



Unit F
The Rich Industrial Estate
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East Sussex BN9 0DU

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Management Survey



Site: Hadlow Down Village HALL, Hall Lane, Hadlow Down, TN22 4HQ
UPRN: N/A
Client: Hadlow Down Village Hall
Report No: J024575
Survey Date: 24th February 2023
Report Date: 24th February 2023
Surveyors: Martin Lisher

Report Produced By:

Martin Lisher

Report Reviewed By:

Anthony Sandells



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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 Hadlow Down Village Hall
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:

Paul James

Hadlow Down Village Hall, C/O Paul James (Treasurer / Trustee), Canters End Farm, Main Road, Hadlow Down, TN22 4HP

To carry out an Asbestos Survey of:

Hadlow Down Village Hall, Hall Lane, Hadlow Down, TN22 4HQ

Type of Survey: Management

Objective of This Survey

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

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

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. The conduct and reporting of Priority risk assessment (HSG227) is outside the scope of our UKAS accreditation. Thus making the overall priority assessment scoring guidance only.

Scope of This Survey

Management survey to all areas of commercial premises 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 must be clearly stated in the survey report and will have to be managed on this basis i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made.

This Management survey covers routine and simple maintenance work. However it should be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed.

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 dutyholder.

The surveyors are NOT to disturb in ANY way or go through suspected ACMs. Items within this survey where this applies are cement sheets above plasterboard and suspended ceiling, cement corrugated roof sheets, cement barge board, bitumen dpc

Ducts, risers have not been entered as inspection cannot be carried out safely due to live services within these areas

No inspection over 3m requiring specialist equipment other than step ladders was carried out.

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

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 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

Paul James of Hadlow Down Village Hall requested Amstech Inspections and Testing Limited undertake a Management survey to Hadlow Down Village Hall, Hall Lane, Hadlow Down

Summary of Building

Commercial hall, built in 1950s with Pitched tiled roof, brick and block 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
SH002794	Hadlow Down Village Hall	Ground Floor	Cement	Main hall and stage, Above suspended ceiling	180m ²	Bolted	Metal	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	5	8	Very Low
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date



Picture 1

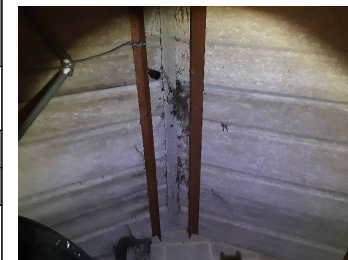
Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
As SH002794	Hadlow Down Village Hall	Ground Floor	Cement	Committee room, Above suspended ceiling	27m ²	Bolted	Metal	Chrysotile
Recommendations					Assessment Scores			Risk Code
					Material	Priority	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	5	8	Very Low
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date



Picture 2



Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
As SH002794	Hadlow Down Village Hall	Ground Floor	Cement	Lobby, Above suspended ceiling	36m ²	Bolted	Metal	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	5	8	Very Low
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date



Picture 3

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
SH002795	Hadlow Down Village Hall	External	Cement	External elements, Corrugated Roof Sheets	243m ²	Bolted	Metal	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'.					5	2	7	Very Low
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date



Picture 11



Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
SH002796	Hadlow Down Village Hall	External	Cement	External elements, Barge board	20lm	Bolted	Metal	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'.					5	2	7	Very Low
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date



Picture 12

Sample ID	Building	Floor	Description	Room/Position	Extent (m2)	Fixing	Substrate	Asbestos Type Identified
SH002797	Hadlow Down Village Hall	External	Bitumen Products	External elements, Damp Proof Course	72lm	Bonded	Brick	Chrysotile
Recommendations					Assessment Scores			Risk Code
					Material	Priority	Total	
Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.					2	2	4	Very Low
Reinspection Due		12 months	Actions Taken	N/A	Time Scale			Action Completed Sign & Date



Picture 13



3. Methodology

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

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

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

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

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

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



Background Information & Legislation

Licensed materials(such as AIB (Asbestos Insulation Board), 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, 2012".

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

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

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

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

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

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



Statutory Regulations/Requirements and Codes of Practice

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



A guide to using your Asbestos Register

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

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

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



Priority Assessment and Management Plans

The material assessment will identify the high-risk materials, i.e. those which will most readily release fibres if disturbed. It will not automatically follow that those materials assigned to the highest score in the material assessment will be given priority for a remedial action. Management priority will be determined by carrying out a 'Priority Assessment' as described in the HSE book 'Comprehensive Guide to Managing Asbestos in Premises (HSG227)' and will take into account factors such as:

- | The location of the material
- | It's approximate extent
- | The use to which the location is put
- | The occupancy of the area
- | The activities carried in the area
- | The likelihood/frequency with which maintenance activities are likely to take place

The above factors are scored in an exactly similar algorithm to that used in the material assessment, with a higher score reflecting a greater risk. Some of the parameters are divided into sub-factors, but then the scores are then averaged bringing the number of groups back to four giving a maximum of twelve points so as in the case of the material assessment 10 points or above will give an assessment value of high risk and will be classified as category A, 7 to 9 points as medium, category B, 5-6 as low, category C and 4 or less (category D) as having a very low management priority.

The risk assessment can only be carried out with the detailed knowledge of all the above. although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the duty held under CAR is required to make the risk assessment, using the information given in the survey and the detailed knowledge of the activities carried out within the premises. The risk assessment, so derived, will form the basis of the management plan.



Priority Algorithm Assessment Score (PAS)			
Assessment Factor	Examples of Score Variables	Score	Overall Score
1. Normal occupant activity			
1A. Main type of activity in the area	Rare disturbance (e.g. little used store room)	0	
	Low disturbance (e.g. office type activity)	1	
	Periodic disturbance (e.g. industrial use/vehicular contact)	2	
	High disturbance (e.g. fire door with ACM in constant use)	3	= Average
2. Likelihood of disturbance			
2A. Location	Outdoors	0	
	Large rooms or well ventilated	1	
	Rooms up to 100 m ²	2	
	Confined spaces	3	
2B. Accessibility	Usually inaccessible, unlikely to be disturbed	0	
	Occasionally likely to be disturbed	1	
	Easily disturbed	2	
	Routinely disturbed	3	
2C. Extent/amount	Small amounts or items (strings, gaskets etc.)	0	
	< 10 m ² or 10 linear m/pipe run	1	
	> 10 m ² or 10 linear m/pipe run	2	
	> 50 m ² or > 50 linear m/pipe run	3	= average
3. Human exposure potential			
3A. Number of occupants	None	0	
	1 to 3	1	
	4 to 10	2	
	> 10	3	
3B. Frequency of use of area	Infrequent	0	
	Monthly	1	
	Weekly	2	
	Daily	3	
3C. Average time area is in daily use	1 hour	0	
	> 1 to < 3 hours	1	
	> 3 to < 6 hours	2	
	> 6 hours	3	= Average
4. Maintenance activity			
4A. Type of maintenance activity	Minor disturbance (possibility gaining access)	0	
	Low disturbance (changing fittings in AIB)	1	
	Medium disturbance (lifting 1/2 AIB tiles)	2	
	High disturbance (removal of AIB for fittings access)	3	
4B. Frequency of maintenance activity	ACM unlikely to be disturbed	0	
	< 1 Per year	1	
	> 1 Per year	2	
	> 1 Per month	3	= Average
Total priority assessment score		Sum of averages	



Priority Assessment Score Evaluation (MAS + PAS)

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

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

Risk Code Table

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

Amstech Inspections and Testing Limited

Site Address: Hadlow Down Village HAll, Hall Lane, Hadlow Down

Report No: J024575

Report Date: 24/02/2023



4.Asbestos Survey Report



Asbestos Survey of Hadlow Down Village Hall, Hall Lane, Hadlow Down

Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
11	SH002795	Hadlow Down Village Hall	External	1	External elements	Corrugated Roof Sheets - Cement	243m ²	Bolted, Metal	(1) Asbestos Cement	Medium Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	7	Very Low
12	SH002796	Hadlow Down Village Hall	External	1	External elements	Barge board - Cement	20lm	Bolted, Metal	(1) Asbestos Cement	Medium Damage	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	7	Very Low
13	SH002797	Hadlow Down Village Hall	External	1	External elements	Damp Proof Course - Bitumen Products	72lm	Bonded, Brick	(1) Well Bound Material	Good Condition	0	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	4	Very Low
External elements: Cement corrugated roof sheets, cement barge board, plastic rainwater goods, upvc fascia and soffit, brick built structure with timber cladding attached, bitumen dpc															
1	SH002794	Hadlow Down Village Hall	Ground Floor	1	Main hall and stage	Above suspended ceiling - Cement	180m ²	Bolted, Metal	(1) Asbestos Cement	Good Condition	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	8	Very Low
Main hall and stage: Cement sheets above suspended metal grid ceiling framework with modern mmmf ceiling tiles, painted block walls, hardboard wall panels, upvc window attached to upvc frames, timber window sills, wall mounted modern electrical storage heaters, timber and upvc doors attached to timber and upvc frames, sanded and varnished floor boards on solid concrete floor, modern vinyl on stage area															
2	As SH002794	Hadlow Down Village Hall	Ground Floor	2	Committee room	Above suspended ceiling - Cement	27m ²	Bolted, Metal	(1) Asbestos Cement	Good Condition	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	8	Very Low
Committee room: Cement sheets above plasterboard ceiling with a smooth painted finish, painted block walls, upvc window attached to upvc frames, timber window sills, wall mounted modern electrical storage heaters, timber and upvc doors attached to timber and upvc frames, sanded and varnished floor boards on solid concrete floor, modern carpet on solid concrete floor															



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
3	As SH002794	Hadlow Down Village Hall	Ground Floor	3	Lobby	Above suspended ceiling - Cement	36m ²	Bolted, Metal	(1) Asbestos Cement	Good Condition	1	Chrysotile	(0) Usually inaccessible or unlikely to be disturbed	8	Very Low
Lobby: Cement sheets above plasterboard ceiling with a smooth painted finish, solid walls with a smooth painted finish, timber and upvc doors attached to timber and upvc frames, modern ceramic tiled floor, sanded and varnished floor boards on solid concrete floor															
4	N/A	Hadlow Down Village Hall	Ground Floor	4	Kitchen	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
Kitchen: Plasterboard ceiling with a smooth painted finish, solid walls with a smooth painted finish and aqua board, upvc window attached to upvc frame, timber door attached to timber frame, sanded and varnished floor boards on solid concrete floor with modern vinyl															
5	N/A	Hadlow Down Village Hall	Ground Floor	5	Cleaners cupboard	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
Cleaners cupboard: Plasterboard ceiling with a smooth painted finish, solid walls with a smooth painted finish, wall mounted hot water cylinder with un-insulated pipework, timber door attached to timber frame, modern ceramic tiled floor, sanded and varnished floor boards on solid concrete floor															
6	N/A	Hadlow Down Village Hall	Ground Floor	6	Disabled wc	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
Disabled wc: Plasterboard ceiling with a smooth painted finish, solid walls with a smooth painted finish, wall mounted electrical heater, upvc window attached to upvc frame, timber door attached to timber frame, modern ceramic tiled floor, sanded and varnished floor boards on solid concrete floor, ceramic toilet cistern with plastic soil															
7	N/A	Hadlow Down Village Hall	Ground Floor	7	WC 1	- Accessed - No Suspected Materials Found	N/A	-	-	-	-	-	N/A	-	
WC 1: Plasterboard ceiling with a smooth painted finish, solid walls with a smooth painted finish, upvc window attached to upvc frame, timber door attached to timber frame, modern ceramic tiled floor, sanded and varnished floor boards on solid concrete floor, ceramic toilet cistern with plastic soil															



Item No	Sample ID	Building	Floor	Room No	Room Description	Location	Extent in m2	Substrate	Product type	Condition	Surface treatment	Asbestos type	Accessibility	Total risk assessment score	Risk category
8	N/A	Hadlow Down Village Hall	Ground Floor	8	WC 2	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
WC 2: Plasterboard ceiling with a smooth painted finish, solid walls with a smooth painted finish, wall mounted modern electrical heater, timber door attached to timber frame, modern ceramic tiled floor, sanded and varnished floor boards on solid concrete floor, ceramic toilet cistern with plastic soil, metal soil pipe															
9	N/A	Hadlow Down Village Hall	Ground Floor	9	Electrical cupboard	- Accessed - No Suspected Materials Found	N/A	-	-	-	-		N/A	-	
Electrical cupboard: Plasterboard ceiling with a smooth painted finish, timber built cupboard, modern wall mounted consumer unit, timber doors attached to timber frames															
10		Hadlow Down Village Hall	Roof Void	1	Loft	Corrugated Roof Sheets - Cement	See extern	-	-	-	-		N/A	-	
Loft: Pitched cement corrugated roof sheets, metal structure beams, mmmf rockwall insulation, timber joists															



Appendix 1 - Photo Analysis Sheets



Sample No:	SH002795
Item No:	11
Survey Date:	24/02/23
Building:	Hadlow Down Village Hall
Floor:	External
Room No:	External elements
Position:	Corrugated Roof Sheets - Cement
Extent:	243m ²
Substrate:	Bolted, Metal
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	Very Low
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'.



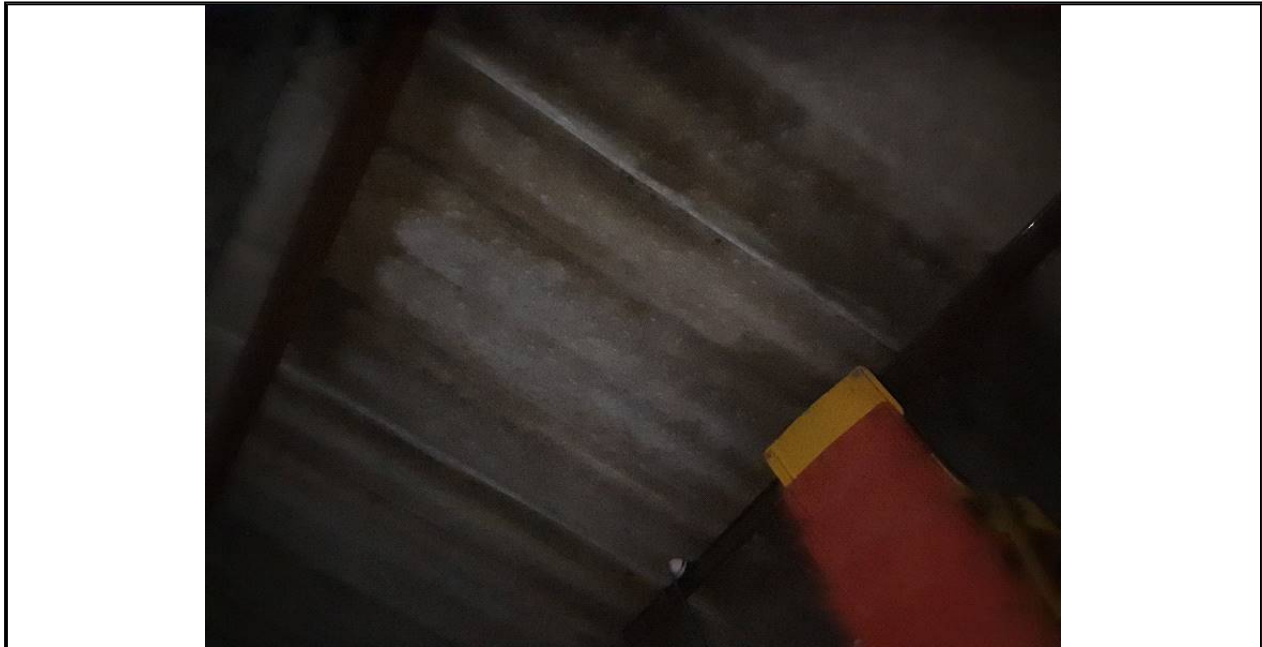
Sample No:	SH002796
Item No:	12
Survey Date:	24/02/23
Building:	Hadlow Down Village Hall
Floor:	External
Room No:	External elements
Position:	Barge board - Cement
Extent:	20lm
Substrate:	Bolted, Metal
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	Very Low
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:	SH002797
Item No:	13
Survey Date:	24/02/23
Building:	Hadlow Down Village Hall
Floor:	External
Room No:	External elements
Position:	Damp Proof Course - Bitumen Products
Extent:	72lm
Substrate:	Bonded, Brick
Material:	(1) Well Bound Material
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	Very Low
Recommended Action:	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Work on this material does not require a license. Work on this material may be notifiable to the appropriate enforcing authority. Disposal of asbestos waste by a licensed contractor only. All work must conform to the 'Control of Asbestos Regulations 2012'.



Sample No:	SH002794
Item No:	1
Survey Date:	24/02/23
Building:	Hadlow Down Village Hall
Floor:	Ground Floor
Room No:	Main hall and stage
Position:	Above suspended ceiling - Cement
Extent:	180m ²
Substrate:	Bolted, Metal
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	Very Low
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 SH002794
Item No:	2
Survey Date:	24/02/23
Building:	Hadlow Down Village Hall
Floor:	Ground Floor
Room No:	Commitee room
Position:	Above suspended ceiling - Cement
Extent:	27m ²
Substrate:	Bolted, Metal
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	Very Low
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 SH002794
Item No:	3
Survey Date:	24/02/23
Building:	Hadlow Down Village Hall
Floor:	Ground Floor
Room No:	Lobby
Position:	Above suspended ceiling - Cement
Extent:	36m ²
Substrate:	Bolted, Metal
Material:	(1) Asbestos Cement
Accessibility:	(0) Usually inaccessible or unlikely to be disturbed
Asbestos Type:	Chrysotile
Risk Category:	Very Low
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: 24 February 2023

Job/Survey No: **J024575**

Client Name /Address:

**Hadlow Down Village Hall, C/O Paul James (Treasurer / Trustee),
Canter's End Farm, Main Road, Hadlow Down TN22 4HP**

Date of analysis: 24 February 2023

Analyst: Anthony Sandells

Site Address

**Hadlow Down Village Hall, Hall
Lane, Hadlow Down TN22 4HQ**

Sampled by: Martin Lisher

Samples 4 of 4

ATL Sample No	Client Reference	Sample Location & Material	Asbestos Type
SH002794	-	Above suspended ceiling - Cement	Chrysotile
SH002795	-	Corrugated Roof Sheets - Cement	Chrysotile
SH002796	-	Barge board - Cement	Chrysotile
SH002797	-	Damp Proof Course - Bitumen Products	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.

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

Verified by:

Anthony Sandells

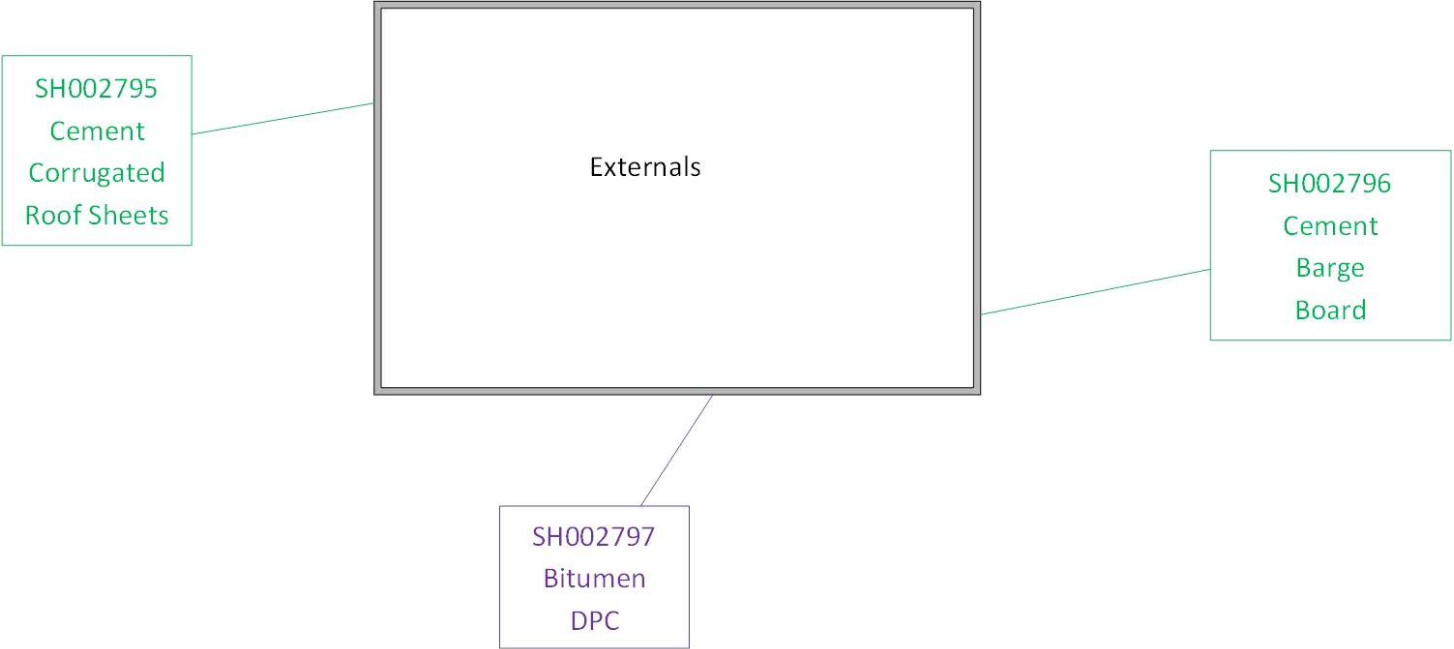
End of Report



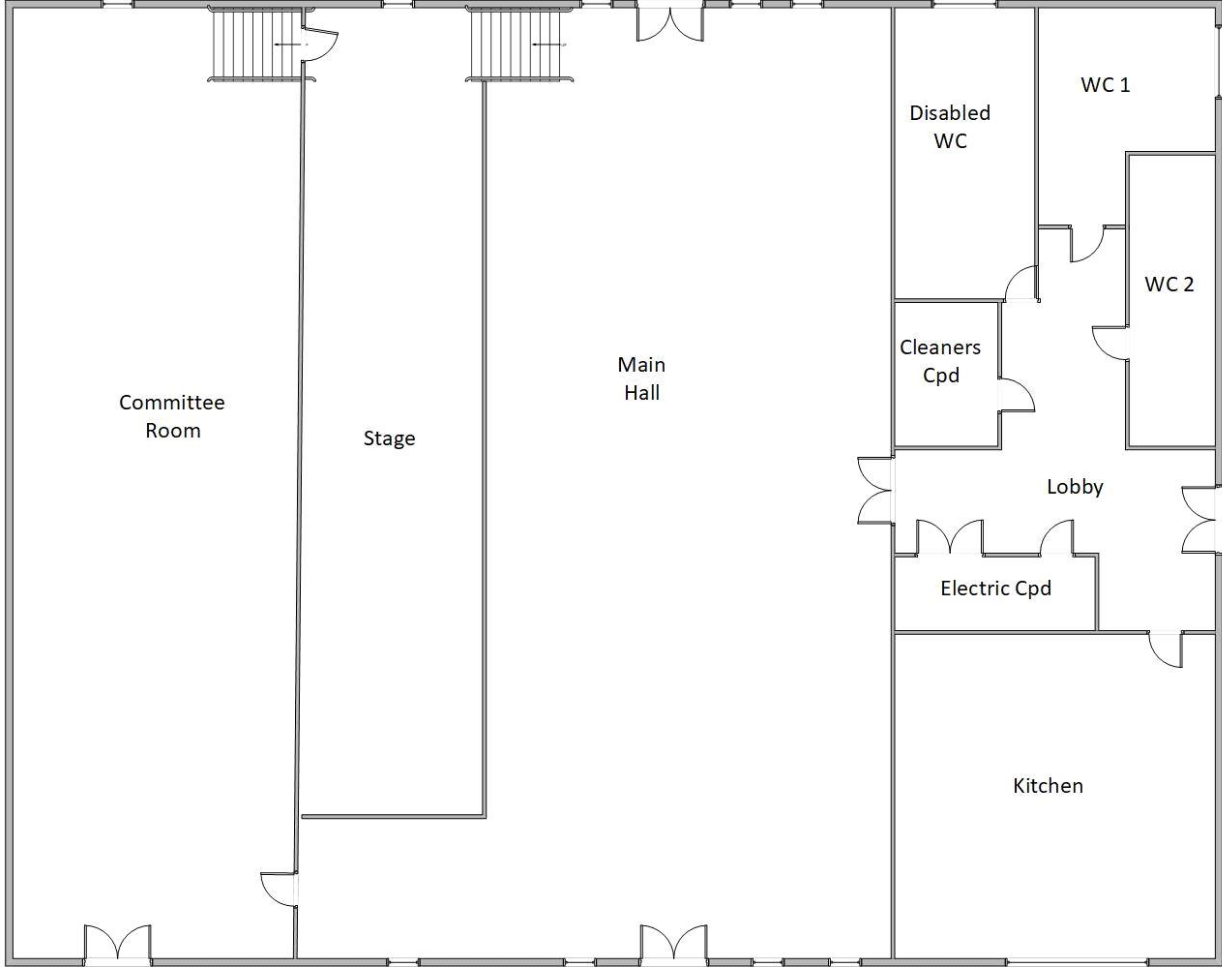
Appendix 3 - Annotated Floor Plans



Key
AIB
TC
AC



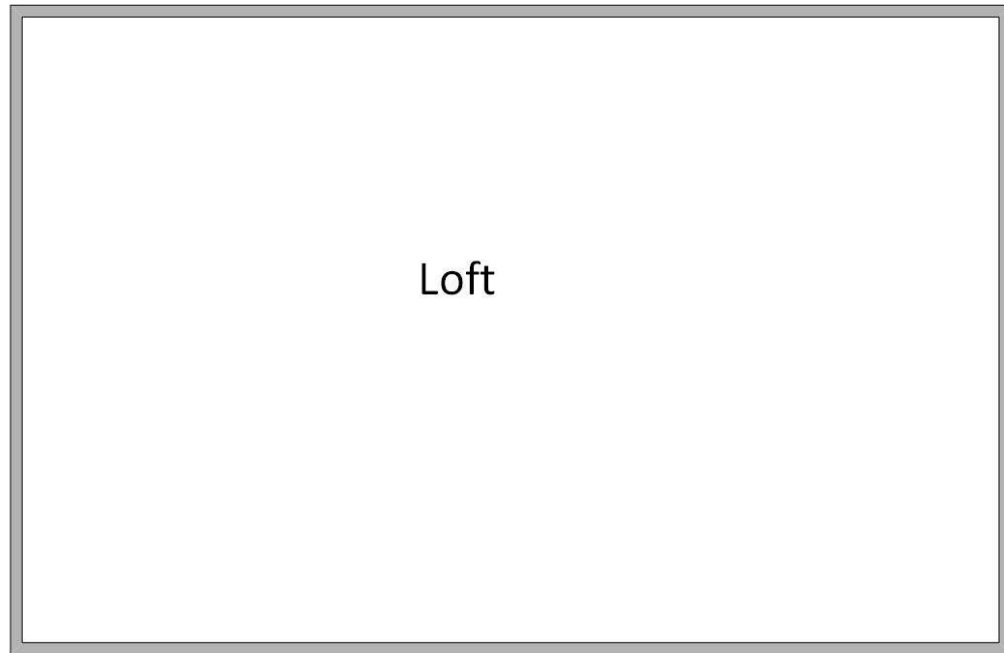
Client: Hadlow Down Village Hall
Site Address: Hadlow Down Village Hall, Hall Lane, Hadlow Down
Position: External
Not to Scale



Key
AIB
TC
AC

SH002794
Cement
Sheets
Above
Plasterboard
And
Suspended
Ceiling
Throughout

Client: Hadlow Down Village Hall
Site Address: Hadlow Down Village Hall, Hall Lane, Hadlow Down
Position: Ground Floor
Not to Scale



Key
AIB
TC
AC

NO SAMPLES TAKEN

Client: Hadlow Down Village Hall
Site Address: Hadlow Down Village Hall, Hall Lane, Hadlow Down
Position: Roof Void
Not to Scale