



# Pre-Refurbishment & Demolition Asbestos Survey for Witney Town Council

## SITE:

West Witney Sports and Social Club  
Burford Road  
Witney  
OX29 0NB



**Survey Report by:**

**Dudley Firkins**

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# 1.0 Executive Summary:



Asbestos containing materials identified during the Pre-Refurbishment & Demolition Asbestos Survey and the specific areas are categorised below in order according to the initial Material Risk Assessment made by Amiantus.

## HIGH RISK MATERIALS - SCORES 10+

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

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
West Witney Sports Club	Ground	Boiler Room G16	Debris	Dust/Debris	HIGH (11)	A - Restrict access/remove
West Witney Sports Club	Ground	Boiler Room G16	Debris	Preformed Lagging	HIGH (11)	A - Restrict access/remove
West Witney Sports Club	Ground	Boiler Room G16	Debris	Preformed Lagging	HIGH (11)	A - Restrict access/remove

## MEDIUM RISK MATERIALS - SCORES 7-9

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

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
West Witney Sports Club	External	External Elevations E01	Board	Asbestos Insulating Board	MEDIUM (8)	C - Encapsulate or repair

# 1.0 Executive Summary:



## LOW RISK MATERIALS - SCORES 1-6

**Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The condition of these materials re-inspected within 12 months, or sooner, depending on the condition.**

Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations
West Witney Sports Club	1st	Stair Landing 102	Nosing	Thermoplastic	VERY LOW (3)	D - Manage and re-inspect
West Witney Sports Club	1st	Kitchen 111	Cement Sheets	Cement	VERY LOW (4)	D - Manage and re-inspect
West Witney Sports Club	1st	Corridor and Cupboards 114	Cement Sheets	Cement	VERY LOW (4)	D - Manage and re-inspect
West Witney Sports Club	1st	Bathroom 115	Cement Sheets	Cement	VERY LOW (4)	D - Manage and re-inspect
West Witney Sports Club	Ground	Cricket Store G01	Bitumen Adhesive	Bituminous	VERY LOW (3)	D - Manage and re-inspect
West Witney Sports Club	Ground	Bar Area G02	Bitumen Adhesive	Bituminous	VERY LOW (3)	D - Manage and re-inspect
West Witney Sports Club	Ground	Cleaners Cupboard G12	Presumed Asbestos Flash Guards	Asbestos Textiles/Paper	LOW (6)	D - Manage and re-inspect
West Witney Sports Club	Ground	Boiler Room G16	Presumed Asbestos Gaskets	Asbestos Textiles/Paper	LOW (5)	D - Manage and re-inspect
West Witney Sports Club	Ground	Boiler Room G16	Board	Asbestos Insulating Board	LOW (6)	D - Manage and re-inspect
West Witney Sports Club	External	External Elevations E01	Cement Sheets	Cement	VERY LOW (4)	D - Manage and re-inspect
West Witney Sports Club	External	External Elevations E01	Presumed Asbestos Cement Undercloaking	Asbestos Cement	LOW (6)	D - Manage and re-inspect
West Witney Sports Club	External	External Elevations E01	Cement Rainwater Goods	Cement	VERY LOW (4)	D - Manage and re-inspect

## 1.0 Executive Summary:



### PRESUMED ASBESTOS/NO ACCESS AREA

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection within 12 months.

Building	Floor	Room/Area	Recommendation
West Witney Sports Club	Ground	Boiler Room G16	E - Inspection required

### Building Notes:

Internal notes: All internal areas including accessible voids were inspected.

External notes: All external areas have been inspected.

## 2.0 Contract Review:



Name & Address of Client:	Witney Town Council - Town Hall, Market Street, Witney, Oxon		
Client Contact:	Adam Cook		
Name & Address of Site:	West Witney Sports and Social Club, Burford Road, Witney		
Type of Survey:	Refurbishment & Demolition survey (MA only)		
Date of Survey:	12 Jun 2025		
Report Revision Number:	1		
TEAMS internal job number:	J008005		
Lead Surveyor[s]:	Dudley Firkins	Signature:	
Technically reviewed by:	Jack Wood	Signature:	
Report issue date:	24 Jun 2025		

## 3.0 Introduction/Objectives:



Amiantus received an order of confirmation to undertake a Pre-Refurbishment & Demolition Asbestos Survey from Witney Town Council. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Pre-Refurbishment & Demolition Asbestos Survey of:

West Witney Sports and Social Club  
Burford Road  
Witney  
OX29 0NB

The survey was carried out by Dudley Firkins.

The Type of survey selected / requested by the client was a Pre-Refurbishment & Demolition Asbestos Survey.

The reason for selecting this survey is to enable the client to identify asbestos in his premises so that it can be removed prior to major refurbishment

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

### **3.2 Aim of Survey**

The aim of the survey was to;

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

## 3.0 Introduction/Objectives(Cont):

### - Type of Survey



#### **3.3 Type of Survey – Pre-Refurbishment Asbestos Survey**

The purpose of this major refurbishment survey & demolition is to identify ACM's to be removed prior to any major refurbishment & demolition work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the whole building if major refurbishment or demolition is planned.

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

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

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

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



## 4.0 Desk Top Review and Survey Planning:



4.1 Details of information requested from the Duty Holder by Amiantus in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Adam Cook on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

West Witney Sports and Social Club  
Burford Road  
Witney  
OX29 0NB

The survey was carried out to all internal and external areas including any accessible voids.

Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

Detailed drawings were not provided by the client at the time of the survey.

## 5.0 Survey Method



**5.1** This survey has been undertaken in accordance with HSG264 and Amiantus in house procedures.

**5.2** Clients of Amiantus that have signed our terms and conditions are deemed to have agreed, and accepted, our surveying approach, our sampling strategy, and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

**5.3** The information provided by the client or their representative are recorded in the planning document and has been used to define the scope of the survey.

**5.4** 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.

**5.5** 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.

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

**5.7** 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.

**5.8** 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.

**5.9** 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.

**5.10** 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/location will be presumed to have ACM's present until proven otherwise.

**5.11** 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.

**5.12** 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:



**6.1** Where a survey is carried out under the guidance of the owner of the property or his representative then the survey will be as per his instructions and guidance at that time.

**6.2** Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

**6.3** Survey techniques used involved trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons.

**6.4** Materials may be hidden or obscured by other items or cover finishes i.e. paint over boarding disguising etc. Where this is the case then its detection will be impaired. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

**6.5** Debris from previous asbestos removal projects may well be present in some areas: general asbestos debris does not form part of this survey, however all good intentions are made for its discovery. Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction, most notably would be the control of asbestos at work regulation (1987) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

**6.6** This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or other i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.

**6.7** Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

**6.8** In a building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of this survey should be treated with caution and sampled accordingly. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.

**6.9** Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

**6.10** It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

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

## 6.0 Exclusions and Caveats (Cont):



**6.12** Textured Coatings such as “Artex” may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

**6.13** Due to the inconsistency of the fibre content in vinyl floor material and its low percentage (generally less than 2% by volume) random sampling only, was carried out to establish the possible presence of asbestos in vinyl flooring. A more comprehensive sampling strategy would have to be implemented to establish the exact extent of asbestos based vinyl flooring. However, unless the material is subjected to vigorous abrasive action or fire, the possibility of fibre release will be minimal due to the matrix of the material.

**6.14** Amiantus Environmental Consultants cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report. Amiantus Environmental Consultants cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

## 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 Amiantus 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

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:

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 4 of the CAR 2012.

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

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

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

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

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

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

### Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm<sup>3</sup>. 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

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
West Witney Sports Club	1st	Stair Landing 102, Nosing to step	S DF005674	Thermoplastic	Low Damage	Completely Sealed	Chrysotile	1no.	Easily disturbed	3	D - Manage and re-inspect	Asbestos nosing to top step.
West Witney Sports Club	1st	Kitchen 111, Cement Sheets to ceiling	S DF005677	Cement	Low Damage	Surface Sealed	Chrysotile	75m <sup>2</sup>	Occasionally likely to be disturbed	4	D - Manage and re-inspect	Asbestos cement sheets to ceiling (roof). Continues across ceilings to rooms 109 to 116 above ceilings in places.
West Witney Sports Club	1st	Corridor and Cupboards 114, Cement Sheets to ceiling	SP As DF005677	Cement	Low Damage	Surface Sealed	Chrysotile	See associated entry	Occasionally likely to be disturbed	4	D - Manage and re-inspect	Asbestos cement sheets to ceiling (roof).
West Witney Sports Club	1st	Bathroom 115, Cement Sheets to ceiling	SP As DF005677	Cement	Low Damage	Surface Sealed	Chrysotile	See associated entry	Occasionally likely to be disturbed	4	D - Manage and re-inspect	Asbestos cement sheets to ceiling (roof).
West Witney Sports Club	Ground	Cricket Store G01, Bitumen Adhesive to floor	S DF005668	Bituminous	Low Damage	Completely Sealed	Chrysotile	30m <sup>2</sup>	Occasionally likely to be disturbed	3	D - Manage and re-inspect	Asbestos bitumen adhesive to concrete below carpet.
West Witney Sports Club	Ground	Bar Area G02, Bitumen Adhesive to floor	S DF005670	Bituminous	Low Damage	Completely Sealed	Chrysotile	84m <sup>2</sup>	Usually inaccessible or unlikely to be disturbed	3	D - Manage and re-inspect	Asbestos bitumen adhesive to concrete below ceramic tiles.
West Witney Sports Club	Ground	Cleaners Cupboard G12, Presumed Asbestos Flash Guards within electrical boxes	P Visual	Asbestos Textiles/Paper	Low Damage	Unsealed	Chrysotile	2no.	Occasionally likely to be disturbed	6	D - Manage and re-inspect	Presumed Asbestos Flash Guards within live electrical boxes.
West Witney Sports Club	Ground	Boiler Room G16, Debris to walls	S DF005671	Dust/Debris	High Damage	Unsealed lagging and sprays	Chrysotile + Amosite	Small amounts	Easily disturbed	11	A - Restrict access/remove	Asbestos debris to all walls.
West Witney Sports Club	Ground	Boiler Room G16, Debris to floor	S DF005672	Preformed Lagging	High Damage	Unsealed lagging and sprays	Chrysotile + Amosite	Small amounts	Easily disturbed	11	A - Restrict access/remove	Asbestos debris to floor.
West Witney Sports Club	Ground	Boiler Room G16, Debris to pipes	SP As DF005672	Preformed Lagging	High Damage	Unsealed lagging and sprays	Chrysotile + Amosite	Small amounts	Easily disturbed	11	A - Restrict access/remove	Asbestos debris to pipes.

## KEY:

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

# Appendix 1 - Asbestos Register (cont)

Building	Floor	Location /Room	S,P,SP,AS Sample No	Product Type	Condition	Surface Treatment	Asbestos Type	Quantity	Accessibility	Material Score	Recommendation	Additional Comments
West Witney Sports Club	Ground	Boiler Room G16, Board to ceiling	S DF005673	Asbestos Insulating Board	Low Damage	Surface Sealed	Chrysotile + Amosite	12m <sup>2</sup>	Occasionally likely to be disturbed	6	D - Manage and re-inspect	Asbestos Insulating Board (AIB) to ceiling.
West Witney Sports Club	Ground	Boiler Room G16, Presumed Asbestos Gaskets to pipe flanges	P Visual	Asbestos Textiles/Paper	Low Damage	Surface Sealed	Chrysotile	Throughout	Usually inaccessible or unlikely to be disturbed	5	D - Manage and re-inspect	Presumed Asbestos Gaskets to pipe flanges. Unable to obtain a sample.
West Witney Sports Club	Ground	Boiler Room G16, No Access within boiler	P Visual	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Inspection required	No access within boiler, still operational. Modern rope seal to front.
West Witney Sports Club	External	External Elevations E01, Board to soffits	S DF005679	Asbestos Insulating Board	Low Damage	Unsealed	Chrysotile + Crocidolite	5lm	Occasionally likely to be disturbed	8	C - Encapsulate or repair	Asbestos Insulating Board (AIB) to soffits of room G01. Timber at front.
West Witney Sports Club	External	External Elevations E01, Cement Rainwater Goods to walls/roof	S DF005681	Cement	Low Damage	Surface Sealed	Chrysotile	65lm	Occasionally likely to be disturbed	4	D - Manage and re-inspect	Asbestos cement rainwater guttering and downpipes to walls/roof. Includes 5no downpipes.
West Witney Sports Club	External	External Elevations E01, Cement Sheets to soffit	SP As DF005677	Cement	Low Damage	Surface Sealed	Chrysotile	See associated entry	Occasionally likely to be disturbed	4	D - Manage and re-inspect	Asbestos cement to part of roof. Sampled internally but visible below felt externally.
West Witney Sports Club	External	External Elevations E01, Presumed Asbestos Cement Undercloaking to roof edges	P Visual	Asbestos Cement	Low Damage	Surface Sealed	Crocidolite (or unknown)	24lm	Usually inaccessible or unlikely to be disturbed	6	D - Manage and re-inspect	Presumed Asbestos Cement Undercloaking to roof edges.


## KEY:

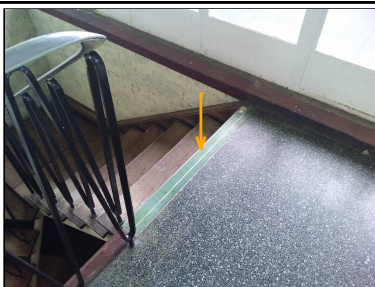
S – Sampled, P – Presumed, SP – Strongly Presumed, AS – Cross reference to former sample

# Appendix 2 – Survey Data Sheets

Service Type	Refurbishment & Demolition survey		
Report Revision Number	1	Surveyors	Dudley Firkins
TEAMS Job Number	J008005	Survey Date	12 Jun 2025
Site Address:	West Witney Sports and Social Club Burford Road Witney OX29 0NB	Bulk Analysis Laboratory	Asbestos Laboratory Services
		Sample Analysis Date	20 Jun 2025

## Survey Data Sheets

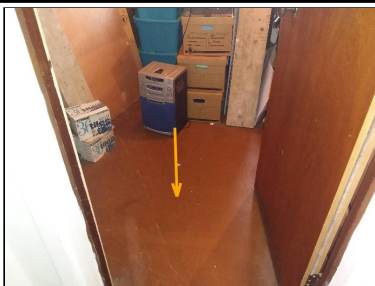
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Function Room 101	No materials to the solid walls, solid flooring and plasterboard ceiling of the function room were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Stair Landing 102	Nosing to step	1no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005674 (S)	Thermoplastic (1)	Completely Sealed (0)	Low Damage (1)	Easily disturbed
	Material Risk Score				
	3				
Recommended action	D - Manage and re-inspect				
Surveyor comments	Asbestos nosing to top step.				

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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Store 103	Lino to floor	9m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005675 (S)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	Non-Asbestos lino to timber.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Corridor 104	Lino to floor	5m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As DF005675 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	Non-Asbestos lino to timber.				

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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Changing Room 105	Lino to floor	15m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As DF005675 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	Non-Asbestos lino to timber.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Away Changing Room 106	Lino to floor	15m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As DF005675 (SP)	Vinyl floor tiles (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	Non-Asbestos lino to timber.				


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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Toilets 107	No materials to the solid walls, solid flooring and plasterboard ceiling of the toilets were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	Recommended action	No further action required			
Surveyor comments	No Suspect Materials. Plastic cisterns.				

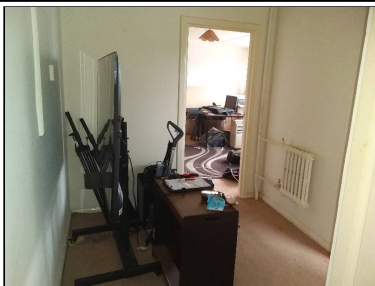
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Roof Void 108	Felt to underside of roof	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005676 (S)	Bituminous (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
		Material Risk Score			
	N/A				
Recommended action	No further action required				
Surveyor comments	Non-Asbestos felt to underside of roof.				

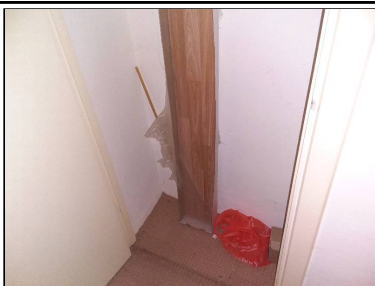
KEY:

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## Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Lobby 109	No materials to the solid walls, timber flooring and timber ceiling with polystyrene tiles of the lobby were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Store 110	No materials to the solid walls, timber flooring and plasterboard ceiling with polystyrene tiles of the store were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				

KEY:

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

## Survey Data Sheets (cont)

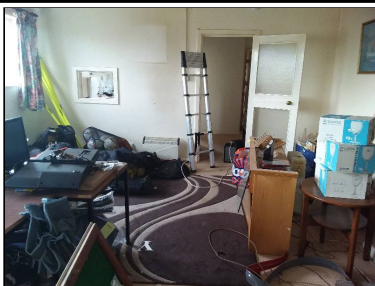
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Kitchen 111	Cement Sheets to ceiling	75m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005677 (S)	Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
Recommended action		D - Manage and re-inspect			
Surveyor comments		Asbestos cement sheets to ceiling (roof). Continues across ceilings to rooms 109 to 116 above ceilings in places.			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Store 112	No materials to the solid walls, timber flooring and plasterboard ceiling with polystyrene tiles of the store were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		No Suspect Materials.			

KEY:

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## Survey Data Sheets (cont)

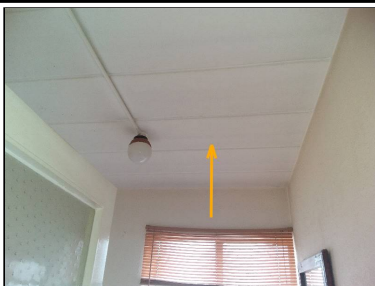
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Living Room 113	No materials to the solid walls, timber flooring and fibreboard ceiling of the living room were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Corridor and Cupboards 114	Cement Sheets to ceiling	See associated entry	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As DF005677 (SP)	Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	4				
Recommended action	D - Manage and re-inspect				
Surveyor comments	Asbestos cement sheets to ceiling (roof).				

KEY:

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## Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Bathroom 115	Cement Sheets to ceiling	See associated entry	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As DF005677 (SP)	Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
4					
Recommended action	D - Manage and re-inspect				
Surveyor comments	Asbestos cement sheets to ceiling (roof).				

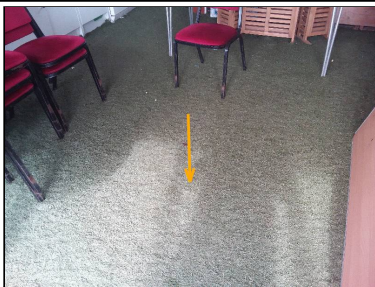
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Bedroom 116	No materials to the solid walls, timber flooring and fibreboard ceiling of the bedroom were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
	Recommended action	No further action required			
Surveyor comments	No Suspect Materials.				

KEY:

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## Survey Data Sheets (cont)

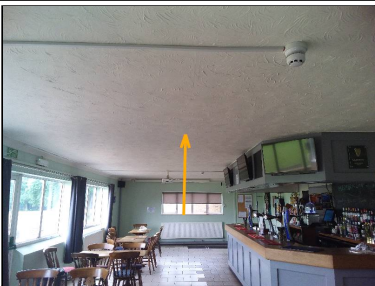
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	1st Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Floor Voids 117	No materials to the floor voids (where inspected) were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Cricket Store G01	Bitumen Adhesive to floor	30m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005668 (S)	Bituminous (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
3					
Recommended action	D - Manage and re-inspect				
Surveyor comments	Asbestos bitumen adhesive to concrete below carpet.				

**KEY:**

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## Survey Data Sheets (cont)

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Bar Area G02	Textured Coating to ceiling	84m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005669 (S)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		Non-Asbestos textured coating to solid ceiling.			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Bar Area G02	Bitumen Adhesive to floor	84m <sup>2</sup>	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005670 (S)	Bituminous (1)	Completely Sealed (0)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
Recommended action		D - Manage and re-inspect			
Surveyor comments		Asbestos bitumen adhesive to concrete below ceramic tiles.			


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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Darts Room G03	No materials to the solid walls, solid flooring and solid ceiling of the darts room were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Store G04	Textured Coating to ceiling	3.5m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As DF005669 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
Material Risk Score					
N/A					
Recommended action	No further action required				
Surveyor comments	Non-Asbestos textured coating to solid 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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Lounge/Pool Room G05	No materials to the solid walls, timber flooring and suspended ceiling of the lounge were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Ceiling Void G06	No materials to the ceiling void were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials. Timber ceiling.				

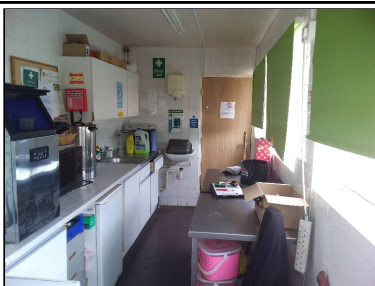
KEY:

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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Toilet G07	No materials to the plastic walls, flooring with modern lino and plastic ceiling of the disabled toilet were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Kitchen G08	No materials to the solid walls, solid flooring with modern lino and plasterboard ceiling of the kitchen were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials. Modern acoustic pads to sink.				

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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Cellar G09	No materials to the solid walls, solid flooring and timber ceiling of the cellar were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Entrance Lobby G10	Textured Coating to ceiling	28m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As DF005669 (SP)	Textured Coating (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	Non-Asbestos textured coating to solid ceiling.				

KEY:

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## Survey Data Sheets (cont)


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Corridor G11	No materials to the solid walls, solid flooring (tiled) and plasterboard ceiling of the corridor were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Cleaners Cupboard G12	Presumed Asbestos Flash Guards within electrical boxes	2no.	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Asbestos Textiles/Paper (2)	Unsealed (2)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	D - Manage and re-inspect				
Surveyor comments	Presumed Asbestos Flash Guards within live electrical boxes.				

**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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Away Changing Room G13	No materials to the solid walls, solid flooring (tiled) and plasterboard ceiling of the changing room were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		No Suspect Materials.			

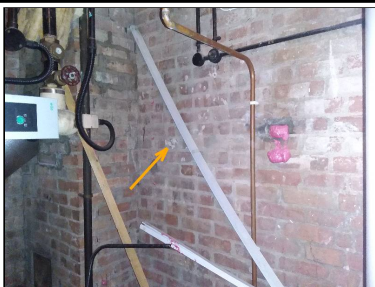
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Members Changing Room G14	No materials to the solid walls, solid flooring (tiled) and plasterboard ceiling of the changing room were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
Recommended action		No further action required			
Surveyor comments		No Suspect Materials.			

KEY:

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

## Survey Data Sheets (cont)

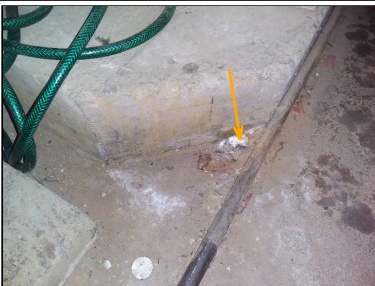
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Toilets G15	No materials to the solid walls, solid flooring (tiled) and solid ceiling of the toilets were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials. Timber boxing, ceramic cisterns.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Boiler Room G16	Debris to walls	Small amounts	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005671 (S)	Dust/Debris (3)	Unsealed lagging and sprays (3)	High Damage (3)	Easily disturbed
	Material Risk Score				
11					
Recommended action	A - Restrict access/remove				
Surveyor comments	Asbestos debris to all walls.				

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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Boiler Room G16	Debris to floor	Small amounts	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005672 (S)	Preformed Lagging (3)	Unsealed lagging and sprays (3)	High Damage (3)	Easily disturbed
<b>Material Risk Score</b>					
11					
<b>Recommended action</b>		A - Restrict access/remove			
<b>Surveyor comments</b>		Asbestos debris to floor.			


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Boiler Room G16	Debris to pipes	Small amounts	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	As DF005672 (SP)	Preformed Lagging (3)	Unsealed lagging and sprays (3)	High Damage (3)	Easily disturbed
<b>Material Risk Score</b>					
11					
<b>Recommended action</b>		A - Restrict access/remove			
<b>Surveyor comments</b>		Asbestos debris to pipes.			


KEY:

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



## Survey Data Sheets (cont)

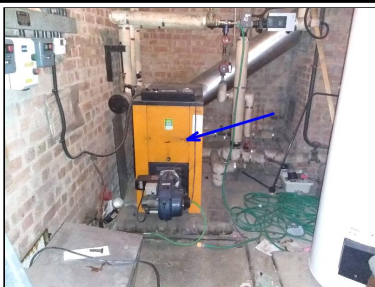
	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	Chrysotile + Amosite (2)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Boiler Room G16	Board to ceiling	12m²	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005673 (S)	Asbestos Insulating Board (2)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
6					
Recommended action	D - Manage and re-inspect				
Surveyor comments	Asbestos Insulating Board (AIB) to ceiling.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	Chrysotile (1)
	Building	Room	Item	Quantity	
	West Witney Sports Club	Boiler Room G16	Presumed Asbestos Gaskets to pipe flanges	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Asbestos Textiles/Paper (2)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
5					
Recommended action	D - Manage and re-inspect				
Surveyor comments	Presumed Asbestos Gaskets to pipe flanges. Unable to obtain a sample.				

**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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Boiler Room G16	No Access within boiler	N/A	Accessibility
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	
	Visual (P)	N/A	N/A	N/A	
	Material Risk Score				
N/A					
Recommended action	Inspection required				
Surveyor comments	No access within boiler, still operational. Modern rope seal to front.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Store G17	No materials to the solid walls, solid flooring and timber ceiling of the store were suspected of containing asbestos	N/A	Accessibility
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	
	Visual (P)	N/A	N/A	N/A	
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	Ground Floor	N/A
	Building	Room	Item	Quantity	
	West Witney Sports Club	Shed G18	No materials to the timber shed were suspected of containing asbestos	N/A	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	N/A	N/A	N/A	N/A
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	No Suspect Materials.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	External	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	External Elevations E01	Damp Proof Course to walls	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005678 (S)	Bituminous (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
N/A					
Recommended action	No further action required				
Surveyor comments	Non-Asbestos damp proof course to perimeter walls.				

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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	External	Chrysotile + Crocidolite (3)
	Building	Room	Item	Quantity	
	West Witney Sports Club	External Elevations E01	Board to soffits	5lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005679 (S)	Asbestos Insulating Board (2)	Unsealed (2)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
8					
Recommended action	C - Encapsulate or repair				
Surveyor comments	Asbestos Insulating Board (AIB) to soffits of room G01. Timber at front.				


	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	External	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	External Elevations E01	Putty to windows	Throughout	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005680 (S)	Mastic (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	Non-Asbestos putty between glazing and frame to all similar windows.				

KEY:

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

## Survey Data Sheets (cont)


	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	External	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	West Witney Sports Club	External Elevations E01	Cement Rainwater Goods to walls/roof	65lm	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	DF005681 (S)	Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
<b>Material Risk Score</b>					
4					
<b>Recommended action</b>	D - Manage and re-inspect				
<b>Surveyor comments</b>	Asbestos cement rainwater guttering and downpipes to walls/roof. Includes 5no downpipes.				


	<b>Survey Date:</b>	<b>Lead Surveyor</b>	<b>Survey Type</b>	<b>Floor</b>	<b>Analysis</b>
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	External	Chrysotile (1)
	<b>Building</b>	<b>Room</b>	<b>Item</b>	<b>Quantity</b>	
	West Witney Sports Club	External Elevations E01	Cement Sheets to soffit	See associated entry	
	<b>Sample No (S,SP,P,As)</b>	<b>Product Type</b>	<b>Surface Treatment</b>	<b>Condition</b>	<b>Accessibility</b>
	As DF005677 (SP)	Cement (1)	Surface Sealed (1)	Low Damage (1)	Occasionally likely to be disturbed
<b>Material Risk Score</b>					
4					
<b>Recommended action</b>	D - Manage and re-inspect				
<b>Surveyor comments</b>	Asbestos cement to part of roof. Sampled internally but visible below felt externally.				

**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 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	External	Crocidolite (or unknown) (3)
	Building	Room	Item	Quantity	
	West Witney Sports Club	External Elevations E01	Presumed Asbestos Cement Undercloaking to roof edges	24lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	Visual (P)	Asbestos Cement (1)	Surface Sealed (1)	Low Damage (1)	Usually inaccessible or unlikely to be disturbed
	Material Risk Score				
6					
Recommended action	D - Manage and re-inspect				
Surveyor comments	Presumed Asbestos Cement Undercloaking to roof edges.				

	Survey Date:	Lead Surveyor	Survey Type	Floor	Analysis
	12 Jun 2025	Dudley Firkins	Refurbishment & Demolition survey	External	No Asbestos Detected (0)
	Building	Room	Item	Quantity	
	West Witney Sports Club	External Elevations E01	Felt behind timber cladding	20lm	
	Sample No (S,SP,P,As)	Product Type	Surface Treatment	Condition	Accessibility
	DF005682 (S)	Bituminous (1)	Completely Sealed (0)	Low Damage (1)	Occasionally likely to be disturbed
	Material Risk Score				
	N/A				
Recommended action	No further action required				
Surveyor comments	Non-Asbestos felt to base of timber cladding.				

KEY:

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

# Appendix 3 - Areas Surveyed

Building	Floor	Room No:	Room Type	Item
West Witney Sports Club	1st Floor	101	Function Room	No samples taken.
West Witney Sports Club	1st Floor	102	Stair Landing	Sample taken.
West Witney Sports Club	1st Floor	103	Store	Sample taken. Solid walls, plasterboard ceiling.
West Witney Sports Club	1st Floor	104	Corridor	Sample taken. Solid walls, plasterboard ceiling.
West Witney Sports Club	1st Floor	105	Changing Room	Sample taken. Solid walls, plasterboard ceiling.
West Witney Sports Club	1st Floor	106	Away Changing Room	Sample taken. Solid walls, plasterboard ceiling.
West Witney Sports Club	1st Floor	107	Toilets	No samples taken.
West Witney Sports Club	1st Floor	108	Roof Void	Sample taken. MMMF insulation to pipes, stramit boards to water tanks.
West Witney Sports Club	1st Floor	109	Lobby	No samples taken.
West Witney Sports Club	1st Floor	110	Store	No samples taken.
West Witney Sports Club	1st Floor	111	Kitchen	Sample taken. Solid walls, timber flooring below modern lino. Modern acoustic pads to sink.
West Witney Sports Club	1st Floor	112	Store	No samples taken.
West Witney Sports Club	1st Floor	113	Living Room	No samples taken.
West Witney Sports Club	1st Floor	114	Corridor and Cupboards	Sample taken. Solid walls, timber flooring.
West Witney Sports Club	1st Floor	115	Bathroom	Sample taken. Solid walls, timber flooring below modern lino. Timber bath panel, ceramic cistern.

# Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
West Witney Sports Club	1st Floor	116	Bedroom	No samples taken.
West Witney Sports Club	1st Floor	117	Floor Voids	No samples taken.
West Witney Sports Club	Ground Floor	G01	Cricket Store	Sample taken. Fibreboard ceiling, solid and timber walls. Modern acoustic pads to sink.
West Witney Sports Club	Ground Floor	G02	Bar Area	Samples taken. Solid walls.
West Witney Sports Club	Ground Floor	G03	Darts Room	No samples taken.
West Witney Sports Club	Ground Floor	G04	Store	Sample taken. Solid and plasterboard walls, solid floor.
West Witney Sports Club	Ground Floor	G05	Lounge/Pool Room	No samples taken.
West Witney Sports Club	Ground Floor	G06	Ceiling Void	No samples taken.
West Witney Sports Club	Ground Floor	G07	Toilet	No samples taken.
West Witney Sports Club	Ground Floor	G08	Kitchen	No samples taken.
West Witney Sports Club	Ground Floor	G09	Cellar	No samples taken.
West Witney Sports Club	Ground Floor	G10	Entrance Lobby	Sample taken. Solid and plasterboard walls, solid flooring with modern lino.
West Witney Sports Club	Ground Floor	G11	Corridor	No samples taken.
West Witney Sports Club	Ground Floor	G12	Cleaners Cupboard	Presumed sample. Solid walls, solid flooring and plasterboard ceiling.
West Witney Sports Club	Ground Floor	G13	Away Changing Room	No samples taken.

## Appendix 3 - Areas Surveyed (cont)

Building	Floor	Room No:	Room Type	Item
West Witney Sports Club	Ground Floor	G14	Members Changing Room	No samples taken.
West Witney Sports Club	Ground Floor	G15	Toilets	No samples taken.
West Witney Sports Club	Ground Floor	G16	Boiler Room	Samples taken.
West Witney Sports Club	Ground Floor	G17	Store	No samples taken.
West Witney Sports Club	Ground Floor	G18	Shed	No samples taken.
West Witney Sports Club	External	E01	External Elevations	Samples taken. Modern tiles and felt to roof areas. Timber fascia. Some modern windows.

# Appendix 4 – Sample Certificates



## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J080491


<b>Client</b>	Amiantus Environmental Consultants Ltd	<b>Attention</b>	Wayne Godfrey
<b>Client Address</b>	Sycamore Court, North Leigh Business Park, North Leigh, Witney, Oxfordshire, OX29 6SW		
<b>Site Address</b>	West Witney Sports and Social Club, Burford Road, Witney, OX29 0NB		
<b>Site Ref</b>	J008005	<b>No. of Samples</b>	15


<b>Date Received</b>	17/06/2025	<b>Date of Analysis</b>	20/06/2025	<b>Report Issue Date</b>	23/06/2025
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All records, communications and reports pertaining to the analysis are archived for a minimum of five years. The samples analysed are retained for a minimum of six months.

Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS321665	DF005668	Ground Floor, Cricket Store, to floor	Bitumen Adhesive	Chrysotile
BS321666	DF005669	Ground Floor, Bar Area, to ceiling	Textured Coating	N.A.D.I.S
BS321667	DF005670	Ground Floor, Bar Area, to floor	Bitumen Adhesive	Chrysotile
BS321668	DF005671	Ground Floor, Boiler Room, to walls	Debris	Chrysotile + Amosite

<b>Analysed By</b>	Gina Kendall
<b>Analyst Signatory</b>	

<b>Approved By</b>	Jack Wood
<b>Approver Signatory</b>	

## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J080491


<b>Client</b>	Amiantus Environmental Consultants Ltd	<b>Attention</b>	Wayne Godfrey
<b>Client Address</b>	Sycamore Court, North Leigh Business Park, North Leigh, Witney, Oxfordshire, OX29 6SW		
<b>Site Address</b>	West Witney Sports and Social Club, Burford Road, Witney, OX29 0NB		
<b>Site Ref</b>	J008005	<b>No. of Samples</b>	15


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Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS321669	DF005672	Ground Floor, Boiler Room, to floor	Debris	Chrysotile + Amosite
BS321670	DF005673	Ground Floor, Boiler Room, to ceiling	Board	Chrysotile + Amosite
BS321671	DF005674	1st Floor, Stair Landing, to step	Nosing	Chrysotile
BS321672	DF005675	1st Floor, Store, to floor	Lino	N.A.D.I.S
BS321673	DF005676	1st Floor, Roof Void, to underside of roof	Felt	N.A.D.I.S
BS321674	DF005677	1st Floor, Kitchen, to ceiling	Cement Sheets	Chrysotile
BS321675	DF005678	External, External Elevations, to walls	Damp Proof Course	N.A.D.I.S
BS321676	DF005679	External, External Elevations, to soffits	Board	Chrysotile + Crocidolite

<b>Analysed By</b>	Gina Kendall
<b>Analyst Signatory</b>	

<b>Approved By</b>	Jack Wood
<b>Approver Signatory</b>	

## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J080491

<b>Client</b>	Amiantus Environmental Consultants Ltd	<b>Attention</b>	Wayne Godfrey
<b>Client Address</b>	Sycamore Court, North Leigh Business Park, North Leigh, Witney, Oxfordshire, OX29 6SW		
<b>Site Address</b>	West Witney Sports and Social Club, Burford Road, Witney, OX29 0NB		
<b>Site Ref</b>	J008005	<b>No. of Samples</b>	15

<b>Date Received</b>	17/06/2025	<b>Date of Analysis</b>	20/06/2025	<b>Report Issue Date</b>	23/06/2025
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Lab Ref	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS321677	DF005680	External, External Elevations, to windows	Putty	N.A.D.I.S
BS321678	DF005681	External, External Elevations, to walls/roof	Cement Rainwater Goods	Chrysotile
BS321679	DF005682	External, External Elevations, behind timber cladding	Felt	N.A.D.I.S


Fibre Type Detected Key


N.A.D.I.S = No Asbestos Detected in Sample

Chrysotile = White Asbestos; Amosite = Brown Asbestos; Crocidolite = Blue Asbestos; Actinolite, Anthophyllite & Tremolite = Rare Asbestos Types

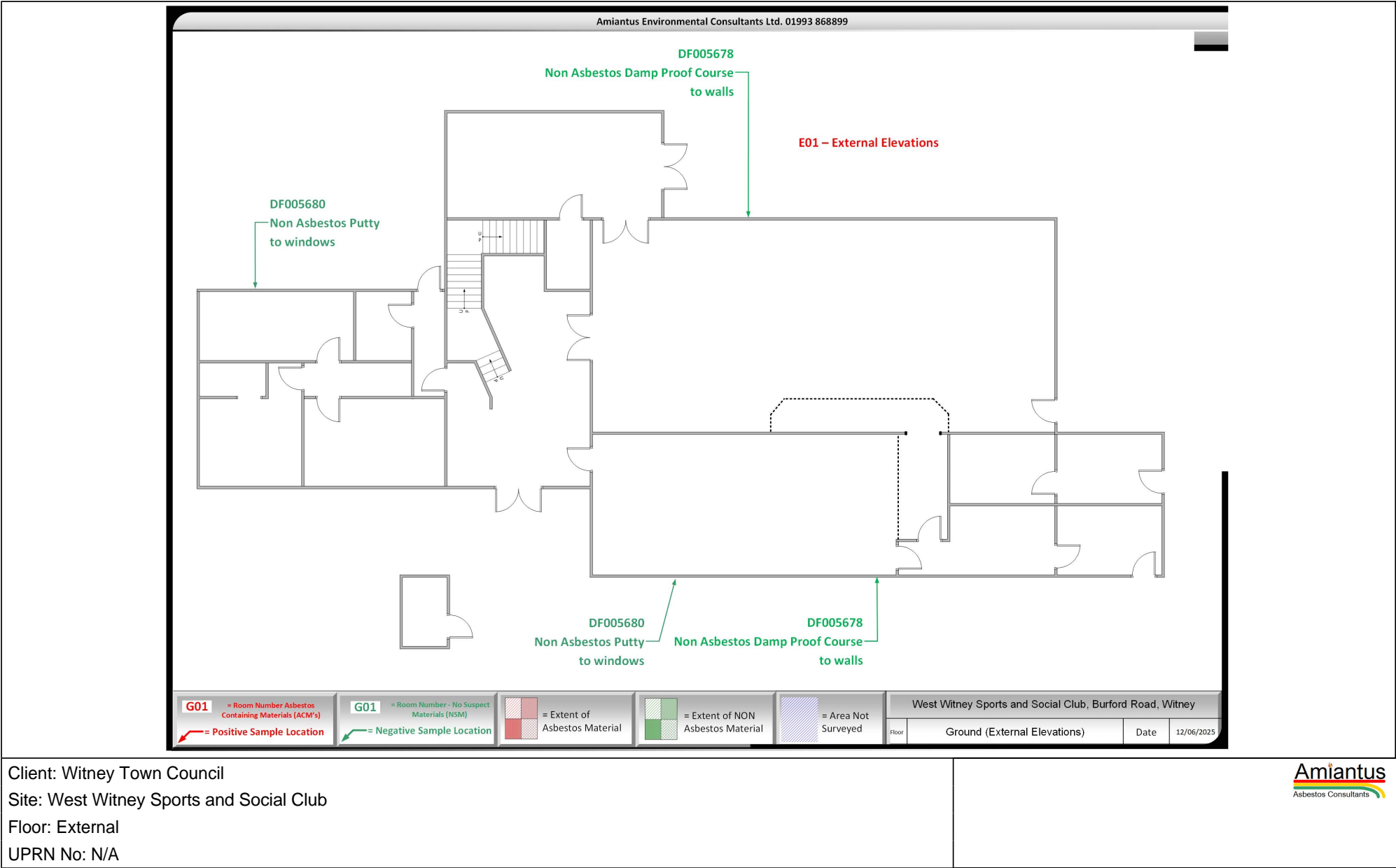
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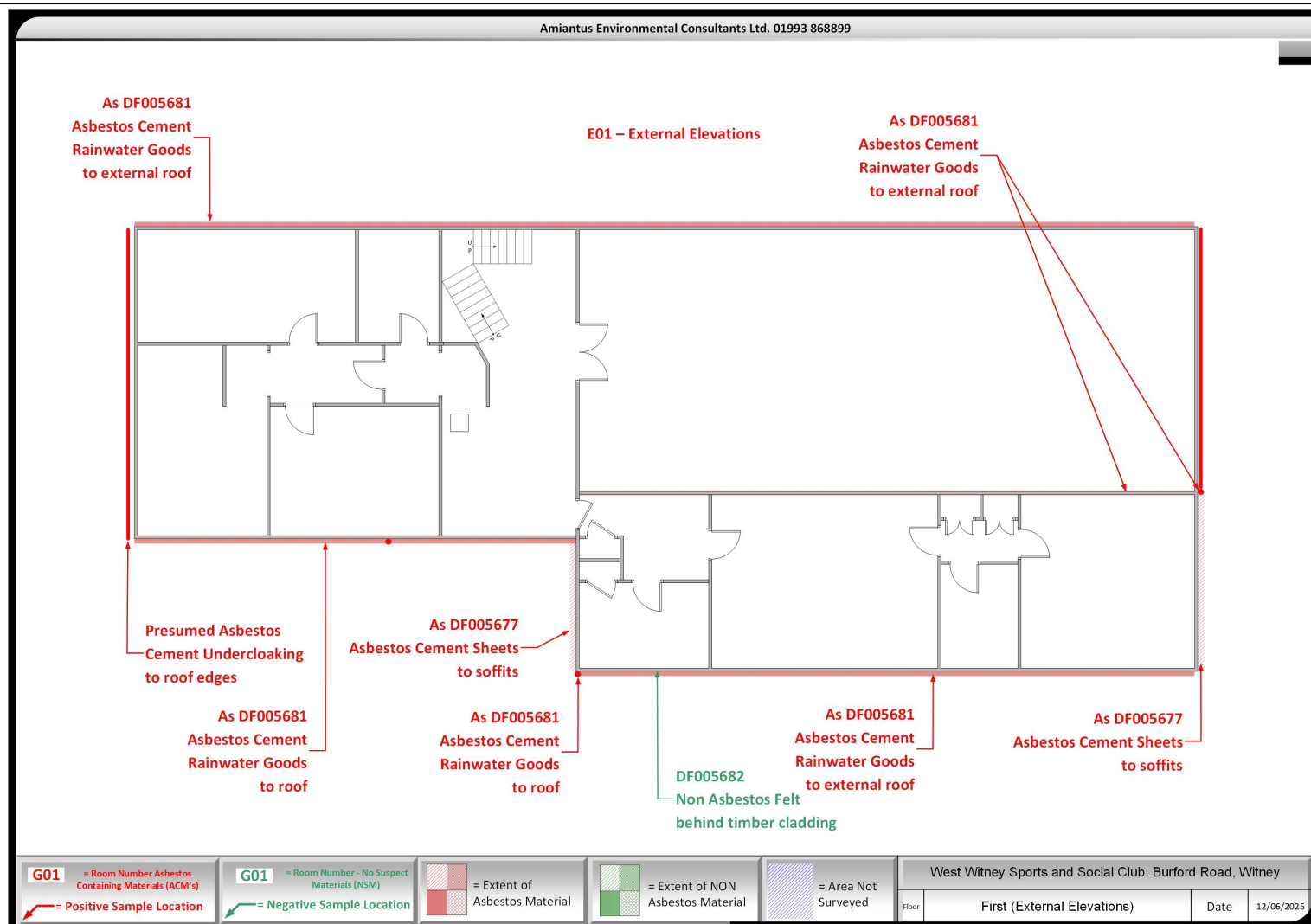
Details of Deviating Samples:

<b>Analysed By</b>	Gina Kendall
<b>Analyst Signatory</b>	

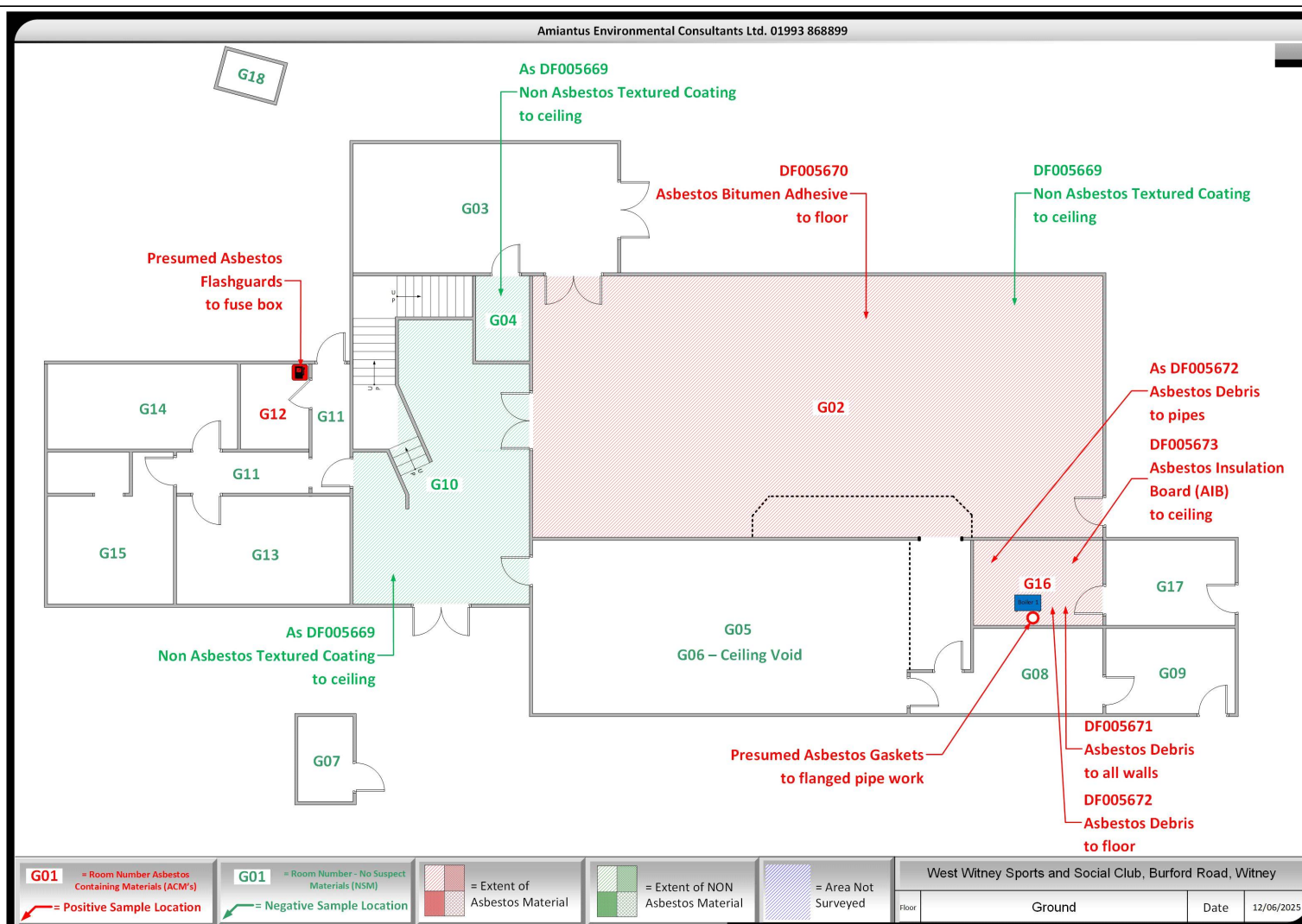
<b>Approved By</b>	Jack Wood
<b>Approver Signatory</b>	

Appendix 5 – Plans



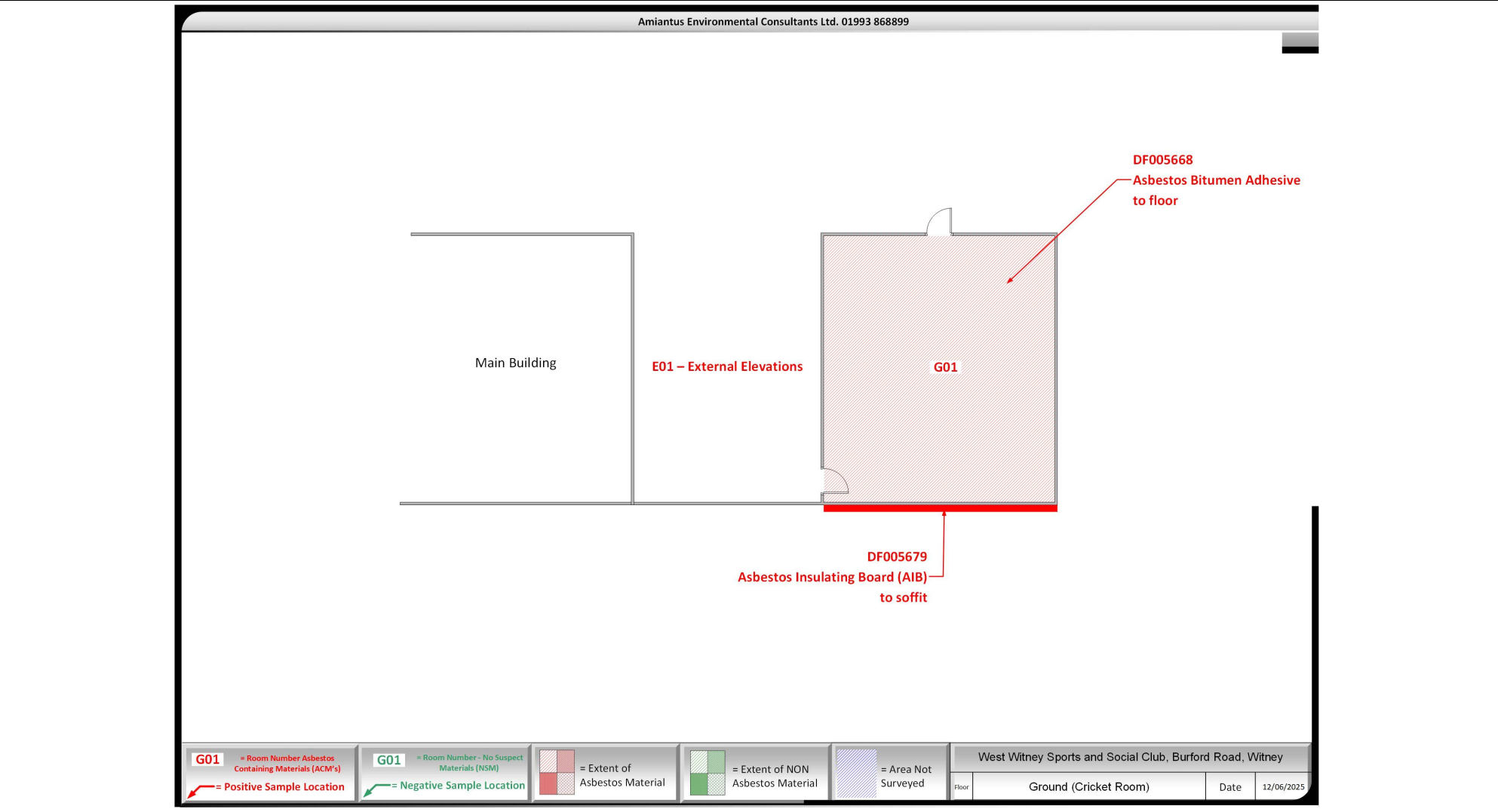


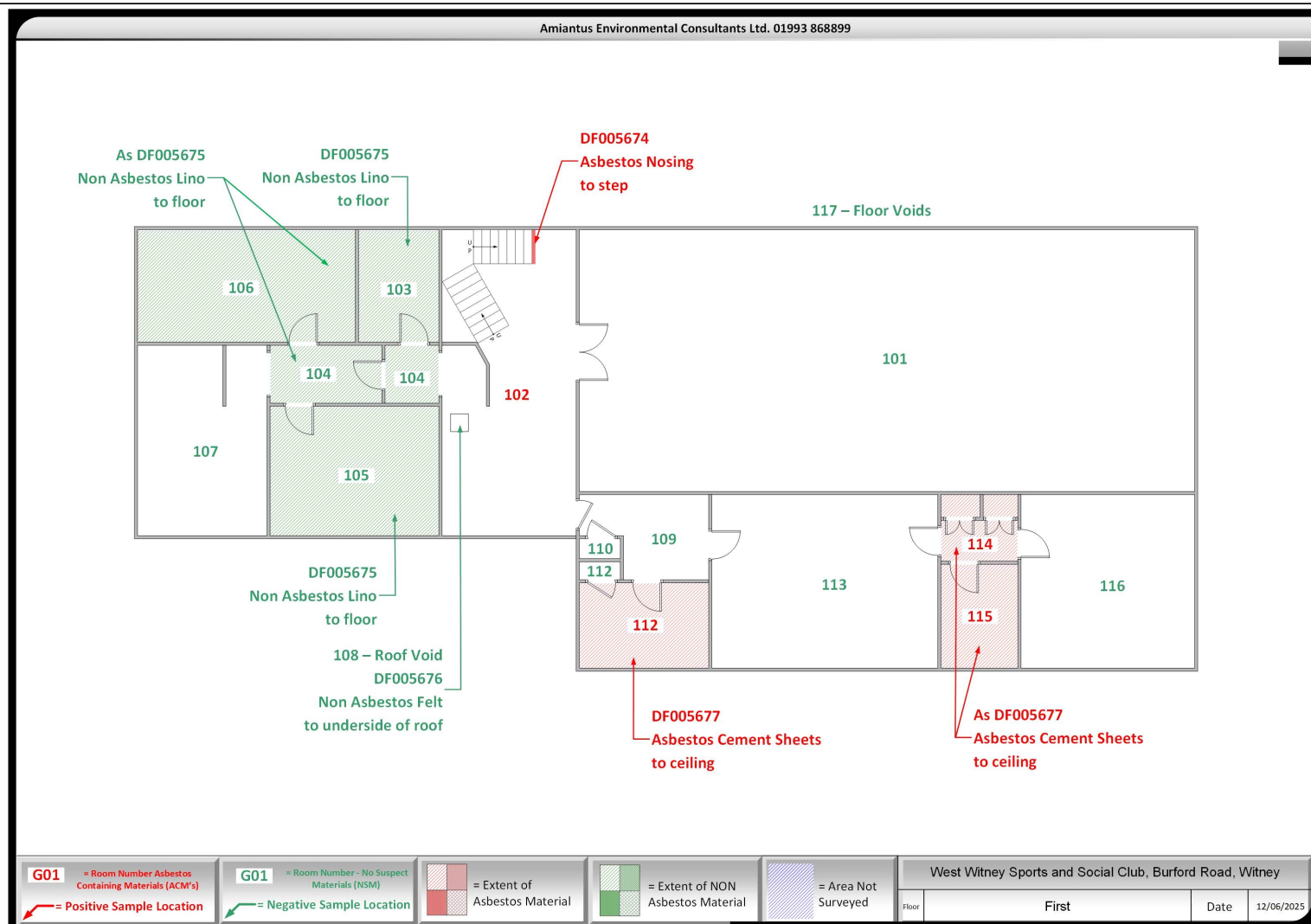
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 Floor: External  
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 Site: West Witney Sports and Social Club  
 Floor: Ground Floor  
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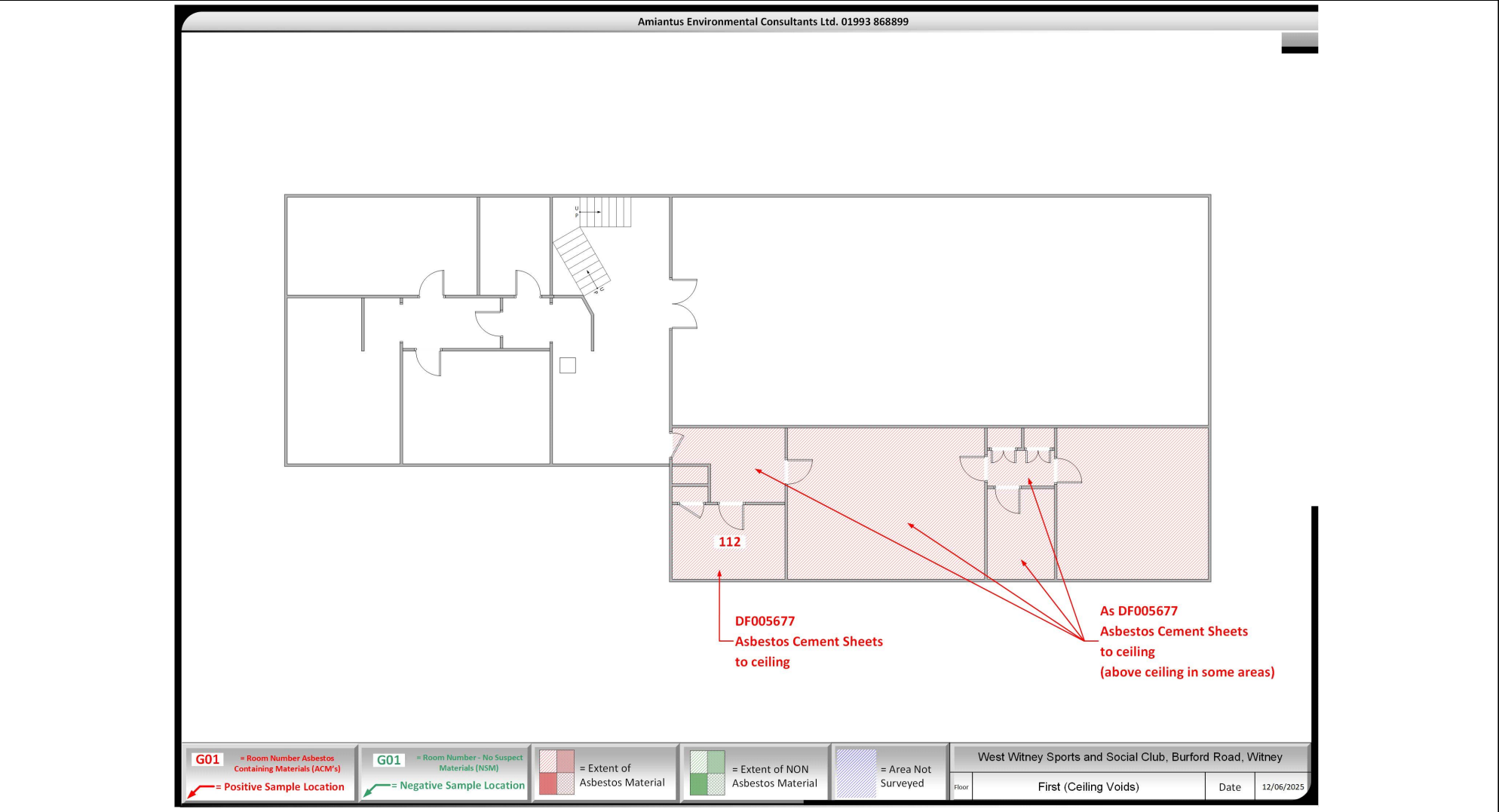






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 Site: West Witney Sports and Social Club  
 Floor: 1st Floor  
 UPRN No: N/A





Client: Witney Town Council  
Site: West Witney Sports and Social Club  
Floor: 1st Floor  
UPRN No: N/A