

# GPAM BUILD LIMITED

On behalf of:

Cala Homes (Chiltern) Limited

Asbestos Demolition Survey

@

Stable Buildings on land at Fritwell  
Off Fritwell Road



GPAM BUILD LIMITED

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Asbestos Building Surveys  
Asbestos Seminars & Training  
Bulk Sample Collection & Analysis Services  
Asbestos Air Monitoring Services  
Environmental Health & Safety Services  
Asbestos Project Management Services  
Asbestos Removal & Remedial Services

**Working on behalf of:**  
Cala Homes (Chiltern) Limited  
Gemini House  
Mercury Park  
Wooburn Green  
Buckinghamshire  
HP10 0HH

## **Report Production**

**Report proof-read by:**

Mr Dee Fitzgerald



Senior Surveyor (P402 Certificate number: 120505/028)

**Date:**

25/01/2022

**Report reviewed by:**

Mr Jorge Phillips



Operations Director

**Date:**

27/01/2022

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# 1. Introduction

Further to the instruction from Cala Homes (Chiltern) Limited, GPAM Build Limited was requested to carry out an Asbestos Assessment Survey of the site known as:

Stable Buildings on land at Fritwell  
Off Fritwell Road

The instructions received were for the undertaking of a Demolition Survey and Report.

Access arrangements were made with the land owner to ensure all accessible areas were surveyed during the project.

The survey was conducted on the 15/09/2022, and was completed in less than 1 day.

The survey was undertaken and completed by one of GPAM Build Limited Survey Teams. Namely:

- Dee Fitzgerald (Certificate No. 120505/028) May 2005

The bulk analysis of suspect materials was safely transported to:

- TVS Analysis Limited

*(on behalf of GPAM Build Limited)* where the samples were analysed in accordance with the laboratory 'in – house method', based on HSG 248, using stereomicroscopy, polarised light microscopy and dispersion staining.

During the survey the building remained unoccupied.

Samples were taken of suspect materials and where possible digital photographs of the samples taken.

## 2. Premises Description and Location.

Stable Buildings on land at Fritwell  
Off Fritwell Road

The address above consists of 2 stable buildings on open land at Fritwell.

The original layout may have had a number of small alterations and/or Refurbishment works throughout the years.

General building construction:

	Stable Building 1 (left on entry)	Stable building 2 (right on entry)
External Roof Materials:	Corrugated bituminous roof sheeting	Timber flat roof with a bituminous mineral felt lining
External Rain Goods:	Plastic	
External Perimeter walls:	Blockwork	Timber panelled
Window frames; Doors & Frames:	Timber	Timber
Internal Roof area general construction:	Timber	Timber
Floor construction:	Concrete	Concrete / soil

**Additional surveyor notes:**

Heaps of building waste plus overgrown areas not inspected.

### **3. Purpose, Aim & Objective of the Survey**

The survey was requested by Cala Homes (Chiltern) Limited to ensure that any previously unidentified accessible asbestos bearing materials were located to prevent accidental exposure of employees, maintenance staff and the general public alike.

The appropriate level of survey was agreed as a Demolition Survey with samples taken of the materials and finishing`s encountered as either asbestos bearing or definitely not asbestos bearing.

The purpose of the survey report is to enable the client to comply with the Control of Asbestos Regulations 2012, The Health & Safety at Work Act 1974, the Management of Health & Safety at Work Regulations 1999, The Construction (Design and Management) Regulations 2015 and HSG 264 – 2<sup>nd</sup> Edition 2012 – Surveying, sampling and assessment of asbestos bearing materials.

The objective of this survey report is to enable the client (in addition to the aforementioned) to confirm the location, type, condition and extent of asbestos containing materials within the property surveyed in compliance with the scope of the client's instructions received.

The client is responsible for all future removal works due to be undertaken.

The survey report will enable the client to manage or instruct a Consultant to manage safely (please read section 6.5 for further details), the removal of any asbestos materials identified within this survey report, therefore minimising their duty of care under the Health & Safety at Work Act – 1974 etc.

### **Agreed Scope of Works**

The client has employed our services to undertake an asbestos demolition survey to 2 No. stable buildings on land at Fritwell.

## 4. Survey Report

This report is based on a Demolition Survey and analysis of suspect asbestos containing materials where accessible, within the scope of the instructions received.

An agreed strategy was established to perform the survey by checking every structure and enclosure for identifiable hazardous materials, accessibly possible. Samples were collected from potentially problematical areas for definitive identification.

Future works undertaken by GPAM Build Limited will attach to this report with corresponding project numbers traceable to the reference numbers within this report / register. This will ensure ongoing records 'track-back' to the original Asbestos Register and maintain up to date status records.

### Table Key

Building	=	Stable Buildings on land at Fritwell Off Fritwell Road
Prefix	=	S/ ... Signifies bulk sample
	=	P/ ... Signifies presumption asbestos is present in the material
	=	SP/ ... Signifies strong presumption asbestos is present in the material
	=	R/ ... Signifies in reference to a previously collected bulk sample
Sample No.	=	S01/2, /3, ... (arithmetic progression of samples taken). Where access is restricted or additional information was deemed relevant the senior surveyor will use comments on the survey form.

In total 2 samples were taken from various areas within the premises. For details of location and priority banding, see 'Asbestos Sample Forms & Risk Assessments' section at the rear of this report.

Samples were collected from the premises and referenced with unique individual sample numbers and Digital Photographs taken.

All quantities shown are approximate only; contractors are reminded to independently quantify the materials personally before entering into any contractual agreements to undertake asbestos works relating to materials shown in this report.

## 5. Survey Methodology.

5.1 The objective of the survey is to locate and quantify asbestos containing elements and those asbestos cement products which are specified within the Control of Asbestos Regulations 2012, HSG 264 etc.

5.2 The standard areas for inspection (access depending) are:

- Internal Partitions
- Roof & Floor Linings
- Boiler Flues
- Ceiling Tiles
- Beam Encasing
- Ceiling Return Panels
- Soffits
- Fire Breaks
- Thermal Insulation
- Sprayed Coatings
- Riser Shafts
- Heater Units
- Riser Access Panels
- Ventilation Linings
- False Ceilings
- Bulkheads
- Door Panels
- Seals and Gaskets
- External Roofs and Gutters
- Drain Pipes

This list is not exhaustive.

All samples were taken in accordance with GPAM Build Limited in-house methods and in accordance with all current Legislation, Regulations and Guidance Notes.

**NB** Specific area surveys are conducted in areas at the clients' request.



## Disclaimer

It must be taken into account that the way in which asbestos containing materials have been used in the course of construction of buildings, certain installations may only be detected in the course of subsequent demolition or by means of a specific thorough survey of previously inaccessible areas which may be required as a revisit after the known asbestos bearing materials have been removed.

*For example:*

During the course of a survey the Senior Surveyor in attendance cannot disturb suspect asbestos bearing products in any way, to establish other materials, behind, beyond or in close vicinity to these materials as this would possibly produce a risk of airborne asbestos inhalation by GPAM Build Limited staff, employees of the client, workmen, maintenance staff and the general public alike.

Sampling can only be undertaken in areas of good access and that cause no health risk to persons undertaking the survey.

When producing costing implications for the removal of asbestos in buildings, it is recommended that 'over budgeting' is taken into consideration, as the way in which asbestos was used in concealed and composite structures, some items may only be detected in further specific area surveys or during the course of subsequent refurbishment or demolition works.

Particular care must be exercised when lifting the main slab of any building, as we are unable to access this area. Pipe work laid through or under the slab is often lagged with Asbestos.

Proceed with caution during any subsequent refurbishment or part/full demolition of the building or any activity that may uncover previously unidentified asbestos bearing materials.

It is not uncommon for further asbestos materials to be concealed by known asbestos materials in this instance the void behind the known asbestos will not have been accessed during the survey, licensable asbestos materials can be present within buildings concealed by non licensable asbestos materials (i.e. pipe lagging within a cement box work), these materials may not always be found until the known asbestos materials are professionally removed, contractors etc should exercise caution during the removal of any asbestos materials licensable or not; to ensure safe precautions are taken to prevent the spread of asbestos once the surface material has been removed or during the removal procedure.

## 6. Legal Requirements

**6.1** All work with asbestos containing materials is controlled under the Control of Asbestos Regulations 2012. The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974; is to minimise workers' exposure to asbestos fibres within the work place.

**6.2** Two Approved Codes of Practice and a number of technical Guidance Notes have been produced by the Health and Safety Commission and the Health and Safety Executive respectively, designed so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.

**6.3** All projects, which involve work with asbestos spray coating and thermal insulation, require the contractor to be licensed under The Control of Asbestos Regulations 2012. Since the 1<sup>st</sup> August 1999 work with asbestos insulation board has been similarly controlled and now requires a fourteen day notification to the H.S.E., work must be conducted in accordance with the Approved Code of Practice "Work with asbestos insulation, asbestos coating and asbestos insulating board" (4th Edition 2002).

**6.4** Unless the work is short-term repair work in premises occupied by the employer or self employed; asbestos removal by an unlicensed contractor may be an offence. The building owner has, however, ultimate responsibility under the Health and Safety at Work Act 1974. The principal statutory and regulatory requirements are:

- Health and Safety at Work etc. Act 1974
- Management of Health and Safety at Work Regulations 1999
- HSG 264 (2<sup>nd</sup> Edition 2012)
- Control of Asbestos Regulations 2012

**6.5** If, during the refurbishment / demolition of the premises following a Management Asbestos Survey, it becomes necessary for asbestos materials to be worked upon or disturbed in any way, there is a requirement under CAWR 2012 for both a risk assessment and a written " plan of work" to be prepared before work commences or is resumed after the discovery of previously unknown asbestos materials. GPAM Build Limited can undertake this as and when necessary, in the form of a works specification document which, upon approval by the client, is issued to contractors for them to submit quotes to undertake the works. This system aids in the maintenance of the building register and gives the client more control over works undertaken on their behalf. (Client's duty of supervision).

**6.6** The purpose of both the risk assessment and the plan of work are to minimise workers' exposure to asbestos fibres and should be undertaken by the employer engaged in work with the asbestos.

***With certain minor exceptions, a contractor licensed under the Control of Asbestos Regulations 2012 must undertake the removal of asbestos insulation and spray coating. Since the 1<sup>st</sup> August 1999 work with asbestos insulation board is similarly covered by the Legislation and any work must be carried out by a Licensed Asbestos Contractor and must be notified to the H.S.E. A Licensed Asbestos Contractor will have the proper equipment, procedures, experience, Insurance, etc., in order to be able to carry out such removal/remedial works.***

## 7. Material Assessments Sheet Guide

7.1 For each sample/inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials. The scoring for each parameter is based on the material assessment algorithm set out in HSG 264, which is shown below.

Sample variable	Score	Examples of scores
<b>Product type (or debris from product)</b>	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, bitumen products etc.)
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
<b>Surface treatment</b>	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, painted cement, textured coating, bitumen products.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays, textiles.
	3	Unsealed lagging and sprays
<b>Extent of damage/deterioration</b>	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
<b>Asbestos type</b>	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

7.2 The four main parameters which determine the risk of fibre release from an ACM when subject to a standard disturbance are:

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

7.3 In addition to the material assessment, an assessment is also made of the vulnerability of the material. These are defined as

- Easy - Trafficked or touched on a regular basis
- Medium - Within accessible zone of personnel without access aids
- Difficult - Access equipment required or covered material.

7.3 The material assessment identifies the high-risk materials, that is, those which will mostly readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:

- The location of the material;
- Its extent;
- The use to which the location is put;
- The occupancy of the area;
- The activities carried out in the area; and
- The likelihood/frequency with which maintenance activities are likely to take place.

## **Risk Evaluation Definitions**


7.4 Each sampled or presumed Asbestos Containing Material identified during the survey has been allocated a risk assessment based on its overall score obtained by adding together the individual scores to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (3), unless analysis of similar samples from the building shows a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used. The score denotes the potential to release fibres if disturbed.


- High Risk Material - 10 points or more
- Medium Risk Material - 7-9 points
- Low Risk Material - 5-6 points
- Very Low Risk Material - 4 or less points
- N/A – Not Applicable as No Asbestos Detected in Sample (NADIS)

7.5 The final risk terms have been based on interpretation of current legislation and guidance. The evaluations and associated terms shall require review when other considerations, such as future legislation or building use, come into effect.

7.6 These risk terms should be considered as a guide to the overall probability' of the asbestos containing materials to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

## 8. Asbestos Sample Forms & Risk Assessments

GPAM Build Limited Old Court Studio Upper Bray Road Bray Maidenhead SL6 2DB T: 0330 555 0105 F: 0330 555 0106 W: <a href="http://www.gpambuild.co.uk">www.gpambuild.co.uk</a>			
<b>Sample Reference:</b>	S01		
<b>Sample Location:</b>	Stable building 1 (left on entry)		
<b>Sample Position:</b>	Roof		
<b>Sample Description:</b>	Bituminous corrugated sheeting		
<b>Material Risk Assessment Algorithm (MA):</b>			
<b>Product type/debris:</b>	N/A	<b>Accessibility:</b>	N/A
<b>Surface Treatment:</b>	N/A		
<b>Extent of damage:</b>	N/A	<b>Approximate Extent/Quantity:</b>	N/A
<b>Asbestos Type:</b>	NADIS	<b>Priority Risk Assessment</b> Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: <a href="https://www.hse.gov.uk/asbestos/managing/index.htm">https://www.hse.gov.uk/asbestos/managing/index.htm</a>	
<b>Material assessment score:</b>	N/A		
<b>Material Risk Assessment</b>	N/A		
<b>Recommended Management Action:</b>	N/A		
<b>Recommended Remedial Action:</b>	N/A		
<b>Recommended Removal Action:</b>	N/A		
<b>Other Recommended Action:</b>	N/A		

GPAM Build Limited Old Court Studio Upper Bray Road Bray Maidenhead SL6 2DB T: 0330 555 0105 F: 0330 555 0106 W: <a href="http://www.gpambuild.co.uk">www.gpambuild.co.uk</a>			
<b>Sample Reference:</b>	S02		
<b>Sample Location:</b>	Stable building 2 (left on entry)		
<b>Sample Position:</b>	Roof lining		
<b>Sample Description:</b>	Bituminous mineral felt		
<b>Material Risk Assessment Algorithm (MA):</b>			
<b>Product type/debris:</b>	N/A		<b>Accessibility:</b> N/A
<b>Surface Treatment:</b>	N/A		
<b>Extent of damage:</b>	N/A		<b>Approximate Extent/Quantity:</b> N/A
<b>Asbestos Type:</b>	NADIS		<b>Priority Risk Assessment</b> Where a duty to manage applies the Duty Holder must add all positive asbestos locations to an asbestos register. We recommend the Duty Holder use the priority risk assessment algorithm within this document to calculate the priority risk rating for each positive instance & prioritise the recommended action noted for each instance starting with the highest risk to the lowest to ensure each risk is reduced to as low as reasonably practicable within an agreed timeframe. For more advice contact our offices or visit the Health & Safety Executive website: <a href="https://www.hse.gov.uk/asbestos/managing/index.htm">https://www.hse.gov.uk/asbestos/managing/index.htm</a>
<b>Material assessment score:</b>	N/A		
<b>Material Risk Assessment</b>	N/A		
<b>Recommended Management Action:</b>	N/A		
<b>Recommended Remedial Action:</b>	N/A		
<b>Recommended Removal Action:</b>	N/A		
<b>Other Recommended Action:</b>	N/A		

## 9. Conclusions and Recommendations

### Conclusions

1. During the survey 2 samples were taken for analysis, neither was identified as containing asbestos, with both deemed "No asbestos detected".
2. During the survey no materials were strongly presumed to be asbestos.
3. During the survey no materials were referred to a positive sample.
4. 2 No. heaps of building waste; plus overgrown areas not inspected, we recommend the client proceed with caution in these locations & stop all works & reassess if suspect acm`s are found.
5. Electrical services or live plant were not accessed nor checked for asbestos containing materials at the time of the survey unless the correct certification was provided at the time of inspection by relevant, trained, authorised personnel, to prove that there was no health risk to GPAM Build Limited employees; we must presume that this plant could quite possibly contain asbestos bearing materials of some sort until safe access can be arranged for an inspection to confirm if asbestos is present or not.

For further advice, please contact our office:

**GPAM Build Limited Tel: 0330 555 0105**

### Recommendations

1. Care needs to be exercised in the normal way during demolition in case a notifiable form of asbestos is incorporated in the fabric of the buildings scheduled for destruction.
2. Employees, sub-contractors and visitors etc. should be informed of asbestos installations, work on and storage of asbestos to avoid risk of exposure. The usual signage should be employed.

Care needs to be exercised in the normal way during refurbishment in case a notifiable form of asbestos is incorporated in the fabric of the building scheduled for refurbishment.

**To minimise your 'duty of care' (HSG 264, Health & Safety at work act 1974, Control of Asbestos regulations 2012, CDM - 2015 etc) towards your employees, workmen and the general public alike, we strongly recommend that the following advises are adhered to:**

1. Nominate one 'Asbestos focal point' to be in charge of the Asbestos in your premises (If the amount and condition of the ACM's within your buildings are highly extensive, it may be advisable to employ an external 'Asbestos Management Consultant' to manage the Register on your behalf).
2. Contain a paragraph within any 'order of works' or 'contracts' held with external contractors to familiarise themselves with the Asbestos Register before commencement of any

refurbishment or maintenance works due to be undertaken, thus reducing your liability as an employer.

3. Operate a 'permit to work' system (run by the 'Asbestos focal point') before any contract commences that could possibly affect or change the condition of known ACM's.
4. All recommendations in the 'Asbestos Sample Forms & Risk Assessments' section should seriously be considered. Once these items have either been removed or encapsulated, all relevant certification can be placed into the Asbestos Register, with subsequent updates issued following completion.
5. Items which require monitoring on an inspection cycle are checked regularly to ensure that any change in condition is noted and updated within the Register.
6. If removal is programmed, all notifiable asbestos findings should be removed by a licensed asbestos removal contractor, as ideally the other non-notifiable items should be also.
7. All asbestos materials, following removal, must be disposed of as contaminated asbestos waste, in a sealed asbestos skip or by transit in a sealed vehicle licensed. These vehicles must have a hazardous waste carrier's license, issued by the Environment Agency.
8. If any decision to be made regarding Asbestos Issues, raises any cause for concern or uncertainty, please do not hesitate to contact the writer or any senior member of GPAM Build Limited for advice/recommendations.

## **10. Areas Not Accessed/Notes.**

- *No access behind sampled materials*
- *No access into wall cavities.*
- *No access into buried services or concealed ducts that require excavation or partial demolition.*



## 11. Bulk Sample Certificates

# TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ  
Telephone/Fax: (01925) 811622 E-mail: [tvsanalysis@btconnect.com](mailto:tvsanalysis@btconnect.com)



2684

### CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: GPAM Build Ltd, Old Court Studio, Upper Bray Road, Bray, Berkshire. SL6 2DB.

Site Reference: Land & Stables, Fritwell

Date Received: 16/09/22

Certificate Number: TVS/22/5732

Date Analysed: 16/09/22

Analyst: P Sharkey

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
001	01	Stable Building 1 Roof Sheets	Bituminous Felt	No Asbestos Detected
002	02	Stable Building 2 Flat Roof	Bituminous Felt	No Asbestos Detected

Approved: Sign:



Date: 16/09/22

(Issued)

Print: N Tully

(Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. The report shall not be reproduced except in full without our approval and the laboratory can provide assurances that parts of the report are not taken out of context. \*Description of Product is outside the scope of our UKAS accreditation. \*\*TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.