battens, timber door and frame. Concrete floor															
9	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	8	Changing Room 3	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Changing Room 3: Hardboard ceiling panels with timber battens. Hardboard wall panels with timber battens. Wall mounted modern electrics on timber panel. Timber framed window, timber door and frame. Concrete floor															

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
10	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	9	Corridor 3	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Corridor 3: Hardboard ceiling panels with timber battens. Hardboard wall panels with timber battens. Timber door and frame, timber internal door frame. Concrete floor															
11	DN000199	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	10	Toilets	Toilet cistern - Reinforced Composite	1no.	Bolted, Timber	(1) Reinforced Composite	Low Damage	0	Amosite	(1) Occasionally likely to be disturbed	4	D
Toilets: Hardboard ceiling panels with timber battens. Hardboard wall panels with timber battens, solid rendered wall. Ceramic tiled boxing with timber panels. Wall mounted electric heater. Metal framed windows with ceramic tiled and timber sills, timber doors and frames. Ceramic urinal cistern, plastic soil pipes. Reinforced composite toilet cistern. Bare metal pipework. Concrete floor															
12	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	11	Showers	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Showers: Hardboard ceiling panels with timber battens. Hardboard wall panels with timber battens, solid rendered, ceramic tiled walls. Metal framed windows with ceramic tiled and timber sills, timber door and frame. Bare metal pipework. Concrete floor															
13	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	12	Cupboard 2	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Cupboard 2: Hardboard ceiling and wall panels with timber battens, timber door and frame with plastic packers. Bare metal pipework. Concrete floor															
14	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	13	Kitchen	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Kitchen: Plasterboard ceiling, hardboard wall panels with timber battens and partial ceramic tiling. Metal sink set in timber units. Bare metal and plastic pipework. Modern vinyl flooring onto concrete floor															

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
15	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Ground Floor	14	WC	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
WC: Plasterboard ceiling with plastic battens. Hardboard and plasterboard walls panels with timber and plastic battens. Plastic wall cladding. Metal framed windows with timber sill, timber door and frame. Ceramic toilet cistern, plastic soil pipe. Plastic boxing. Foam insulated, bare metal and plastic pipework. Ceramic tiled floor															
1	N/A	Battle Sports Pavillion, North Trade Rd. Battle	Roof Void	1	Roof Void	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Roof Void: Pitched timber roof, timber rafters, beams and joists. Paper lined timber wall. MMMF insulated plastic cold water tank, foam insulated, hessian wrapped, bare metal and plastic pipework. MMMF insulation above hardboard. Timber hatch and frame. Limited access due limited flooring															

Appendix 1 - Photo Analysis Sheets

Amstech Inspections and Testing Limited
Site Address: Battle Sports Pavillion, North Trade Road, Battle, East Sussex
Report No: J031391
Report Issue Date: 27/02/2025

Sample No:	DN000200
Item No:	16
Survey Date:	27/02/25
Building:	Battle Sports Pavillion, North Trade Rd. Battle
Floor:	External
Room No:	External Elements
Position:	Soffits - Cement
Extent:	50lm
Substrate:	Nailed, Timber
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.

Sample No:	DN000199
Item No:	11
Survey Date:	27/02/25
Building:	Battle Sports Pavillion, North Trade Rd. Battle
Floor:	Ground Floor
Room No:	Toilets
Position:	Toilet cistern - Reinforced Composite
Extent:	1no.
Substrate:	Bolted, Timber
Material:	(1) Reinforced Composite
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Amosite
Risk Category:	D
Recommended Action:	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.

Appendix 2 - Bulk Sample Certificate of Analysis

amstech
inspections and testing limited
asbestos survey : sample analysis
e-mail: lab@amstech.co.uk website: www.amstech.co.uk

UKAS TESTING 2713

Unit F
The Rich Industrial Estate
Avis Way Newhaven
East Sussex BN9 0DU

Tel: 01273 510011
Fax: 01273 510012

Certificate Of Analysis
Following Examination For Asbestos In Bulk Samples

Date: 27 February 2025
Job/Survey No: **J031391**

Client Name /Address:
Battle Town Council, The Almonry, High St, Battle TN33 0EA

Site Address
Battle Sports Pavillion, North Trade Road, Battle, East Sussex TN33 0HB

Date of analysis: 27 February 2025
Analyst: Colin Van Son

Sampled by: Colin Van Son
Samples 3 of 3

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
DN000199	-	Toilet cistern - Reinforced Composite	Amosite
DN000200	-	Soffits - Cement	Chrysotile
DN000201	-	Window frame mastic - Composite	No Asbestos Detected In Sample

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques as given within the HSE Publication HSG 248 (The Analyst's Guide) and our own internal procedures. Following the introduction and adoption of this publication, under the terms of our UKAS accreditation, Amstech Inspections and Testing Ltd are not permitted to give estimates of the percentage of asbestos content.

Comments and observations expressed herein (location & material type) are outside the scope of UKAS accreditation Amstech Inspections and Testing Ltd cannot be held responsible for the accuracy of information or the validity of submitted samples supplied by third parties. Results relate solely to the items presented to the laboratory for analysis.

Amstech Inspections & Testing Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

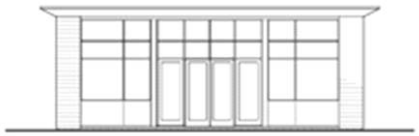
Verified by:

Colin Van Son

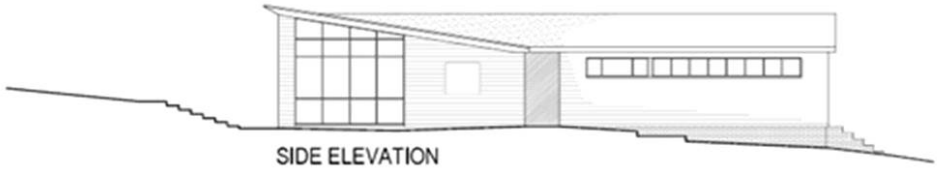
End of Report

Appendix 3 - Annotated Floor Plans

Key
AIB
TC
AC
Comp / Txt



FRONT ELEVATION

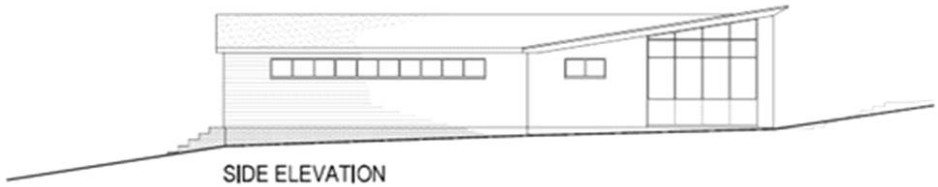


SIDE ELEVATION

DN000200 Cement Soffits To Front & Side Elevations

DN000201 Composite Mastic To Window frames

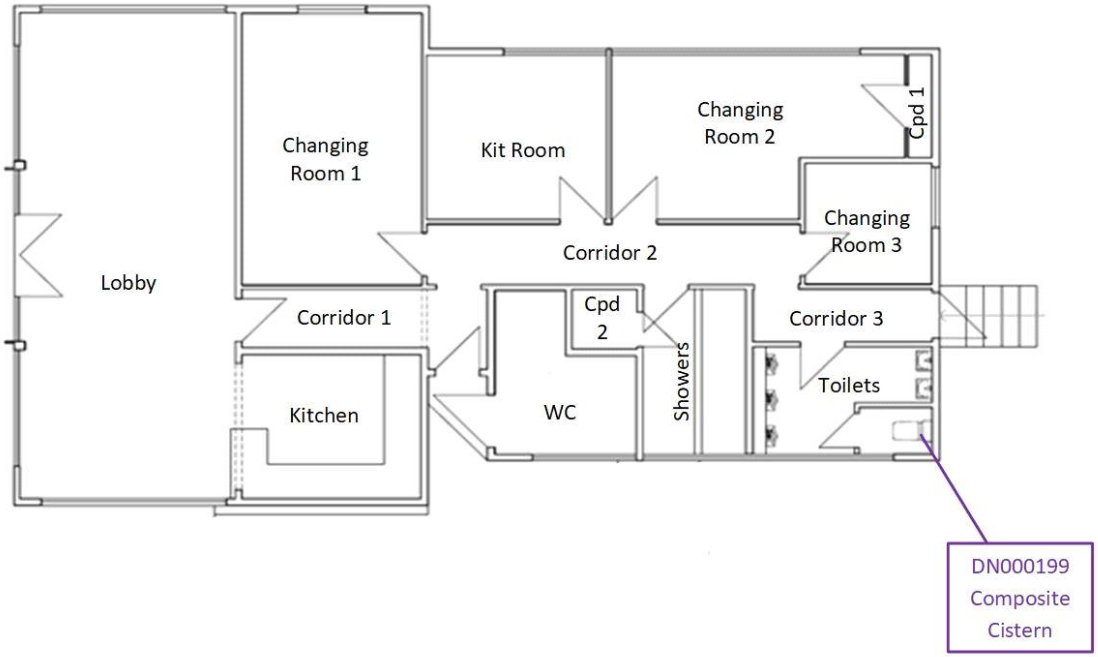
REAR ELEVATION



SIDE ELEVATION

Client:	Battle Town Council
Site Address	Battle Sports Pavillion, North Trade Road, Battle, East Sussex
Position:	External
Not to Scale	

Key
AIB
TC
AC
Comp / Txt



Client:	Battle Town Council
Site Address	Battle Sports Pavillion, North Trade Road, Battle, East Sussex
Position:	Ground Floor
Not to Scale	