

Management Survey Report Assessment and Register of Asbestos Containing Materials



Croesyceiliog Cricket and
Rugby Club, The Highway,
Croesyceiliog, Cwmbran,
NP44 2HJ

Croesyceiliog Cricket and
Rugby Club

October 2026

Job No J060859

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DOCUMENT CONTROL SHEET

Report Type:		Asbestos Management Survey Report
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Survey Date:		30th September 2026 to 2nd October 2026
Report Issue Date:		8th October 2026
Re-inspection Due By:		30th September 2027
Report by:	Name:	Tyler Smith
	Signature:	
Technically Reviewed by:	Name:	Suzanne Foster
	Signature:	

This report is not to be used for contractual or engineering purposes unless this signatory sheet is signed where indicated by both the surveyor (originator of the report) and the technical reviewer and the report is designated 'Final'.

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This report must be read in its entirety including any appendices. Enquin Environmental Limited accepts no responsibility for sub-division of this report. If this report is reproduced it must be copied in its entirety.

The survey was carried out by Enquin Environmental Limited, a UKAS accredited inspection body, No. 0265 for surveying in accordance with the guidance contained within the HSE document HSG264 Asbestos: The survey guide and the Enquin Environmental Limited Quality Manual, in house procedure, section 4.

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Appendix A – Certificates of Bulk Fibre Analysis

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HOW TO READ YOUR ASBESTOS SURVEY REPORT



Executive Summary

Gives a brief overview of licensable and non-licensable asbestos containing materials (ACMs) identified, areas not accessed, and all ACMs with a high material assessment score or requiring action.



Introduction

Contains important information such as the scope of the survey undertaken and any deviations from this scope.



Asbestos Register

All ACMs identified can be found listed here with photographs. Pertinent information typically sits within the extent, condition, surface treatment and comments fields. **PLEASE NOTE: For Refurb/Demo surveys all items within this register, if likely to be affected by the works, will require removal – management recommendations have been provided for the interim period.**



Non-accessible & Non-accessed Areas

Lists any areas that could not be accessed during the survey, or to which access was limited, and the reason why. Please note no 'presumed' ACMs will be listed here, if present these would be within section 5 asbestos register



Materials Identified With No Asbestos Detected

Items identified and confirmed not to contain asbestos through analysis or strong presumption.



Rooms With No Suspect Materials

All rooms surveyed with no suspect materials found – meaning no entries appear in sections 5 or 6 for these rooms. **This section is not applicable within Refurb/Demo surveys.**



Other General Building Materials

Lists other building materials noted that are known not to contain asbestos, such as timber, metal, uPVC, etc.



Appendix B Plans

Floor plans showing colour-coded hatching to identify ACM locations, with a legend included on each plan.

1. EXECUTIVE SUMMARY

- 1.1 The following products containing, strongly presumed or presumed to contain asbestos were identified at the property which will require management and/or control actions applied.

(Further detailed information and recommendations on each product can be found within the 'Asbestos Register' Section 5)

Products which are Licensable:

Product	Location
None Identified	

Any removal or work that is likely to disturb the products above must be undertaken by a contractor licensed under the provision of The Control of Asbestos Regulations 2012.

Products which are Non Licensable:

Product	Location
Bitumen	1st Floor, 1/03 Kitchen/Store

It is not a legal requirement that the removal or any work that is likely to disturb the products above be undertaken by a licensed contractor. However, it must be undertaken in accordance with The Control of Asbestos Regulations 2012. Please note that there may be a requirement to notify some works undertaken on these products as 'notifiable' non-licensed work.

- 1.2 Areas not accessed

Inspection Number	Location/Description	Comments	Recommendations
Inspection 20 Presumed	Ground Floor, G/16 Store, Limited access	Due to stored items	Survey prior to works
Inspection 26 Presumed	Ground Floor, G/20 Store, Limited access	Due to stored items	Survey prior to works
Inspection 27 Presumed	Ground Floor, G/22 Service Duct, Limited access	Due to stored items	Survey prior to works

1.3 ACMs with high material assessment scores and/or Action required (other than manage in place)

Inspection Number	Location, position and description	Product	Extent, condition, surface treatment and other comments	Material Risk Rating	Priority Risk Rating	Total Risk Rating	Recommendations
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None Identified

- 1.4 The recommendation 'Manage ACM in place' described in Section 5 means ensuring that:-
- a) The Duty holder (who has the legal responsibility) ensures that the contents of this report are made available to the staff, contractors or any others who may come into contact with the asbestos containing materials (ACMs). Therefore no work should be undertaken at this site if ACMs are likely to be disturbed unless the Control of Asbestos Regulations 2012 are fully complied with.
 - b) The ACMs are maintained in a good state of repair.
 - c) The conditions of the ACMs are monitored at appropriate intervals.
 - d) Appropriately labelling the location of the ACMs is considered.
 - e) A documented Asbestos Management Plan is a requirement of the Approved Code of Practice (ACOP) L 143 "Managing and working with asbestos." Guidance to help the Duty holder develop an Asbestos Management Plan can be found in this ACOP and the HSE publication 'A comprehensive guide to managing asbestos in premises' (HSG 227).

Enquin Environmental can advise, if requested, on the production and maintaining of an Asbestos Management Plan.
- 1.5 It is our recommendation that any asbestos containing materials identified in this survey that may require repair or removal, or are likely to be disturbed in the future, are repaired or removed by a contractor licensed under the provision of The Control of Asbestos Regulations 2012.
- 1.6 Any waste that is produced from any removal of asbestos containing materials must be disposed of as hazardous waste in accordance with the Hazardous Waste (England and Wales) (Amendment) Regulations 2009.
- 1.7 If materials suspected of containing asbestos come to light during refurbishment or maintenance activities, then work should be stopped until the materials have been sampled and analysed for asbestos type. If the result indicates the presence of asbestos then the risk assessment and the plan of work should be reviewed and amended where necessary prior to the continuation of further associated works.

2. INTRODUCTION

- 2.1 Enquin Environmental Limited were requested by John Lewis of Croesyceiliog Cricket and Rugby Club, 69 Pettingale Road, Croesyceiliog, Cwmbran, to undertake an Asbestos Management Survey of Croesyceiliog Cricket and Rugby Club, The Highway, Croesyceiliog, Cwmbran, NP44 2HJ. The survey was carried out in accordance with the guidance contained within the HSE document HSG264 Asbestos: The survey guide and the Enquin in house method from our Quality Manual Section 4.

The property was surveyed on the 30th September 2026 to 2nd October 2026 by Tyler Smith and assistant for materials suspected to contain asbestos.

Where appropriate historic sample references have been used to avoid creation of duplicate information & to minimise potential exposure to ACMs.

- 2.2 A Management Survey was undertaken of the sports club, including associated changing facilities and function room areas.

The building comprised of a part single-storey and part two-storey purpose built clubhouse constructed circa the 1990s. A small area of flat roof was present to the single-storey section.

There were no variations to the scope of works.

- 2.3 The survey commenced in room 1/01 and progressed methodically through the building, with the survey concluding externally.

Priority risk scores were undertaken following consultation with John Lewis regarding room usage and occupancy.

- 2.4 The scope of the survey was to consider and report on: -

- i) The type, extent and condition of any asbestos containing materials (ACMs) identified within the property in all reasonably accessible areas.
- ii) To assess the risk from the ACMs and derive risk ratings.
- iii) Provide recommendations to ensure that areas of concern are made safe and that any ACMs are safely managed.

3. GENERAL SITE AND SURVEY INFORMATION

3.1 Limitations

All reasonably accessible areas of the property were surveyed. While our surveyors have endeavoured to inspect all elements, some materials may be present within the structure in locations where structural damage would be beyond reasonably practicable on the grounds of health and safety risk to the users of the building and survey staff and may only come to light during major refurbishment or demolition.

The results of sample analysis refer specifically to the samples taken from the location defined on the Certificate of Analysis. Experience has shown that materials can vary greatly in relatively short distances from sample points. If major refurbishment work or demolition is to take place then a fully intrusive Refurbishment/Demolition survey as defined in HSG264 will need to be carried out prior to work commencing.

At the time of the survey, access was not reasonably possible to certain areas:

These are listed in sections 5.2/5.3, ACMs should be presumed to be present within these areas until they have been inspected.

Areas 'Not Accessed' at the time of the Management Survey have been divided into two categories:

- i. Non accessible - areas where access was not possible during a management survey due to health and safety reasons or, where excessive damage would have resulted e.g live electrical and mechanical equipment or areas where significant access plant/equipment is required.
- ii. Non accessed - areas that were not inspected during the management survey as a result of access being denied. e.g. locked rooms where the keys were not available at the time of survey or rooms where access was blocked by stock/storage etc.

3.2 Method and Results of Bulk Analysis

The bulk samples taken were analysed by Enquin Environmental Limited, UKAS accreditation number 2604 in accordance with HSG248 Asbestos: The Analysts' Guide (Second edition) Published 2021, Appendix 2 "Determination of asbestos in bulk materials", published by the Health and Safety Executive. Bulk certificates are included in appendix A.

To minimise the risk of exposure to fibres and damage to decorations or fabric of the area surveyed, not all suspected ACMs may have been sampled. Some may have been strongly presumed or presumed to contain or not to contain asbestos.

Strongly presumed refers to where the Surveyor has good cause to suspect that a material is, or is not asbestos, but sampling and laboratory identification has not been undertaken to confirm this. Examples of this include the situation where similar material present within a building has been sampled and laboratory identification has confirmed that asbestos was or was not detected.

Presumed refers to where there is insufficient evidence to suggest a material / area does not contain asbestos. For example, where a sample has not or cannot be taken and there is no reasoned argument to suggest that the material does not contain asbestos.

No Asbestos Detected refers to where, upon analysis, the sample was found not to contain asbestos.

4. EXPLANATION OF RISK SCORES

The material risk ratings have been calculated using algorithms detailed in HSG264 Asbestos: The survey guide. The ratings are based on;

- ┆ Product type
- ┆ Damage/deterioration
- ┆ Surface treatment
- ┆ Asbestos type

High Risk	=≥10
Medium Risk	=7 - 9
Low Risk	=5 - 6
Very low Risk	=2 - 4

Priority risk ratings have been calculated using algorithms detailed in HSG 227 (A comprehensive guide to managing asbestos in buildings). The ratings are based on;

- ┆ Normal occupant activity
- ┆ Likelihood of disturbance
- ┆ Human exposure potential
- ┆ Maintenance activity

High Risk	=≥10
Medium Risk	=7 - 9
Low Risk	=5 - 6
Very low Risk	=2 - 4

A total risk rating is then calculated by adding together the material and priority ratings.

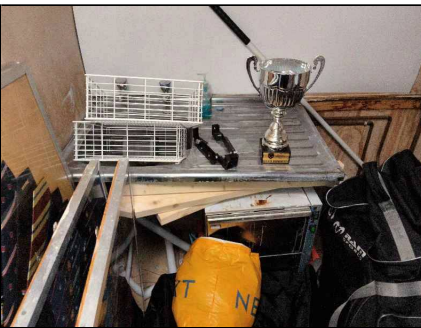
High Risk - Red	=≥15
Medium Risk - Orange	=9 - 14
Low Risk - Yellow	=5 - 8
Very low Risk - Green	=≤4

Example of a section of the asbestos register (found in Section 5) showing how the above parameters are inserted into the table.

Extent, condition, surface treatment and other comments	Material Risk Rating		Priority Risk Rating		Total Risk Rating
	Product type		Normal occupant activity		
	Damage/deterioration		Likelihood of disturbance		
	Surface treatment		Human exposure potential		
	Asbestos type		Maintenance activity		

5. REGISTERS

5.1 Asbestos Register

Inspection Number	Location, position and description	Product	Extent, condition, surface treatment and other comments	Material Risk Rating		Priority Risk Rating		Advised Action	Photograph
Inspection 4 EW001755	1st Floor, 1/03 Kitchen/Store, Bitumen acoustic pad to underside of sink	Bitumen	1no. Low Damage Reinforced composite material	1	3 Very Low	1	5 Low	Manage ACM in place	
				1		1			
				0		2			
				1		1			
				Total Risk = 8 Low					

5.2 Non Accessible Areas

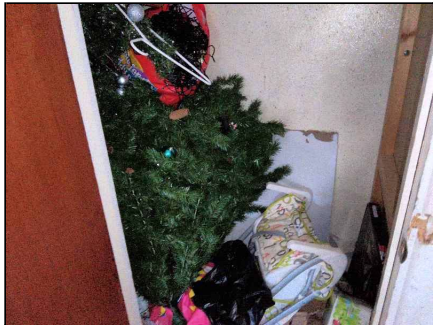
Non accessible – areas where access was not possible during a Management Survey due to health and safety reasons or, where excessive damage would have resulted e.g live electrical and mechanical equipment or areas where significant access plant/equipment is required

Inspection Number	Location/Description	Comments	Advised Action	Photograph
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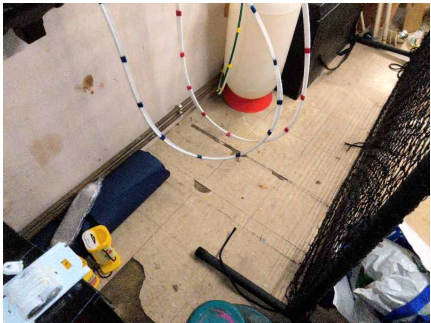
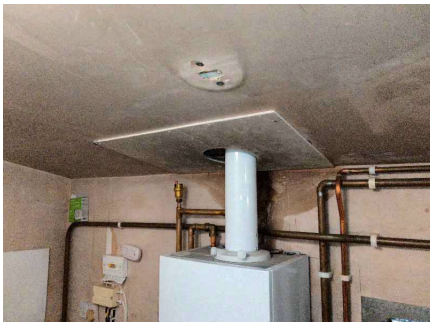
No Non Accessible Areas recorded

5.3 Non Accessed Areas

Non accessed – areas that were not inspected during the Management survey as a result of access being denied. e.g. locked rooms where the keys were not available at the time of survey or rooms where access was blocked by stock/storage etc.

Inspection Number	Location/Description	Comments	Advised Action	Photograph
Inspection 20 Presumed	Ground Floor, G/16 Store, Limited access	Due to stored items	Survey prior to works	
Inspection 26 Presumed	Ground Floor, G/20 Store, Limited access	Due to stored items	Survey prior to works	
Inspection 27 Presumed	Ground Floor, G/22 Service Duct, Limited access	Due to stored items	Survey prior to works	

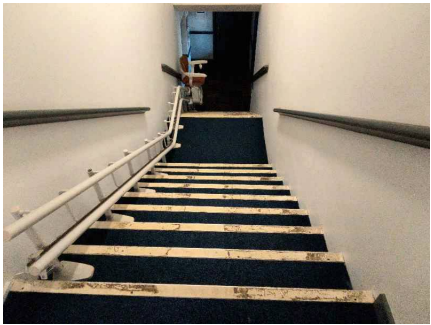
6. MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 1 EW001753	1st Floor, 1/01 Kitchen, Cream vinyl floor tiles	Vinyl	Approximately 10m ² Good Condition Reinforced composite material	
Inspection 2 Strongly Presumed Same As EW001753	1st Floor, 1/03 Kitchen/Store, Cream vinyl floor tiles	Vinyl	Approximately 14m ² Medium Damage Reinforced composite material	
Inspection 3 EW001754	1st Floor, 1/03 Kitchen/Store, Insulating board closure panel around flue pipe penetration	Insulating board	Approximately 1m ² Low Damage Unsealed	

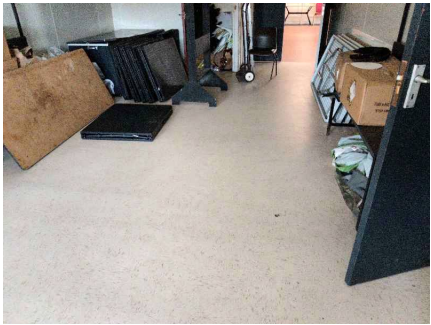
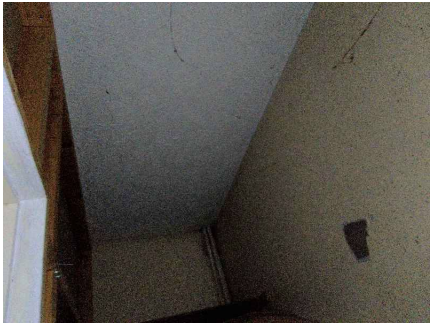
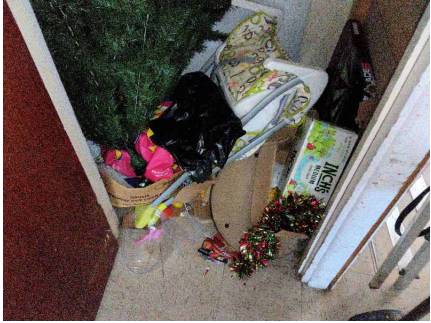
6. MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 5 Strongly Presumed Same As EW001753	1st Floor, 1/04 Store, Cream vinyl floor tiles	Vinyl	Approximately 4m ² Low Damage Reinforced composite material	
Inspection 6 EW001756	1st Floor, 1/05 Lounge, Cream vinyl floor tiles and bitumen adhesive	Vinyl and bitumen	Approximately 152m ² Good Condition Reinforced composite material	
Inspection 7 Strongly Presumed Same As EW001756	1st Floor, 1/06 Circulation, Cream vinyl floor tiles and bitumen adhesive below carpet	Vinyl and bitumen	Approximately 6m ² Good Condition Reinforced composite material	

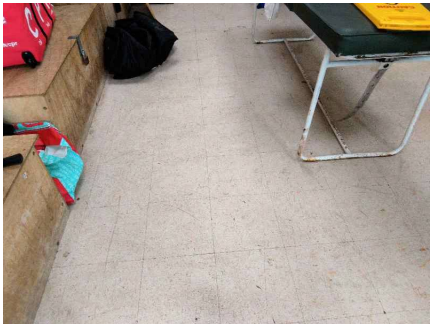
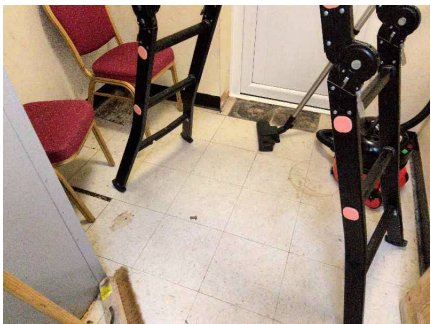
6. MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 8 EW001757	1st Floor, 1/06 Circulation, White vinyl stair nosings	Vinyl	19no. Good Condition Reinforced composite material	
Inspection 19 EW001758	Ground Floor, G/16 Store, White vinyl floor tiles and bitumen adhesive	Vinyl and bitumen	Approximately 4m ² Medium Damage Reinforced composite material	
Inspection 22 EW001759	Ground Floor, G/21 Changing Room, Textured coating to plasterboard ceiling - Swirl	Textured Coating	Approximately 38m ² Medium Damage Reinforced composite material	

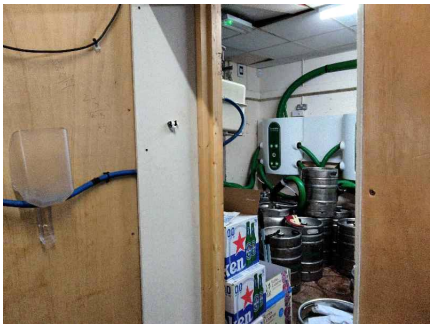
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Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 23 EW001760	Ground Floor, G/21 Changing Room, Beige vinyl floor tiles	Vinyl	Approximately 38m ² Low Damage Reinforced composite material	
Inspection 24 Strongly Presumed Same As EW001759	Ground Floor, G/20 Store, Textured coating to plasterboard ceiling - Swirl	Textured Coating	Approximately 2m ² Good Condition Reinforced composite material	
Inspection 25 Strongly Presumed Same As EW001760	Ground Floor, G/20 Store, Beige vinyl floor tiles	Vinyl	Approximately 2m ² Low Damage Reinforced composite material	

6. MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 29 Strongly Presumed Same As EW001758	Ground Floor, G/24 Changing Room, White vinyl floor tiles and bitumen adhesive	Vinyl and bitumen	Approximately 028m ² Low Damage Reinforced composite material	
Inspection 30 Strongly Presumed Same As EW001758	Ground Floor, G/25 Changing Room, White vinyl floor tiles and bitumen adhesive	Vinyl and bitumen	Approximately 4m ² Low Damage Reinforced composite material	
Inspection 34 EW001761	1st Floor, External, Black mastic to wall adjacent to balcony	Mastic	Approximately 1m Low Damage Reinforced composite material	

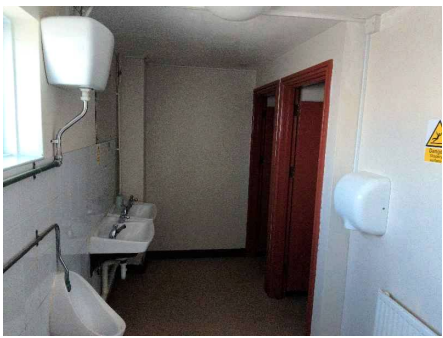
6. MATERIALS IDENTIFIED AND NO ASBESTOS DETECTED OR STRONGLY PRESUMED NOT TO CONTAIN ASBESTOS

Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 38 Strongly Presumed Same As EW001758	Ground Floor, G/28 Store, White vinyl floor tiles and bitumen adhesive	Vinyl and bitumen	Approximately 2m ² Good Condition Reinforced composite material	
Inspection 41 EW001778	Ground Floor, G/08 Bar, Bitumen acoustic pads to underside of sink	Bitumen	2no. Good Condition Reinforced composite material	
Inspection 43 EW001779	Ground Floor, G/12 Store, Insulating board panels to door opening	Insulating board	Approximately 2m ² Low Damage Unsealed	

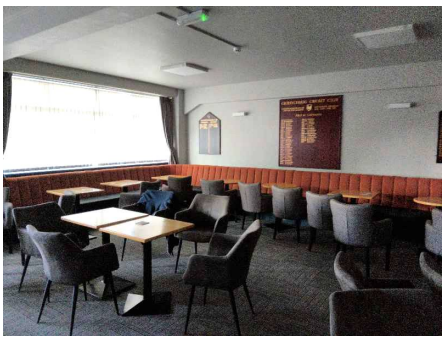
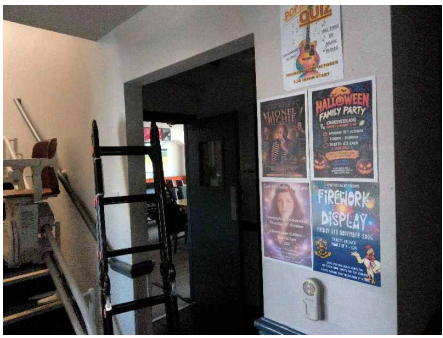
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Inspection Number	Location/Position/Description	Product	Comments	Photograph
Inspection 45 Strongly Presumed Same As EW001753	1st Floor, 1/02 Bar, Cream vinyl floor tiles	Vinyl	Approximately 4m ² Good Condition Reinforced composite material	

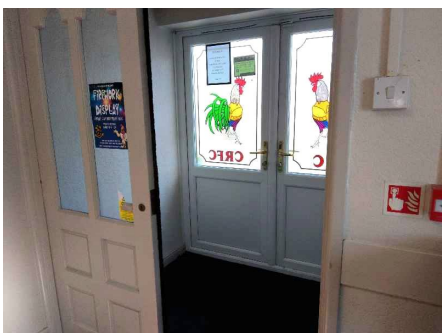
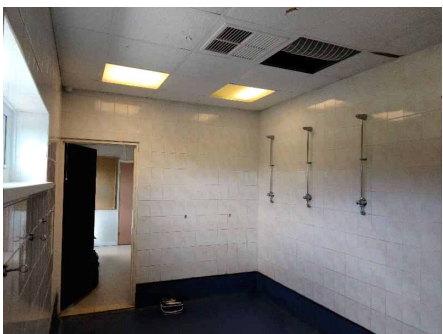
7. ROOMS WITH NO SUSPECT MATERIALS

Inspection Number	Location	Photograph
Inspection 9	1st Floor, 1/07 Accessible WC Plasterboard ceiling, masonry/plasterboard walls with uPVC panels, fixed non suspect sheet vinyl, timber door and frame, fixed plasterboard/uPVC boxing, modern ceramic sanitaryware, plastic soil, copper pipework, plastic waste pipes	
Inspection 10	Ground Floor, G/01 Male WC Plasterboard ceiling, masonry walls with ceramic tiles, fixed non suspect sheet vinyl, non suspect vinyl skirtings, timber doors and frames, uPVC window frame, ceramic tiled window sill, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipes, copper pipework, plastic trunking, fixed plasterboard boxing	
Inspection 11	Ground Floor, G/02 Foyer Plasterboard ceiling, masonry walls with decorative paper and timber beading, ceramic tiles/carpet to concrete floor, timber skirting boards, uPVC/timber doors and frames, modern electrical unit mounted directly to masonry wall, plastic trunking, copper pipework	
Inspection 12	Ground Floor, G/03 Female WC Plasterboard ceiling, masonry walls with ceramic tiles and timber beading, fixed non suspect sheet vinyl, carpet to concrete floor, non suspect vinyl skirtings, timber doors and frames, uPVC window frame, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipes, copper pipework, plastic trunking, timber constructed vanity unit, fixed timber boxing	

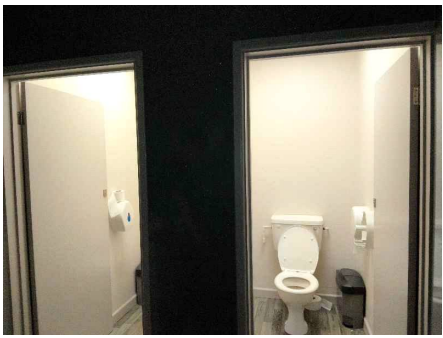
7. ROOMS WITH NO SUSPECT MATERIALS

Inspection Number	Location	Photograph
Inspection 13	Ground Floor, G/04 Accessible WC Plasterboard ceiling, masonry walls, fixed non suspect sheet vinyl, non suspect vinyl skirtings, timber door and frame, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipe, copper pipework, fixed plasterboard/timber boxing	
Inspection 14	Ground Floor, G/06 Lounge Plasterboard ceiling, masonry/plasterboard walls with decorative paper and timber beading, fixed carpet tiles and non suspect sheet vinyl, timber skirting boards, timber/uPVC doors and frames, metal roller shutters, uPVC window frames, timber window sills, timber constructed bar, timber constructed seating, plastic trunking, fixed plasterboard boxing	
Inspection 15	Ground Floor, G/07 Circulation Concrete soffit, steel beams and columns, plastic pipework insulated with foam, plastic soil pipe, timber access hatches, plasterboard ceiling, masonry/plasterboard walls on timber framework studwork with decorative paper and timber beading, ceramic floor tiles, timber skirting boards, timber doors and frames	
Inspection 16	Ground Floor, G/09 Bar Area Plasterboard ceiling, masonry/plasterboard walls, fixed non suspect sheet vinyl, timber skirting boards, timber/uPVC doors and frames, metal roller shutters, uPVC window frames, timber window sills, timber constructed bar, timber constructed seating, plastic trunking, fixed timber/plasterboard boxing	

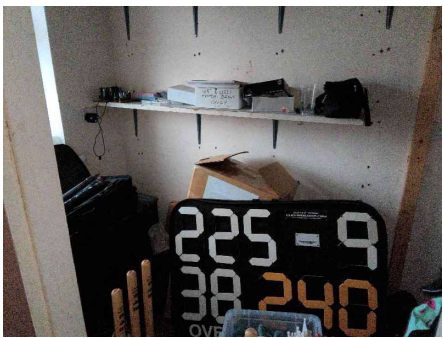
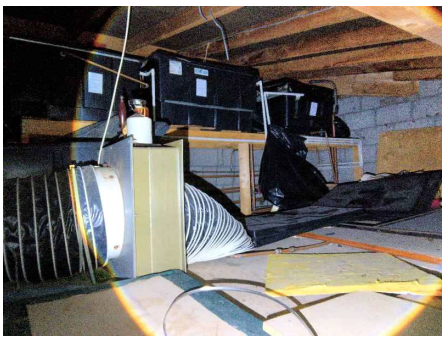
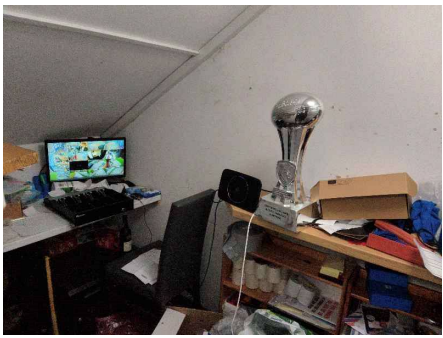
7. ROOMS WITH NO SUSPECT MATERIALS

Inspection Number	Location	Photograph
Inspection 17	Ground Floor, G/14 Lounge Area Non suspect felt to underside of roof, timber/steel beams, copper pipework with plastic sleeves to wall penetrations, redundant metal perimeter grid, plastic/metal ducting with non suspect mastic seals, loose MMMF insulation, MMMF suspended ceiling tiles with metal grid, masonry walls with decorative paper and timber panels, plasterboard/timber walls on timber studwork with decorative paper and timber panels, fixed non suspect sheet vinyl, timber skirting boards, timber doors and frames, metal roller shutters, uPVC window frames, uPVC window sills, timber constructed bar, timber constructed stage, plastic trunking, fixed timber boxing	
Inspection 18	Ground Floor, G/15 Foyer Non suspect felt to underside of roof, timber/steel beams, loose MMMF insulation, MMMF suspended ceiling tiles with metal grid, masonry walls with decorative paper, plasterboard/timber walls on timber studwork with decorative paper, carpet to timber floor, timber skirting boards, timber/uPVC doors and frames	
Inspection 21	Ground Floor, G/17 Committee Room Non suspect felt to underside of roof, timber/steel beams, copper pipework, plastic/metal ducting with non suspect mastic seals, metal flue pipe, loose MMMF insulation, MMMF suspended ceiling tiles with metal grid, timber shadow batten, masonry walls with timber panels, carpet to concrete floor, timber skirting boards, timber/uPVC doors and frames, uPVC window frame, timber window sill, plastic trunking	
Inspection 28	Ground Floor, G/23 Showers Non suspect felt to underside of roof, timber beams, copper pipework, plastic/metal ducting with non suspect mastic seals, MMMF suspended ceiling tiles with metal grid, masonry walls with ceramic tiles, fixed non suspect sheet vinyl, timber door and frame, uPVC window frame, uPVC window sill	

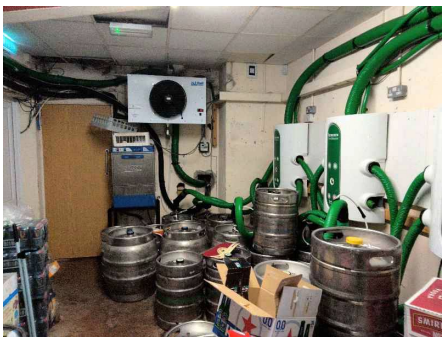
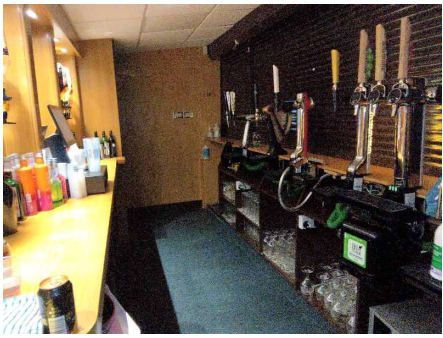
7. ROOMS WITH NO SUSPECT MATERIALS

Inspection Number	Location	Photograph
Inspection 31	Ground Floor, G/26 Circulation Non suspect felt to underside of roof, timber beams, copper/plastic pipework, MMMF suspended ceiling tiles with metal grid, masonry/plasterboard walls, fixed non suspect sheet vinyl, timber skirting boards, timber doors and frames	
Inspection 32	Ground Floor, G/27 Male WC Non suspect felt to underside of roof, timber beams, copper/plastic pipework, timber floor boards, timber joists, MMMF suspended ceiling tiles with metal grid, masonry walls with uPVC panels, ceramic floor tiles, timber doors and frames, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipes, fixed timber boxing	
Inspection 33	Ground Floor, G/29 Female WC Non suspect felt to underside of roof, timber beams, copper/plastic pipework, timber floor boards, timber joists, MMMF suspended ceiling tiles with metal grid, masonry walls with uPVC panels, fixed non suspect sheet vinyl, timber doors and frames, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipes, timber constructed vanity unit	
Inspection 35	Ground Floor, G/18 Marker Room Non suspect felt to underside of roof, timber joists, plasterboard suspended ceiling tiles with metal grid, masonry walls, timber wall panels, carpet on self levelling compound to concrete floor, uPVC door and frame, metal roller shutter, plastic trunking	

7. ROOMS WITH NO SUSPECT MATERIALS

Inspection Number	Location	Photograph
Inspection 36	Ground Floor, G/19 Store Non suspect felt to underside of roof, timber joists, masonry walls, carpet to concrete floor, timber doors and frames, uPVC window frame and sill, metal pipework	
Inspection 37	Ground Floor, G/30 Tank Room (Above G/29) Non suspect felt to underside of roof, timber joists, steel/timber beams, breeze block/brick walls, timber floor boards, plastic water tanks on timber plinths, metal/plastic pipework, metal and plastic ducting with non suspect mastic seals	
Inspection 39	Ground Floor, G/10 Store Plasterboard underpinning, masonry walls, carpet to concrete floor, timber skirting boards, timber door and frame, plastic trunking	
Inspection 40	Ground Floor, G/05 Store Plasterboard ceiling, masonry walls, carpet to concrete floor, timber skirting boards, timber door and frame, metal pipework, plastic trunking	

7. ROOMS WITH NO SUSPECT MATERIALS

Inspection Number	Location	Photograph
Inspection 42	Ground Floor, G/11 Cellar Non suspect felt to underside of roof, timber joists, steel/timber beams, loose MMMF insulation, MMMF/plasterboard suspended ceiling tiles with metal grid, masonry walls with timber panels, plasterboard closure panel to wall opening, concrete floor, timber/uPVC doors and frames, metal/plastic pipework insulated with foam, electrical equipment mounted directly to timber wall panel, plastic/metal trunking	
Inspection 44	Ground Floor, G/13 Bar Non suspect felt to underside of roof, timber joists, MMMF suspended ceiling tiles with metal grid, masonry walls, timber wall panels on timber studwork, fixed non suspect sheet vinyl, timber door and frame, metal roller shutter, timber constructed bar, plastic trunking, copper pipework, plastic waste pipe, non suspect acoustic pads to underside of sink dated 2017	

8. OTHER GENERAL BUILDING MATERIALS OBSERVED

The following materials were also observed at this building:

Internal Notes: See room notes	External Notes: Clay roof tiles, Plastic verge capping, Plastic rainwater goods, Plastic flue pipe, UPVC fascias, UPVC soffits, Led flashings, Non suspect bitumen asphalt balcony floor, Steel constructed balcony , Concrete canopy, Non suspect plastic damp proof course, Fibreboard expansion joints, Plastic cable conduits, Plastic waste pipes, Plastic soil pipe
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Floor	Room	Notes:
Ground Floor	G/01 Male WC	Plasterboard ceiling, masonry walls with ceramic tiles, fixed non suspect sheet vinyl, non suspect vinyl skirtings, timber doors and frames, uPVC window frame, ceramic tiled window sill, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipes, copper pipework, plastic trunking, fixed plasterboard boxing
Ground Floor	G/02 Foyer	Plasterboard ceiling, masonry walls with decorative paper and timber beading, ceramic tiles/carpet to concrete floor, timber skirting boards, uPVC/timber doors and frames, modern electrical unit mounted directly to masonry wall, plastic trunking, copper pipework
Ground Floor	G/03 Female WC	Plasterboard ceiling, masonry walls with ceramic tiles and timber beading, fixed non suspect sheet vinyl, carpet to concrete floor, non suspect vinyl skirtings, timber doors and frames, uPVC window frame, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipes, copper pipework, plastic trunking, timber constructed vanity unit, fixed timber boxing
Ground Floor	G/04 Accessible WC	Plasterboard ceiling, masonry walls, fixed non suspect sheet vinyl, non suspect vinyl skirtings, timber door and frame, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipe, copper pipework, fixed plasterboard/timber boxing
Ground Floor	G/05 Store	Plasterboard ceiling, masonry walls, carpet to concrete floor, timber skirting boards, timber door and frame, metal pipework, plastic trunking
Ground Floor	G/06 Lounge	Plasterboard ceiling, masonry/plasterboard walls with decorative paper and timber beading, fixed carpet tiles and non suspect sheet vinyl, timber skirting boards, timber/uPVC doors and frames, metal roller shutters, uPVC window frames, timber window sills, timber constructed bar, timber constructed seating, plastic trunking, fixed plasterboard boxing

8. OTHER GENERAL BUILDING MATERIALS OBSERVED (CONTINUED)

Floor	Room	Notes:
Ground Floor	G/07 Circulation	Concrete soffit, steel beams and columns, plastic pipework insulated with foam, plastic soil pipe, timber access hatches, plasterboard ceiling, masonry/plasterboard walls on timber framework studwork with decorative paper and timber beading, ceramic floor tiles, timber skirting boards, timber doors and frames
Ground Floor	G/08 Bar	Plasterboard ceiling, MMMF suspended ceiling tiles with metal grid, masonry walls, timber wall panels on timber studwork, fixed non suspect sheet vinyl, non suspect vinyl skirtings, timber door and frame, metal roller shutter doors, timber constructed bar, electrical equipment mounted directly to masonry wall, plastic trunking
Ground Floor	G/09 Bar Area	Plasterboard ceiling, masonry/plasterboard walls, fixed non suspect sheet vinyl, timber skirting boards, timber/uPVC doors and frames, metal roller shutters, uPVC window frames, timber window sills, timber constructed bar, timber constructed seating, plastic trunking, fixed timber/plasterboard boxing
Ground Floor	G/10 Store	Plasterboard underpinning, masonry walls, carpet to concrete floor, timber skirting boards, timber door and frame, plastic trunking
Ground Floor	G/11 Cellar	Non suspect felt to underside of roof, timber joists, steel/timber beams, loose MMMF insulation, MMMF/plasterboard suspended ceiling tiles with metal grid, masonry walls with timber panels, plasterboard closure panel to wall opening, concrete floor, timber/uPVC doors and frames, metal/plastic pipework insulated with foam, electrical equipment mounted directly to timber wall panel, plastic/metal trunking
Ground Floor	G/12 Store	Plasterboard ceiling panels, breeze block walls, timber wall panels, concrete floor, timber door frame, metal/plastic pipework insulated with foam
Ground Floor	G/13 Bar	Non suspect felt to underside of roof, timber joists, MMMF suspended ceiling tiles with metal grid, masonry walls, timber wall panels on timber studwork, fixed non suspect sheet vinyl, timber door and frame, metal roller shutter, timber constructed bar, plastic trunking, copper pipework, plastic waste pipe, non suspect acoustic pads to underside of sink dated 2017
Ground Floor	G/14 Lounge Area	Non suspect felt to underside of roof, timber/steel beams, copper pipework with plastic sleeves to wall penetrations, redundant metal perimeter grid, plastic/metal ducting with non suspect mastic seals, loose MMMF insulation, MMMF suspended ceiling tiles with metal grid, masonry walls with decorative paper and timber panels, plasterboard/timber walls on timber studwork with decorative paper and timber panels, fixed non suspect sheet vinyl, timber skirting boards, timber doors and frames, metal roller shutters, uPVC window frames, uPVC window sills, timber constructed bar, timber constructed stage, plastic trunking, fixed timber boxing
Ground Floor	G/15 Foyer	Non suspect felt to underside of roof, timber/steel beams, loose MMMF insulation, MMMF suspended ceiling tiles with metal grid, masonry walls with decorative paper, plasterboard/timber walls on timber studwork with decorative paper, carpet to timber floor, timber skirting boards, timber/uPVC doors and frames

8. OTHER GENERAL BUILDING MATERIALS OBSERVED (CONTINUED)

Floor	Room	Notes:
Ground Floor	G/16 Store	Plasterboard ceiling panels, masonry/plasterboard walls with ceramic tiles, concrete floor, timber/uPVC doors and frames, modern Worcester boiler mounted directly to masonry wall, metal flue pipe, metal closure panels around flue pipe penetration, copper pipework, plastic waste pipe, plastic trunking
Ground Floor	G/17 Committee Room	Non suspect felt to underside of roof, timber/steel beams, copper pipework, plastic/metal ducting with non suspect mastic seals, metal flue pipe, loose MMMF insulation, MMMF suspended ceiling tiles with metal grid, timber shadow batten, masonry walls with timber panels, carpet to concrete floor, timber skirting boards, timber/uPVC doors and frames, uPVC window frame, timber window sill, plastic trunking
Ground Floor	G/18 Marker Room	Non suspect felt to underside of roof, timber joists, plasterboard suspended ceiling tiles with metal grid, masonry walls, timber wall panels, carpet on self levelling compound to concrete floor, uPVC door and frame, metal roller shutter, plastic trunking
Ground Floor	G/19 Store	Non suspect felt to underside of roof, timber joists, masonry walls, carpet to concrete floor, timber doors and frames, uPVC window frame and sill, metal pipework
Ground Floor	G/20 Store	Plasterboard ceiling, masonry/plasterboard walls on timber studwork, concrete floor, timber door and frame, copper pipework
Ground Floor	G/21 Changing Room	Plasterboard ceiling, masonry/plasterboard walls with timber/plastic panels, concrete floor, plastic skirtings, timber/uPVC doors and frames, uPVC window frame, uPVC window sill, plastic trunking
Ground Floor	G/22 Service Duct	Plasterboard ceiling panels, masonry walls, concrete floor, timber door and frame, metal water cylinder insulated with foam, timber constructed shelving, copper pipework, plastic waste pipe with a rubber seal to inspection panel, plastic trunking
Ground Floor	G/23 Showers	Non suspect felt to underside of roof, timber beams, copper pipework, plastic/metal ducting with non suspect mastic seals, MMMF suspended ceiling tiles with metal grid, masonry walls with ceramic tiles, fixed non suspect sheet vinyl, timber door and frame, uPVC window frame, uPVC window sill
Ground Floor	G/24 Changing Room	Non suspect felt to underside of roof, timber beams, copper/plastic pipework, plastic, metal and foil ducting with non suspect mastic seals, MMMF suspended ceiling tiles with metal grid, masonry/plasterboard walls, concrete floor, non suspect vinyl skirtings, timber/uPVC doors and frames, uPVC window frame, uPVC window sill, plastic cable conduits and trunking, cleaners store included in room

8. OTHER GENERAL BUILDING MATERIALS OBSERVED (CONTINUED)

Floor	Room	Notes:
Ground Floor	G/25 Changing Room	Non suspect felt to underside of roof, timber beams, copper/plastic pipework, MMMF/plasterboard suspended ceiling tiles with metal grid, masonry walls, concrete floor, non suspect vinyl skirtings, timber/uPVC doors and frames, plastic trunking
Ground Floor	G/26 Circulation	Non suspect felt to underside of roof, timber beams, copper/plastic pipework, MMMF suspended ceiling tiles with metal grid, masonry/plasterboard walls, fixed non suspect sheet vinyl, timber skirting boards, timber doors and frames
Ground Floor	G/27 Male WC	Non suspect felt to underside of roof, timber beams, copper/plastic pipework, timber floor boards, timber joists, MMMF suspended ceiling tiles with metal grid, masonry walls with uPVC panels, ceramic floor tiles, timber doors and frames, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipes, fixed timber boxing
Ground Floor	G/28 Store	Timber ceiling panels, timber joists, MMMF suspended ceiling tiles with metal grid, masonry walls, concrete floor, non suspect vinyl skirtings, timber door and frame, copper pipework
Ground Floor	G/29 Female WC	Non suspect felt to underside of roof, timber beams, copper/plastic pipework, timber floor boards, timber joists, MMMF suspended ceiling tiles with metal grid, masonry walls with uPVC panels, fixed non suspect sheet vinyl, timber doors and frames, modern ceramic sanitaryware, plastic soil pipes, plastic waste pipes, timber constructed vanity unit
Ground Floor	G/30 Tank Room (Above G/29)	Non suspect felt to underside of roof, timber joists, steel/timber beams, breeze block/brick walls, timber floor boards, plastic water tanks on timber plinths, metal/plastic pipework, metal and plastic ducting with non suspect mastic seals
1st Floor	1/01 Kitchen	UPVC ceiling panels, masonry/plasterboard walls with ceramic tiles, concrete floor, non suspect vinyl skirtings, timber door and frame, metal roller shutter, uPVC window frame, ceramic tiled window sill, fixed plasterboard boxing, copper pipework, plastic waste pipe, plastic trunking, metal hand basin, timber constructed kitchen/bar units, non suspect acoustic pads to underside of sink dated 2013
1st Floor	1/02 Bar	Plasterboard ceiling, plasterboard walls with timber panels, concrete floor, timber door and frame, metal roller shutter, timber constructed bar, plastic trunking, metal/plastic pipework insulated with foam
1st Floor	1/03 Kitchen/Store	Metal roof sheets, aluminium beams, plasterboard ceiling panels, fixed plasterboard boxing, masonry, plasterboard and timber walls with uPVC/timber panels, concrete floor, timber doors and frames, plastic water tank on a timber constructed shelf above entrance door, copper/plastic pipework insulated with foam, plastic waste pipes, plastic cable conduits and trunking, electrical/cellar equipment mounted directly to masonry wall/timber panel, plastic guttering, metal free standing/mounted directly to masonry wall water cylinders, metal Vaillant boiler mounted directly to masonry wall, metal flue pipe penetrating plasterboard ceiling

8. OTHER GENERAL BUILDING MATERIALS OBSERVED (CONTINUED)

Floor	Room	Notes:
1st Floor	1/04 Store	Metal roof sheets, aluminium/steel beams with plasterboard boxing, fixed plasterboard boxing, masonry, plasterboard and timber walls, concrete floor, timber door and frame, copper/plastic pipework insulated with foam, plastic waste pipes, electrical equipment mounted directly to masonry wall, plastic cable conduits and trunking, plastic ducting
1st Floor	1/05 Lounge	Plasterboard ceilings, fixed plasterboard boxing, masonry/plasterboard walls with timber/plasterboard panels, concrete floor, timber skirting boards, timber/uPVC doors and frames, metal roller shutters, uPVC window frames, plastic cable conduits and trunking, copper/plastic pipework
1st Floor	1/06 Circulation	Plasterboard ceiling, masonry/plasterboard walls, concrete floor and staircase, timber skirting boards, timber doors and frames, plastic trunking, copper pipework
1st Floor	1/07 Accessible WC	Plasterboard ceiling, masonry/plasterboard walls with uPVC panels, fixed non suspect sheet vinyl, timber door and frame, fixed plasterboard/uPVC boxing, modern ceramic sanitaryware, plastic soil, copper pipework, plastic waste pipes

APPENDIX A

Certificate of Bulk Fibre Analysis
(1 cover sheet and 3 pages of form EQ25T)

1 Ringside Business Centre, Heol Y Rhosog, Wentloog, Cardiff, CF3 2EW
Telephone: 02920 535 090 Facsimile: 02920 778 633 E-mail: admin@enquin.co.uk
CERTIFICATE OF BULK FIBRE ANALYSIS

Client Name & Address: Croesyceiliog Cricket and Rugby Club,
69 Pettingale Road, Croesyceiliog, Cwmbran,
NP44 2NZ

Reference: J060859. Inspection 1 EW001753 - Inspection 43
EW001779.

Site Address: Croesyceiliog Cricket and Rugby Club, The Highway, Croesyceiliog, Cwmbran,
NP44 2HJ

Date sample/s received: 30th September 2026 and 2nd October 2026

Date Analysed: 6th October 2026

Sample taken by: Tyler Smith

Nominated Analyst: Judith Brown

Laboratory or Site Sample number	Origin of sample / Location/Client reference/Description	*Type of product	Content
Inspection 1 EW001753	1st Floor, 1/01 Kitchen, Cream vinyl floor tiles	Vinyl	No Asbestos Detected
Inspection 3 EW001754	1st Floor, 1/03 Kitchen/Store, Insulating board closure panel around flue pipe penetration	Insulating board	No Asbestos Detected
Inspection 4 EW001755	1st Floor, 1/03 Kitchen/Store, Bitumen acoustic pad to underside of sink	Bitumen	Chrysotile
Inspection 6 EW001756	1st Floor, 1/05 Lounge, Cream vinyl floor tiles and bitumen adhesive	Vinyl and bitumen	No Asbestos Detected
Inspection 8 EW001757	1st Floor, 1/06 Circulation, White vinyl stair nosings	Vinyl	No Asbestos Detected

Signed (Nominated Analyst):



Date: 8 October 2026

Signed (approved):



Date: 8 October 2026

Print: Suzanne Foster Senior Analyst

Comments/Details of Sample Preparation: Final Certificate

ALL ANALYSIS IN ACCORDANCE WITH HSG 248 APPENDIX 2 ASBESTOS IN BULK MATERIALS SAMPLING AND IDENTIFICATION BY POLARISED LIGHT MICROSCOPY (PLM) 2021 AND DOCUMENTED IN-HOUSE PROCEDURE DETAILED IN ASBESTOS PROCEDURES MANUAL, SECTION 3
RESULTS RELATE ONLY TO THE ITEMS SAMPLED

ENQUIN ENVIRONMENTAL ACCEPT NO RESPONSIBILITY FOR SAMPLES TAKEN BY 3rd PARTIES, RESULTS RELATE ONLY TO THE SAMPLES AS RECEIVED

*OPINIONS AND INTERPRETATIONS EXPRESSED HEREIN ARE OUTSIDE THE SCOPE OF UKAS ACCREDITATION

SAMPLES WILL BE RETAINED FOR A MINIMUM PERIOD OF 6 MONTHS. THE REPORT WILL BE RETAINED FOR A MINIMUM PERIOD OF 6 YEARS AFTER DATE OF ISSUE

Form EQ25T

Revision 4

Date: 10/05/2023

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EW001779.

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NP44 2HJ

Date sample/s received: 30th September 2026 and 2nd October 2026

Date Analysed: 6th October 2026

Sample taken by: Tyler Smith

Nominated Analyst: Judith Brown

Laboratory or Site Sample number	Origin of sample / Location/Client reference/Description	*Type of product	Content
Inspection 19 EW001758	Ground Floor, G/16 Store, White vinyl floor tiles and bitumen adhesive	Vinyl and bitumen	No Asbestos Detected
Inspection 22 EW001759	Ground Floor, G/21 Changing Room, Textured coating to plasterboard ceiling - Swirl	Textured Coating	No Asbestos Detected
Inspection 23 EW001760	Ground Floor, G/21 Changing Room, Beige vinyl floor tiles	Vinyl	No Asbestos Detected
Inspection 34 EW001761	1st Floor, External, Black mastic to wall adjacent to balcony	Mastic	No Asbestos Detected
Inspection 41 EW001778	Ground Floor, G/08 Bar, Bitumen acoustic pads to underside of sink	Bitumen	No Asbestos Detected

Signed (Nominated Analyst):



Date: 8 October 2026

Signed (approved):



Date: 8 October 2026

Print: Suzanne Foster Senior Analyst

Comments/Details of Sample Preparation: Final Certificate

ALL ANALYSIS IN ACCORDANCE WITH HSG 248 APPENDIX 2 ASBESTOS IN BULK MATERIALS SAMPLING AND IDENTIFICATION BY POLARISED LIGHT MICROSCOPY (PLM) 2021 AND DOCUMENTED IN-HOUSE PROCEDURE DETAILED IN ASBESTOS PROCEDURES MANUAL, SECTION 3
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NP44 2HJ

Date sample/s received: 30th September 2026 and 2nd October 2026

Date Analysed: 6th October 2026

Sample taken by: Tyler Smith

Nominated Analyst: Judith Brown

Laboratory or Site Sample number	Origin of sample / Location/Client reference/Description	*Type of product	Content
Inspection 43 EW001779	Ground Floor, G/12 Store, Insulating board panels to door opening	Insulating board	No Asbestos Detected

Signed (Nominated Analyst):



Date: 8 October 2026

Signed (approved):



Date: 8 October 2026

Print: Suzanne Foster Senior Analyst

Comments/Details of Sample Preparation: Final Certificate

ALL ANALYSIS IN ACCORDANCE WITH HSG 248 APPENDIX 2 ASBESTOS IN BULK MATERIALS SAMPLING AND IDENTIFICATION BY POLARISED LIGHT MICROSCOPY (PLM) 2021 AND DOCUMENTED IN-HOUSE PROCEDURE DETAILED IN ASBESTOS PROCEDURES MANUAL, SECTION 3
RESULTS RELATE ONLY TO THE ITEMS SAMPLED

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SAMPLES WILL BE RETAINED FOR A MINIMUM PERIOD OF 6 MONTHS. THE REPORT WILL BE RETAINED FOR A MINIMUM PERIOD OF 6 YEARS AFTER DATE OF ISSUE

Form EQ25T

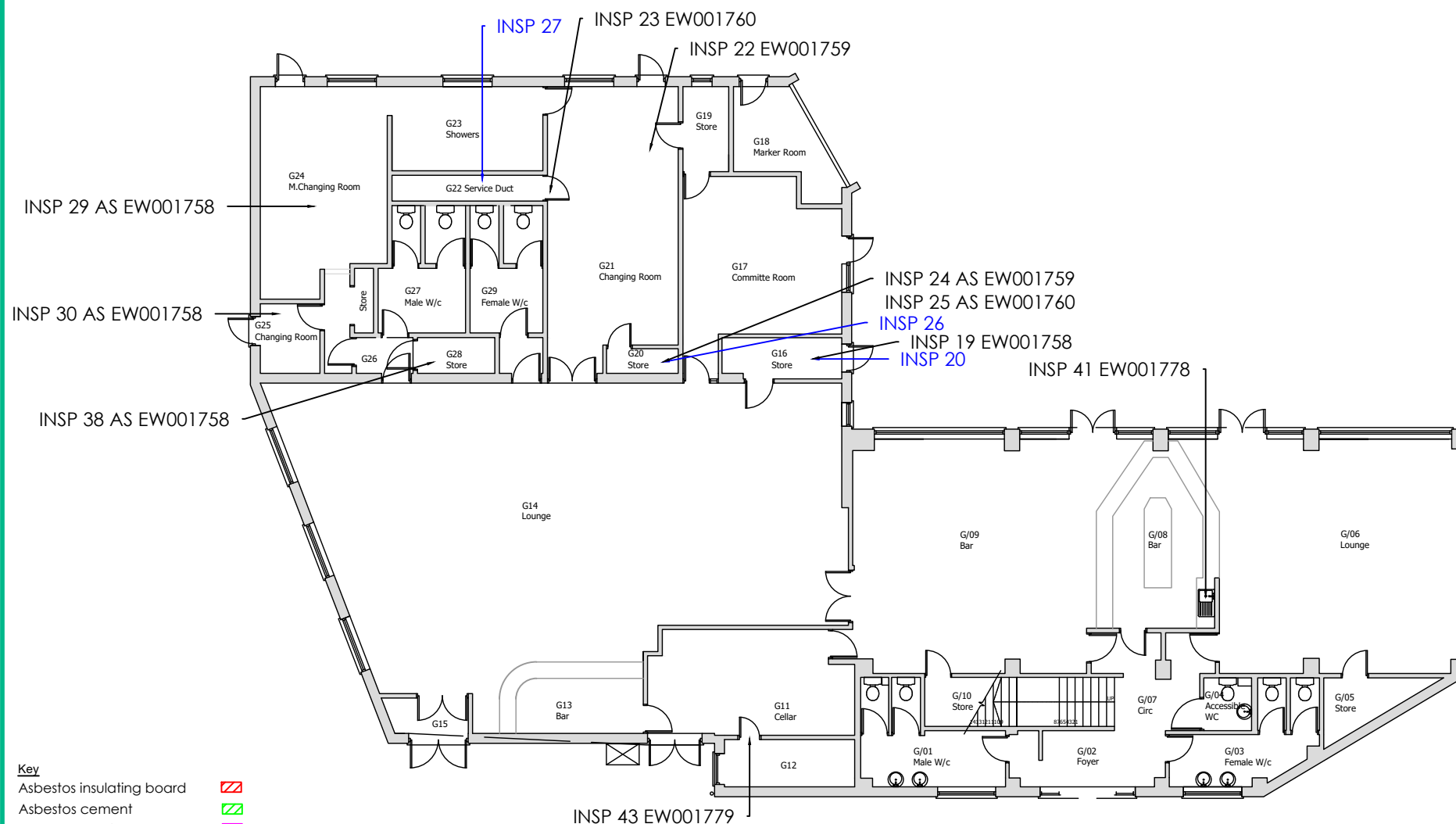
Revision 4

Date: 10/05/2023

APPENDIX B

Plans

Ground Floor



Key

- Asbestos insulating board ▨
- Asbestos cement ▨
- Asbestos lagging, rope, cloth, and paper ▨
- Asbestos vinyl and bitumen ▨
- Asbestos Textured Coating ▨
- Asbestos plastic and mastic ▨
- Asbestos pads and gaskets ▨

Samples in red contain asbestos, those in black are non-asbestos

Areas not accessed are marked in blue

Croesyceiliog Cricket and Rugby Club
Croesyceiliog Cricket and Rugby Club, The Highway,
Croesyceiliog, Cwmbran, NP44 2HJ
Plan 1 of 2

enQuin
environmental

Enquin Environmental Limited,
1 Ringside Business Centre,
Heol Y Rhosog,
Wentloog, Cardiff.
CF3 2EW
Telephone: 02920 535090
Facsimile: 02920 778633

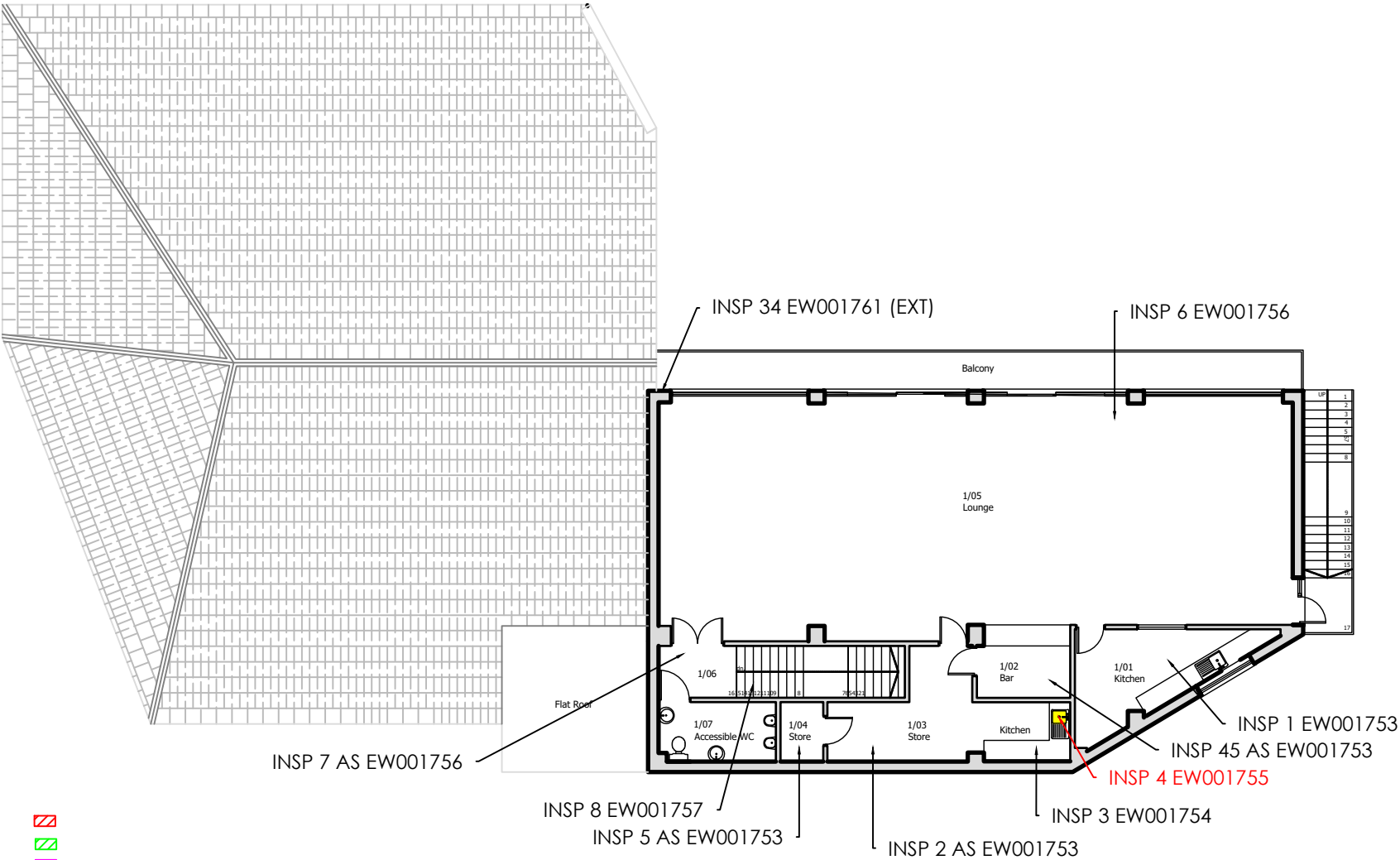
N.T.S.

Date
OCT 26

Drawn By
AN

Job No.
J060859

First Floor



- Key**
- Asbestos insulating board
 - Asbestos cement
 - Asbestos lagging, rope, cloth, and paper
 - Asbestos vinyl and bitumen
 - Asbestos Textured Coating
 - Asbestos plastic and mastic
 - Asbestos pads and gaskets

Samples in red contain asbestos, those in black are non-asbestos

Areas not accessed are marked in blue

Croesyceiliog Cricket and Rugby Club
Croesyceiliog Cricket and Rugby Club, The Highway,
Croesyceiliog, Cwmbran, NP44 2HJ
Plan 2 of 2

Enquin Environmental Limited,
1 Ringside Business Centre,
Heol Y Rhosog,
Wentloog, Cardiff,
CF3 2EW
Telephone: 02920 535090
Facsimile: 02920 778633

N.T.S.	AN
Date OCT 26	Job No. J060859