



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

Tel: 01273 510011

Refurbishment Survey



Site:
Client:
Report No:
Survey Date:
Report Date:
Surveyors:
Report Produced By:

Colin Van Son
Surveyor

Martello Toilets, Martello Tower, Seaford, BN25 1JH
Seaford Town Council
J023994
15th November 2022
17th November 2022
Colin Van Son
Report Reviewed By:

Anthony Sandells
Surveying Manager





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PLEASE NOTE

THIS REPORT MUST BE READ IN ITS ENTIRETY
THIS REPORT IS NOT AN ASBESTOS MANAGEMENT PLAN
THIS REPORT IS CONFIDENTIAL TO Seaford 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:

Jim Lord
Seaford Town Council, 7 Church Street, Seaford, BN25 1HG

To carry out an Asbestos Survey of:

Martello Toilets, Martello Tower, Seaford, BN25 1JH

Type of Survey: Refurbishment

Objective of This Survey

To locate, identify and assess asbestos containing materials within the areas specified as requiring refurbishment works. This survey is to enable compliance with the CAR2012, regulation 7.

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

Refurbishment survey to public Conveniences and cafe in line with specification provided by client. Pre-start meeting will be required prior to survey works commencing. Client contact to be present to verify full scope and intrusion levels. Survey in line with HSG264

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.

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 Textured Coatings and Bitumen Damp Proof Course.

Mechanical and electrical installations will not be accessed without attendance of a specialist engineer. Where these cannot be isolated, presumptions as to the typical asbestos found in mechanical and electrical plant will be made.

Limited access gained to the loft due to no boarding and fragile floors.

Limited access to Disabled WC due to biological hazard.

Doors have not been intrusively inspected as it will affect the safety, fire rating or security of the premises.

Surveyors will not inspect within the floor slab unless by prior arrangement, with suitable equipment and control measures in place.

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

Jim Lord of Seaford Town Council requested Amstech Inspections and Testing Limited to undertake a refurbishment survey to Martello Toilets, Martello Tower, Seaford

Summary of Building

Sea-front toilet block, built in 1970's with Clay tiled pitched roof and brick built structure .

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

None.

Inaccessible Areas Register


Entry	Floor	Location/Description	Reason
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None.




Executive Summary Register of Positive ACMs

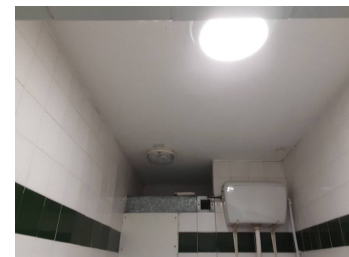
Below is a summary of all confirmed & presumed asbestos containing materials located during the survey:

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 2</p>
AJ002464	Martello Toilets, Seaford	Ground Floor	Textured Coating	Ladies toilets, Ceiling	12m ²	Bonded	Lathe and Plaster	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. 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	

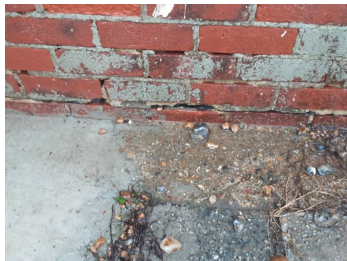
Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified	 <p>Picture 3</p>
As AJ002464	Martello Toilets, Seaford	Ground Floor	Textured Coating	Gents toilets, Ceiling	15m ²	Bonded	Lathe and Plaster	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. 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	 <p>Picture 4</p>
Visual	Martello Toilets, Seaford	Ground Floor	Textiles	Attendants room, To electrics	Small amou	Bonded	Metal	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is 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'.					5	-	5	C	
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	 <p>Picture 5</p>
As AJ002464	Martello Toilets, Seaford	Ground Floor	Textured Coating	Disabled WC, Ceiling	8m²	Bonded	Lathe and Plaster	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. 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	 Picture 6
AJ002465	Martello Toilets, Seaford	External	Bitumen	External Elements, Damp proof course	10lm	Bonded	Brick	Chrysotile	
Recommendations					Assessment Scores			Risk Code	
					Material	Priority	Total		
Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. 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'.					3	-	3	D	
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date	



3. Methodology

Refurbishment Survey 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 **refurbishment** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (eg where there has been significant destruction), reassurance air sampling.

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

Refurbishment surveys are carried out in line with specifications / schedules provided by client at quotation stage. A pre- start meeting must be held to confirm scope / schedule. The scope can be amended on site but must be signed for by a client representative with authorisation to do so.

If the scope of works changes post survey then it is essential that the duty holders, contractors and surveying body liaise closely. It is possible that areas may not have been inspected or may not have been inspected as intrusively as required. Amstech Inspections and Testing Ltd accept no liability if they are not informed of the changes in advance of works commencing.

Bulk Sampling

All 'Bulk' material samples are carefully taken following HSG248 guidance and our internal procedures manual. All samples are double bagged and given a unique reference number before being delivered to our UKAS accredited laboratory for analysis.

Laboratory Analysis

Analysis was achieved by employing standard polarised light microscopy and dispersion staining techniques at our UKAS accredited laboratory. The results are included and certified within this report.



Background Information & Legislation

Licensed materials(such as AIB (Asbestos Insulation Board), pipe / plant 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, 2006".

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 - Managing and Working with 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, 2005 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 prior to refurbishment works taking place.

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 holder 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.

Glossary of Terms

NADIS - No Asbestos Detected In Sample

AIB - Asbestos Insulation Board

TC - Textured Coating (ie Artex)

CWST - Cold Water Storage Tank

ACM - Asbestos Containing Material

AC - Asbestos Cement

DPC - Damp Proof Course

L&P - Lathe & Plaster



Risk/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 this 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.



Algorithms

Sample Variable	Score	Example
<u>Product type</u>	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.
<u>Extent of damage / deterioration</u>	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
<u>Surface treatment</u>	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.
<u>Asbestos type</u>	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.

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.

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. |



4.Asbestos Survey Report



Asbestos Survey of Martello Toilets, Martello Tower, Seaford

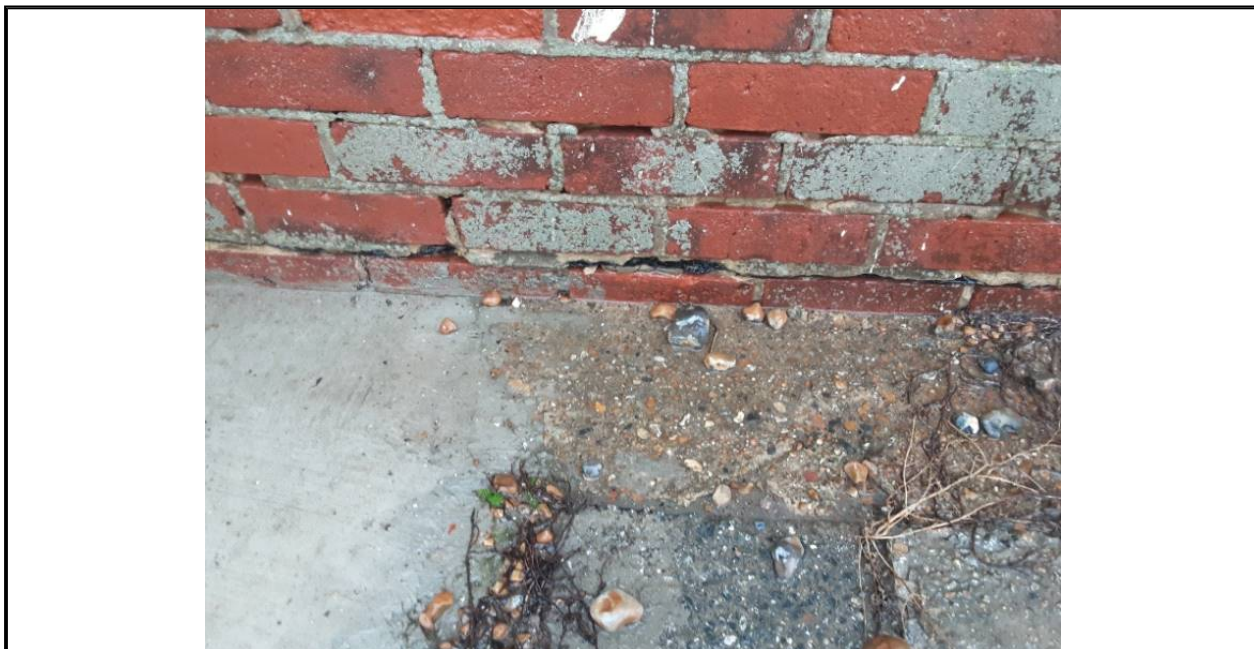
Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
6	AJ002465	Martello Toilets, Seaford	External	1	External Elements	Damp proof course - Bitumen	10lm	Bonded, Brick	(1) Well Bound Material	Low Damage	0	Chrysotile	(1) Occasionally likely to be disturbed	3	D
External Elements: Clay tiled pitched roof, timber fascias and soffits, timber canopies to toilet entrances, timber canopy to external seating area, plastic rainwater goods, bare brick and rendered walls, slate and bitumen damp proof course's															
2	AJ002464	Martello Toilets, Seaford	Ground Floor	1	Ladies toilets	Ceiling - Textured Coating	12m ²	Bonded, Lathe and Plaster	(1) Textured Coating	Low Damage	1	Chrysotile	(1) Occasionally likely to be disturbed	4	D
Ladies toilets: Lathe and plaster ceiling with stipple pattern textured coating, plywood replacement ceiling, solid rendered walls with ceramic tiles, ceiling and wall vents with metal ductwork, timber framed windows, timber doors and frames, metal panels to cubicle doors, ceramic toilet cisterns with plastic soil pipes, metal sink units with bare metal and plastic pipework on timber panels, plastic panelled voids, with plastic packers, housing plastic soil pipes and plastic pipework, ceramic tiled concrete floor															
3	As AJ002464	Martello Toilets, Seaford	Ground Floor	2	Gents toilets	Ceiling - Textured Coating	15m ²	Bonded, Lathe and Plaster	(1) Textured Coating	Low Damage	1	Chrysotile	(1) Occasionally likely to be disturbed	4	D
Gents toilets: Lathe and plaster ceiling with stipple pattern textured coating, solid rendered walls with ceramic tiles, bare metal pipework, ceiling and wall vents with metal ductwork, timber framed windows, timber doors and frames, metal panels to cubicle doors, ceramic and plastic toilet cisterns with plastic soil pipes, metal sink unit with void behind housing plastic soil pipe and metal and plastic pipework, ceramic tiled concrete floor															
4	Presumed	Martello Toilets, Seaford	Ground Floor	3	Attendants room	To electrics - Textiles	Small amou	Bonded, Metal	(2) Bonded, Metal	Good Condition	2	Chrysotile	(1) Occasionally likely to be disturbed	5	C
Attendants room: Plasterboard ceiling, solid rendered walls, timber door and frame, metal ductwork, bare metal pipework, wall mounted electric unit with presumed textiles, concrete floor															
5	As AJ002464	Martello Toilets, Seaford	Ground Floor	4	Disabled WC	Ceiling - Textured Coating	8m ²	Bonded, Lathe and Plaster	(1) Textured Coating	Low Damage	1	Chrysotile	(1) Occasionally likely to be disturbed	4	D
Disabled WC: Lathe and plaster ceiling with stipple pattern textured coating, solid rendered walls with ceramic tiles, bare metal and plastic pipework, timber door and frame, ceramic toilet cistern with plastic soil pipes, void housing plastic soil pipe and metal and plastic pipework, ceramic tiled concrete floor. Limited access due to biological hazard															



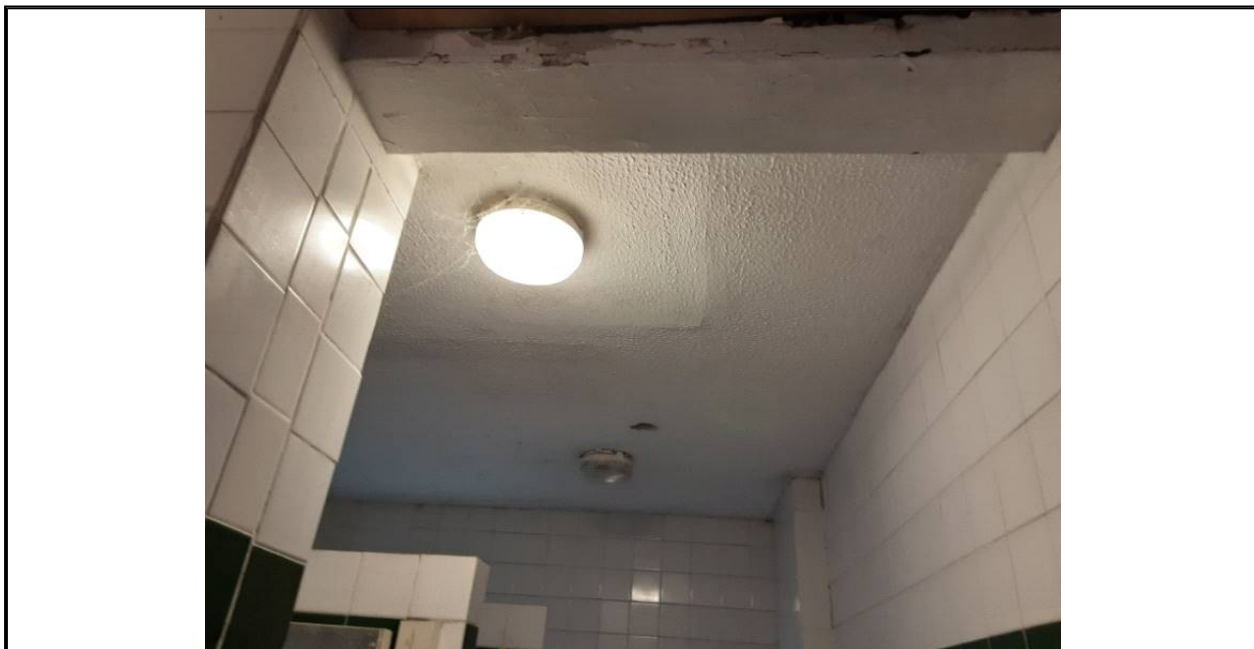
Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Material assessment score	Risk category
1	N/A	Martello Toilets, Seaford	Roof Void	1	Loft	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Loft: Modern sarking felt, timber rafters and joists, bare brick wall, foam insulated, bare metal and plastic pipework, metal ductwork and flexy duct, plastic soil pipe, Lathe and plaster and plywood floors, timber hatch and frame. Limited access due to no boarding and fragile floors															



Appendix 1 – Photo Analysis Sheets



Sample No:	AJ002465
Item No:	6
Survey Date:	15/11/22
Building:	Martello Toilets, Seaford
Floor:	External
Room No:	External Elements
Position:	Damp proof course - Bitumen
Extent:	10lm
Substrate:	Bonded, Brick
Material:	(1) Well Bound Material
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. 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'.



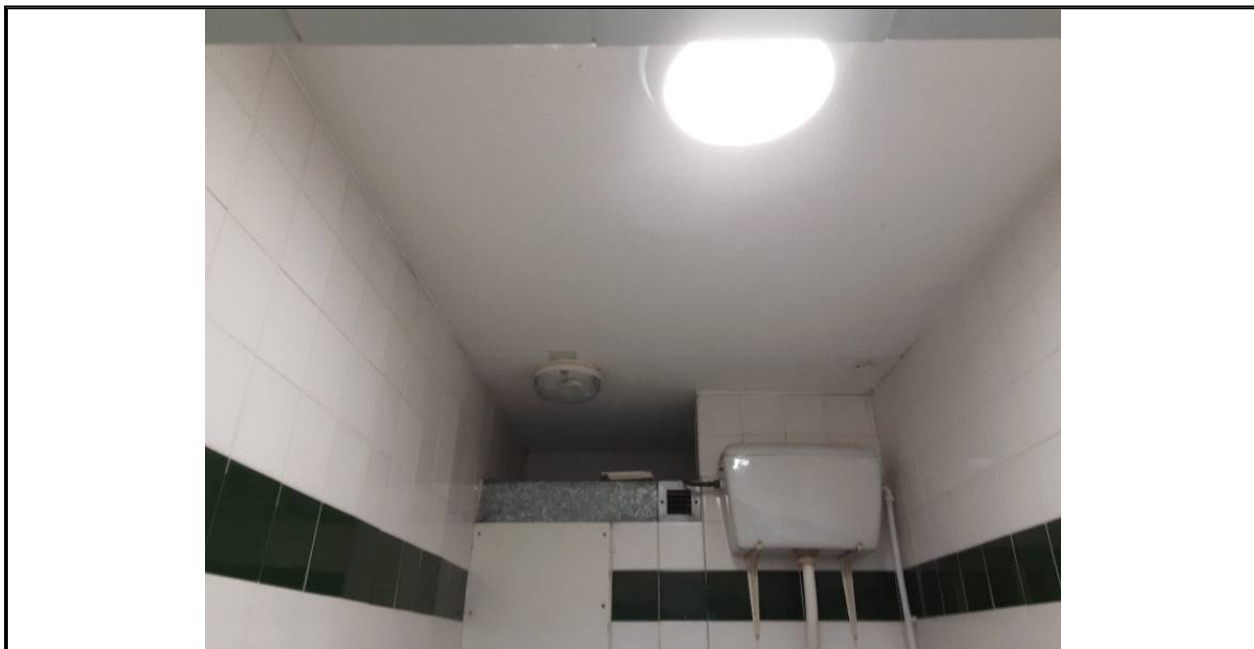
Sample No:	AJ002464
Item No:	2
Survey Date:	15/11/22
Building:	Martello Toilets, Seaford
Floor:	Ground Floor
Room No:	Ladies toilets
Position:	Ceiling - Textured Coating
Extent:	12m ²
Substrate:	Bonded, Lathe and Plaster
Material:	(1) Textured Coating
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. 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:	As AJ002464
Item No:	3
Survey Date:	15/11/22
Building:	Martello Toilets, Seaford
Floor:	Ground Floor
Room No:	Gents toilets
Position:	Ceiling - Textured Coating
Extent:	15m ²
Substrate:	Bonded, Lathe and Plaster
Material:	(1) Textured Coating
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. 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:	Presumed
Item No:	4
Survey Date:	15/11/22
Building:	Martello Toilets, Seaford
Floor:	Ground Floor
Room No:	Attendants room
Position:	To electrics - Textiles
Extent:	Small amou
Substrate:	Bonded, Metal
Material:	(2) Bonded, Metal
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	C
Recommended Action:	Remove, repair or encapsulate by a licenced asbestos contractor under controlled conditions. Work on this material requires a license & is 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:	As AJ002464
Item No:	5
Survey Date:	15/11/22
Building:	Martello Toilets, Seaford
Floor:	Ground Floor
Room No:	Disabled WC
Position:	Ceiling - Textured Coating
Extent:	8m ²
Substrate:	Bonded, Lathe and Plaster
Material:	(1) Textured Coating
Accessibility:	(1) Occasionally likely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	D
Recommended Action:	Low risk ACM (bound in matrix) remove, repair or encapsulate under controlled conditions. 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



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: 15 November 2022

Job/Survey No: **J023994**

Client Name /Address:

**Seaford Town Council, 7 Church Street, Seaford
BN25 1HG**

Date of analysis: 17 November 2022

Analyst: Paul Veness

Site Address

**Martello Toilets, Martello Tower, Seaford
BN25 1JH**

Sampled by: Colin Van Son

Samples 2 of 2

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
AJ002464	-	Ceiling - Textured Coating	Chrysotile
AJ002465	-	Damp proof course - Bitumen	Chrysotile

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.

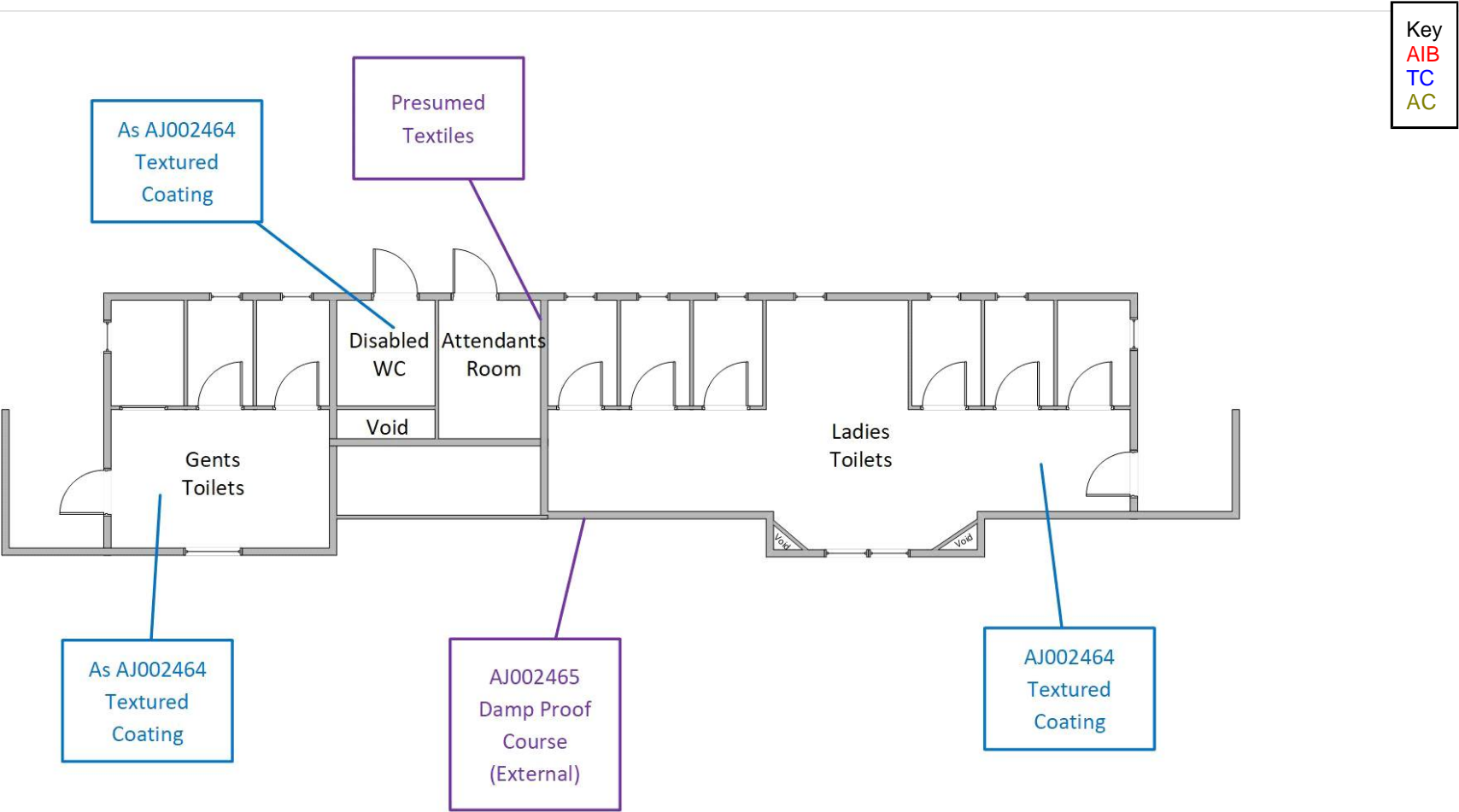
Verified by:

Paul Veness

End of Report



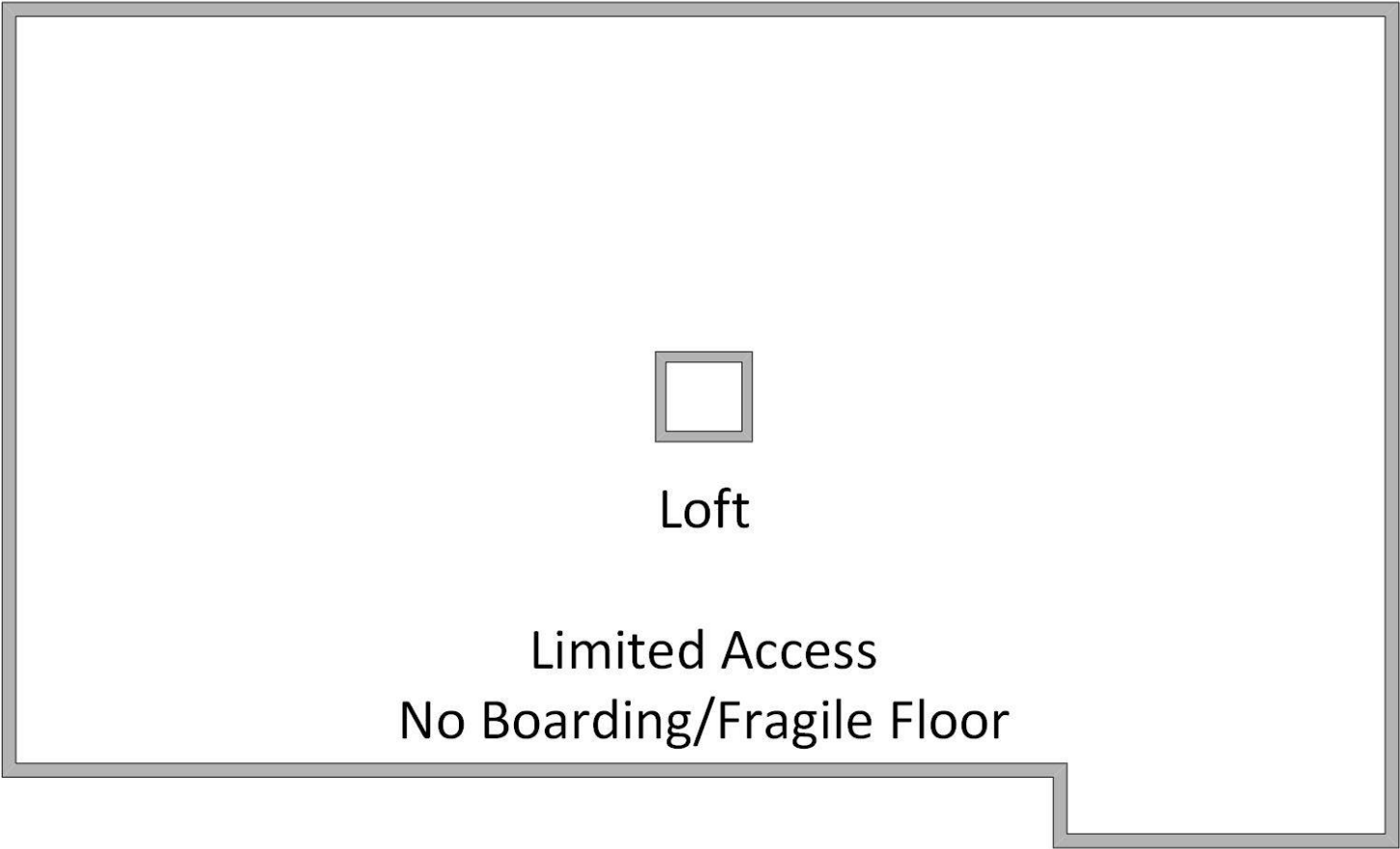
Appendix 3 – Annotated Floor Plans



Client: Seaford Town Council
Site Address: Martello Toilets, Martello Tower, Seaford
Position: Ground Floor
Not to Scale



Key
AIB
TC
AC



Client:	Seaford Town Council
Site Address	Martello Toilets, Martello Tower, Seaford
Position:	Roof Void
Not to Scale	