



**Re-inspection (Material Only) Asbestos Survey  
Of**

**Newbury Depot  
Pound Lane, Thatcham  
Newbury, Berkshire, RG19 3TQ**



**On Behalf Of**



**Watson Fuels (UK) Limited  
Lindum House  
Brinkworth  
Chippenham  
Wiltshire, SN15 5DN**

**Report Ref: FTZI49422-013/001R**

**March 2017**




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## Table of Contents

<b>1</b>	<b><i>Executive Summary</i></b> .....	<b>3</b>
<b>2</b>	<b><i>Introduction</i></b> .....	<b>5</b>
<b>3</b>	<b><i>Survey Methodology</i></b> .....	<b>7</b>
<b>4</b>	<b><i>Entry Sheets</i></b> .....	<b>8</b>
<b>5</b>	<b><i>Asbestos Register</i></b> .....	<b>26</b>
<b>6</b>	<b><i>Property Register</i></b> .....	<b>30</b>
<b>7</b>	<b><i>Risk Bands and Recommendations</i></b> .....	<b>35</b>
<b>8</b>	<b><i>Asbestos Management</i></b> .....	<b>36</b>

## Appendix A Referenced Plans

	Name	Job Title
<b>Reviewer:</b>	Joe Cooper	Senior Consultant
<b>Lead Surveyor:</b>	Michael Mackenzie	Consultant
<b>Signature of Lead Surveyor:</b>		<b>Date of Issue:</b> 17th March 2017

## 1 Executive Summary

A re-inspection and re-assessment of previously identified Asbestos Containing Materials (ACM) was undertaken at Newbury Depot, Pound Lane, Thatcham, Newbury, Berkshire, RG19 3TQ on the 15 March 2017.

The original inspection (FTZI34928-016) was undertaken on the 16<sup>th</sup> March 2015 by RPS Consultants.

Within the remit of this survey the following forms of ACM were identified or presumed to be present:

- Cement Products
- Gaskets

The Asbestos Register can be found in Section 5.

There were no materials requiring immediate attention identified during the survey.

The following location(s) have ACMs with medium and low assessment scores (material risk 2 to 9 points):

Floor	Room	Location
Office Block & Workshop	0/006 Workshop	Corrugated cement sheets forming roof
	Exterior	Corrugated cement sheets forming front wall, facias and barge boards
Garage/Store	0/001 Garage/Store	Corrugated cement roofing
	Exterior	Corrugated cement roofing
Workshop and Mess Room	0/001 Workshop	Corrugated roof sheets
		No access to live electrics
Oil Storage Tanks	Exterior	Corrugated cement forming roof, barge boards and facias
		Gaskets to high level flanges on top of oil tanks.

As discussed with the client, the following locations were not accessed.

### Areas Not Accessed

Floor	Room	Location
Office Block & Workshop	0/006 Workshop	No access to inspect inspection pit.
Workshop and Mess Room	0/001 Workshop	No access to inspection pit.
		No access to live electrics

All areas where access was limited or not possible must be presumed to contain asbestos until proven otherwise; refer to section 3 for details.

### Conclusions and Actions

Asbestos cement debris has been removed from various areas across the site.

The asbestos cement is generally in a good condition. There are small areas of damage but nothing requiring remedial work. No localized debris was seen to these areas.

The ACM should be re-inspected at recommended intervals.

The non-accessed areas should be presumed to contain asbestos until proven otherwise.

**THIS REPORT SHOULD BE READ IN ITS ENTIRETY, INCLUDING REFERENCED PLANS  
DETAILING LOCATIONS OF ASBESTOS.**

**THIS REPORT SUPERSEDES ALL PREVIOUS ASBESTOS REPORTS FOR THE  
AREAS INSPECTED.**

## 2 Introduction

RPS Consultants, Noble House, Capital Drive, Linford Wood, Milton Keynes MK14 6QP was requested by Beverly Pitman of Watson Fuels (UK) Limited, Lindum House, Brinkworth, Chippenham, Wiltshire, SN15 5DN to conduct a re-inspection of previously identified Asbestos Containing Materials (ACM) at Newbury Depot, Pound Lane, Thatcham, Newbury, Berkshire, RG19 3TQ. The re-inspection was undertaken by Michael Mackenzie on the 15<sup>th</sup> March 2017.

The remit of the survey was to assess previously identified Asbestos Containing Materials (ACM).

Newbury Depot, Pound Lane, Thatcham, Newbury, Berkshire, RG19 3TQ was estimated to have been constructed in the late 1970s. The main building is generally of a metal frame structure with various forms of over cladding.

The following inaccessible areas that are specific to this survey were not surveyed following discussions with Watson Fuels (UK) Limited:

- Office Block & Workshop, 0/006 Workshop, No access to inspect inspection pit
- Workshop and Mess Room, 0/001 Workshop, No access to inspection pit
- Workshop and Mess Room, 0/001 Workshop, No access to live electrics

In accordance with the client's instructions no areas were excluded from the survey.

Where possible, all remaining previously identified ACM were visually reassessed and the risk rating algorithm values updated to reflect current condition. Any additional suspected ACM that has been identified is also included in this report.

The client should be aware of the limitations of a survey being conducted in a non-destructive manner and is referred to Section 3. Referenced plans can be found in Appendix A.

Throughout the report the following terms and abbreviations may be used:

ACM:	Asbestos containing material(s).
MMMF:	This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
AIB:	Asbestos Insulating Board.
CAF:	Compressed Asbestos Fibre.
CF:	Compressed Fibre.
Chrysotile:	Commonly known as white asbestos.
Amosite:	Commonly known as brown asbestos.
Crocidolite:	Commonly known as blue asbestos.
Amphibole:	Generic name of the mineral group of all asbestos types, excluding Chrysotile.
Serpentine:	Generic name of the mineral group that includes Chrysotile.

In order to assess the risk from an ACM it is necessary to consider the activity and occupancy levels in proximity to the ACM (priority assessment) and the likelihood that the material will give off airborne asbestos fibres (material assessment).

**As no information relating to priority assessments has been provided by the client this report only provides material assessments. Under CAR2012, it is the responsibility of the duty holder to carry out the priority assessments on all ACM.**

RPS Consultants has assigned numbers / names to all rooms / areas and so the client should therefore be aware these may differ from those used by site occupants.

The assessments contained within this report must be reviewed every six to twelve months or immediately when there is any change of use, occupancy or activity which may disturb the ACM.

A refurbishment or demolition asbestos survey will be required prior to any planned refurbishment or alterations that affect the fabric of the building or demolition of any part of the building. If any planned works are likely to damage or disturb ACM then the asbestos risk must be managed, which may include the removal of the ACM.

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### 3 Survey Methodology

The objective of this re-inspection was to, as far as reasonably practicable, locate, identify and re-assess every accessible, previously identified ACM present in the remit of the survey and to present the information collected in a way which allows the duty holder to manage the risks arising from those materials. The surveyor(s) also attempted to survey areas listed within previous reports as non-accessed. Where this was achieved it is reflected within the updated asbestos register in section 5 of this report.

The survey brief was to assess all reasonably accessible ACM. Reasonably accessible does not extend to searching for concealed ACM in cavity walls, beneath concrete encased structural beams, below floorboards, beneath decorative finishes and re-insulated services, behind ACM, above solid plaster ceilings or any other locations which, to access, would cause damage to the structure or decorative finishes. Given the way in which ACM were used in the construction of buildings, some may only be detected during subsequent demolition. In accordance with the requirements of CAR 2012, all non-accessed areas must be presumed to contain asbestos and should be surveyed prior to use. Presumed ACM must be treated as containing amphibole asbestos.

The surveyor(s) conducted a systematic inspection of the nominated areas. The sampling regime was dictated by the building nature and sufficient representative samples were taken at each location. Where access for sampling purposes was not possible, a visual assessment has been made if possible. For similar/repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and assessment. It is advisable to presume that materials similar to those positively identified also contain asbestos until proven otherwise. It should not be presumed that materials similar in appearance to those tested and found not to contain asbestos also do not contain asbestos. Due to the variations in composition of textured coatings (Artex, Supertex, Wondertex, etc) the presence of asbestos in just one of a series of bulk samples of the material from any area will be considered sufficient grounds for treating all of the coatings in that area as containing asbestos.

Whilst the surveyor(s) made every reasonable effort, RPS Consultants cannot guarantee that all ACM have been identified. Some ACM could be present in the building that may only be discovered when an intrusive survey is performed or when the building is demolished or is subject to major refurbishment.

This report is based on the condition of the materials at the time of the inspection. The material assessments and recommendations are formed in relation to this inspection and information made available to RPS Consultants. The physical factors which influence the likelihood of the identified ACM to release respirable fibres into the air require both material and priority assessments to be incorporated into a combined algorithm (see Section 4) in order for asbestos management to be effective. The client must therefore complete priority assessments for all ACM. The algorithm contained within this report, based on the material assessments only, has been designed to indicate to duty holders areas that require immediate attention, but this may not be the case once the priority assessments have been completed. Only when the combined algorithm has been compiled for each ACM will the results be able to be used to produce a management plan to limit the spread of asbestos and as far as reasonably practicable, reduce the exposure of employees and any other persons to asbestos fibres.

Bulk samples are obtained using fibre suppressant techniques in order to minimise fibre release. Areas where bulk samples have been obtained are then sealed where appropriate to prevent subsequent fibre release. The bulk samples are returned to the laboratory for analysis using polarised light microscopy and dispersion staining techniques as defined in the HSE document HSG248 and in accordance with UKAS accredited in-house documented procedure RPSCA/3.

RPS Consultants meet the requirements of BS EN ISO/IEC 17020 for the surveying of asbestos in premises to HSG264. Site inspection and bulk sampling are conducted in accordance with UKAS accredited documented in-house procedures RPSCA/2 which meet the above requirements.

Priority assessments are not covered within the scope of our UKAS accreditation.

RPS Consultants are a United Kingdom Accreditation Service (UKAS) accredited Type C Inspection Body.

## 4 Entry Sheets

The following pages record samples with their identified/presumed asbestos content, their location, their respective material risk assessment scores and information on how RPS Consultants has arrived at the material assessment scores. Guidance on priority assessments can be found in HSE guidance notes HSG227 'A Comprehensive Guide to Managing Asbestos in Premises' and HSG264 'Asbestos: The Survey Guide'.

**It is the duty holder's responsibility, under CAR 2012, to ensure that priority assessments are performed and are correct and that this assessment is regularly reviewed.**

### Material Risk Assessment

Management surveys require that all ACM or suspected ACM be assessed for risk associated with that particular material. The assessment concentrates solely on the likelihood of fibre release from asbestos based materials. To arrive at a material risk score the lead surveyor has considered the four main parameters that determine the amount of fibre release from an ACM when subject to disturbance:

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

Each parameter is scored as follows:

Assessment Parameter	Score	Description
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc)
	2	Asbestos insulating board, mill boards, 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
Extent of Damage	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
Surface Treatment	0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets, etc
	2	Unsealed asbestos insulating board or encapsulated lagging and sprays
	3	Unsealed laggings or sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite



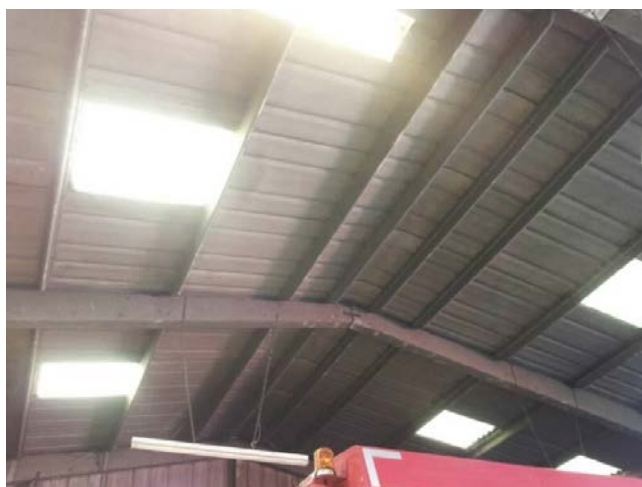
<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Office Block & Workshop		
<b>Room Ref:</b>	0/006 Workshop		
<b>Form:</b>	Cement Products	<b>Sample No:</b>	Visual
<b>Extent:</b>	400 sqm	<b>Lab Analysis Result:</b>	Chrysotile
<b>Location:</b>	Corrugated cement sheets forming roof		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
4	-	4/D

Recommendations	Action Date
<i>Re-inspect at recommended intervals.</i>	15/03/2018



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Office Block & Workshop		
<b>Room Ref:</b>	0/006 Workshop		
<b>Form:</b>	-	<b>Sample No:</b>	-
<b>Extent:</b>	-	<b>Lab Analysis Result:</b>	Presumed
<b>Location:</b>	No access to inspect inspection pit.		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	TBC

Recommendations	Action Date
<i>Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.</i>	Before Works



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Office Block & Workshop		
<b>Room Ref:</b>	Exterior		
<b>Form:</b>	Cement Products	<b>Sample No:</b>	Visual
<b>Extent:</b>	300 sqm	<b>Lab Analysis Result:</b>	Chrysotile
<b>Location:</b>	Corrugated cement sheets forming front wall, facias and barge boards		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
4	-	4/D

Recommendations	Action Date
<i>Re-inspect at recommended intervals.</i>	15/03/2018



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Garage/Store		
<b>Room Ref:</b>	0/001 Garage/Store	<b>Sample No:</b>	S276778
<b>Form:</b>	Cement Products	<b>Lab Analysis Result:</b>	Chrysotile
<b>Extent:</b>	8 sqm		
<b>Location:</b>	Corrugated cement roofing		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
4	-	4/D

Recommendations	Action Date
<i>Re-inspect at recommended intervals.</i>	15/03/2018



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	16th March 2015
<b>Building:</b>		<b>Survey Conducted By:</b>	William Doward (Lead)
<b>Floor:</b>	Garage/Store		
<b>Room Ref:</b>	Exterior		
<b>Form:</b>	Cement Products	<b>Sample No:</b>	S275393
<b>Extent:</b>	<1 sqm	<b>Lab Analysis Result:</b>	Not Detected
<b>Location:</b>	Cement debris to left side of building.		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	-/E

Recommendations	Action Date
<i>Not applicable</i>	-



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Garage/Store		
<b>Room Ref:</b>	Exterior		
<b>Form:</b>	Cement Products	<b>Sample No:</b>	As S276778
<b>Extent:</b>	8 sqm	<b>Lab Analysis Result:</b>	Chrysotile
<b>Location:</b>	Corrugated cement roofing		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
4	-	4/D

Recommendations	Action Date
<i>Re-inspect at recommended intervals.</i>	15/03/2018





<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Workshop and Mess Room		
<b>Room Ref:</b>	0/001 Workshop		
<b>Form:</b>	Cement Products	<b>Sample No:</b>	Visual
<b>Extent:</b>	200sqm	<b>Lab Analysis Result:</b>	Chrysotile
<b>Location:</b>	Corrugated roof sheets		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
4	-	4/D

Recommendations	Action Date
<i>Re-inspect at recommended intervals.</i>	15/03/2018



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Workshop and Mess Room		
<b>Room Ref:</b>	0/001 Workshop		
<b>Form:</b>	-	<b>Sample No:</b>	-
<b>Extent:</b>	-	<b>Lab Analysis Result:</b>	Presumed
<b>Location:</b>	No access to inspection pit.		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	TBC

Recommendations	Action Date
<i>Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.</i>	Before Works





<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Workshop and Mess Room		
<b>Room Ref:</b>	0/001 Workshop		
<b>Form:</b>	Woven Textile Products	<b>Sample No:</b>	-
<b>Extent:</b>	-	<b>Lab Analysis Result:</b>	Presumed
<b>Location:</b>	No access to live electrics		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	TBC

Recommendations	Action Date
<i>Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.</i>	Before Works



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	16th March 2015
<b>Building:</b>		<b>Survey Conducted By:</b>	William Doward (Lead)
<b>Floor:</b>	Workshop and Mess Room		
<b>Room Ref:</b>	0/001 Workshop		
<b>Form:</b>	Gaskets	<b>Sample No:</b>	S275397
<b>Extent:</b>	<5 lin m	<b>Lab Analysis Result:</b>	Not Detected
<b>Location:</b>	Window putty to room 0/001 on to 0/002		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	-/E

Recommendations	Action Date
<i>Not applicable</i>	-



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	16th March 2015
<b>Building:</b>		<b>Survey Conducted By:</b>	William Doward (Lead)
<b>Floor:</b>	Workshop and Mess Room		
<b>Room Ref:</b>	0/001 Workshop		
<b>Form:</b>	Gaskets	<b>Sample No:</b>	S275400
<b>Extent:</b>	10 NO.	<b>Lab Analysis Result:</b>	Not Detected
<b>Location:</b>	Gaskets in cupboard		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	-/E

Recommendations	Action Date
<i>Not applicable</i>	-



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	16th March 2015
<b>Building:</b>		<b>Survey Conducted By:</b>	William Doward (Lead)
<b>Floor:</b>	Workshop and Mess Room		
<b>Room Ref:</b>	0/002 Locker Room		
<b>Form:</b>	Insulation Products	<b>Sample No:</b>	S275399
<b>Extent:</b>	10 sqm	<b>Lab Analysis Result:</b>	Not Detected
<b>Location:</b>	Paper lining to ceiling panels.		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	-/E

Recommendations	Action Date
<i>Not applicable</i>	-



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	16th March 2015
<b>Building:</b>		<b>Survey Conducted By:</b>	William Doward (Lead)
<b>Floor:</b>	Workshop and Mess Room		
<b>Room Ref:</b>	0/003 Kitchen	<b>Sample No:</b>	S275398
<b>Form:</b>	Bonded Materials	<b>Lab Analysis Result:</b>	Not Detected
<b>Extent:</b>	<1 sqm		
<b>Location:</b>	Acoustic pad to sink.		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	-/E

Recommendations	Action Date
<i>Not applicable</i>	-



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Workshop and Mess Room		
<b>Room Ref:</b>	Exterior		
<b>Form:</b>	Cement Products	<b>Sample No:</b>	Visual
<b>Extent:</b>	200 sqm	<b>Lab Analysis Result:</b>	Chrysotile
<b>Location:</b>	Corrugated cement forming roof, barge boards and fascias		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
1	1	1	1

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
4	-	4/D

Recommendations	Action Date
<i>Re-inspect at recommended intervals.</i>	15/03/2018





<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	16th March 2015
<b>Building:</b>		<b>Survey Conducted By:</b>	William Doward (Lead)
<b>Floor:</b>	Filling Station		
<b>Room Ref:</b>	Exterior		
<b>Form:</b>	Gaskets	<b>Sample No:</b>	S275394
<b>Extent:</b>	>70 No.	<b>Lab Analysis Result:</b>	Not Detected
<b>Location:</b>	Gaskets to pipework flanges throughout filling station area.		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	-/E

Recommendations	Action Date
<i>Not applicable</i>	-



<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	15th March 2017
<b>Building:</b>		<b>Survey Conducted By:</b>	Michael Mackenzie (Lead)
<b>Floor:</b>	Oil Storage Tanks		
<b>Room Ref:</b>	Exterior		
<b>Form:</b>	Gaskets	<b>Sample No:</b>	Visual
<b>Extent:</b>	>3 No.	<b>Lab Analysis Result:</b>	Chrysotile
<b>Location:</b>	Gaskets to high level flanges on top of oil tanks.		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
2	1	1	1

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
5	-	5/C

Recommendations	Action Date
<i>Re-inspect at recommended intervals.</i>	15/03/2018





<b>Site:</b>	Newbury Depot	<b>Date of Survey:</b>	16th March 2015
<b>Building:</b>		<b>Survey Conducted By:</b>	William Doward (Lead)
<b>Floor:</b>	Oil Storage Tanks		
<b>Room Ref:</b>	Exterior		
<b>Form:</b>	Gaskets	<b>Sample No:</b>	S275395
<b>Extent:</b>	1 No.	<b>Lab Analysis Result:</b>	Not Detected
<b>Location:</b>	Dark gasket to oil tank pipework flange		

Material Assessment			
Product Type	Extent of Damage	Surface Treatment	Asbestos Type
-	-	-	-

Priority Assessment			
Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity
-	-	-	-

Total Scores		
Material Risk	Priority Risk	Risk Assessment
-	-	-/E

Recommendations	Action Date
<i>Not applicable</i>	-



## 5 Asbestos Register

Site: Newbury Depot Building: Office Block & Workshop

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
0/006 Workshop	Present	Visual	Cement Products	Corrugated cement sheets forming roof	400 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Blockwork and metal clad walls, Supalux panel visible to back of office/workshop door, Solid concrete floor with inspection pits. Previously found to contain asbestos by tti environmental. Sample ref: RA/271113/13					
0/006 Workshop	Limitations	-	-	No access to inspect inspection pit.	-	TBC	Before Works
		<b>Recommendations:</b> Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.					
		<b>Comments:</b> Inspection pit was covered over.					
Exterior	Present	Visual	Cement Products	Corrugated cement sheets forming front wall, facias and barge boards	300 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Some panels damaged, some panels replaced.  Previously confirmed to contain asbestos by 'tti environmental'. (Chrysotile). Sample ref: RA/271113/14					

Site: Newbury Depot Building: Garage/Store

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
0/001 Garage/Store	Present	S276778	Cement Products	Corrugated cement roofing	8 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Sample ref: RA/271113/14 Concrete block walls, concrete floor, timber doors, plastic corrugated skylights.					
Exterior	Present	As S276778	Cement Products	Corrugated cement roofing	8 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					

Site: Newbury Depot Building: Workshop and Mess Room

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
0/001 Workshop	Present	Visual	Cement Products	Corrugated roof sheets	200sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Roof to all areas. Replacement sheets are present.  Previously confirmed to contain asbestos (chrysotile) by tti environmental. Sample ref: RA/271113/14					
0/001 Workshop	Limitations	-	-	No access to inspection pit.	-	TBC	Before Works
		<b>Recommendations:</b> Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.					
0/001 Workshop	Limitations	-		No access to live electrics	-	TBC	Before Works
		<b>Recommendations:</b> Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.					
Exterior	Present	Visual	Cement Products	Corrugated cement forming roof, barge boards and facias	200 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Cement was previously sampled by tti Environmental Ltd. and found to contain chrysotile.  Sample ref: RA/271113/1					

Site: Newbury Depot Building: Oil Storage Tanks

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
Exterior	Presumed	Visual	Gaskets	Gaskets to high level flanges on top of oil tanks.	>3 No.	5/C	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Unable to sample due to height restrictions.					

## 6 Property Register

Site: Newbury Depot Building: Office Block & Workshop

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
0/001 Toilet	Not Detected	-	-	No Asbestos Detected	-	-/E	-
		<b>Comments:</b> Plasterboard ceiling and walls, Modern linoleum floor, Modern boiler system.					
0/002 Toilet	Not Detected	-	-	No Asbestos Detected	-	-/E	-
		<b>Comments:</b> Plasterboard ceiling and walls, Modern linoleum floor, Modern boiler system.					
0/003 Kitchen	Not Detected	-	-	No Asbestos Detected	-	-/E	-
		<b>Comments:</b> Plasterboard walls and ceiling, Modern linoleum floor, modern kitchen appliances.					
0/004 Office	Not Detected	-	-	No Asbestos Detected	-	-/E	-
		<b>Comments:</b> Plasterboard walls and ceiling, Carpet onto concrete floor.					
0/005 Main Office	Not Detected	-	-	No Asbestos Detected	-	-/E	-
		<b>Comments:</b> Plasterboard walls and ceiling, Carpet onto concrete floor.					
0/006 Workshop	Present	Visual	Cement Products	Corrugated cement sheets forming roof	400 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Blockwork and metal clad walls, Supalux panel visible to back of office/workshop door, Solid concrete floor with inspection pits. Previously found to contain asbestos by tti environmental. Sample ref: RA/271113/13					
0/006 Workshop	Limitations	-	-	No access to inspect inspection pit.	-	TBC	Before Works
		<b>Recommendations:</b> Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.					
		<b>Comments:</b> Inspection pit was covered over.					
Exterior	Present	Visual	Cement Products	Corrugated cement sheets forming front wall, facias and barge boards	300 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Some panels damaged, some panels replaced. RA/271113/13 Previously confirmed to contain asbestos by 'tti environmental'. (Chrysotile).					

Site: Newbury Depot    Building: Garage/Store

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
0/001 Garage/Store	Present	S276778	Cement Products	Corrugated cement roofing	8 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Concrete block walls, concrete floor, timber doors, plastic corrugated skylights.					
Exterior	Not Detected	S275393	Cement Products	Cement debris to left side of building.	<1 sqm	-/E	-
		<b>Comments:</b> Debris to left side of building.					
		Concrete construction onto concrete base.					
Exterior	Present	As S276778	Cement Products	Corrugated cement roofing	8 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					

Site: Newbury Depot Building: Workshop and Mess Room

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
0/001 Workshop	Present	Visual	Cement Products	Corrugated roof sheets	200sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Roof to all areas. Replacement sheets are present.					
		Previously confirmed to contain asbestos (chrysotile) by tti environmental. Sample ref: RA/271113/14					
0/001 Workshop	Limitations	-	-	No access to inspection pit.	-	TBC	Before Works
		<b>Recommendations:</b> Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.					
0/001 Workshop	Limitations	-	Woven Textile Products	No access to live electrics	-	TBC	Before Works
		<b>Recommendations:</b> Non-accessed area. This area should be regarded as containing asbestos until assessed by a competent person.					
		<b>Comments:</b> Presume to contain crysotile flash pads.					
0/001 Workshop	Not Detected	S275397	Gaskets	Window putty to room 0/001 on to 0/002	<5 lin m	-/E	-
0/001 Workshop	Not Detected	S275400	Gaskets	Gaskets in cupboard	10 NO.	-/E	-
0/002 Locker Room	Not Detected	S275399	Insulation Products	Paper lining to ceiling panels.	10 sqm	-/E	-
		<b>Comments:</b> Solid walls, solid concrete floor.					
0/003 Kitchen	Not Detected	S275398	Bonded Materials	Acoustic pad to sink.	<1 sqm	-/E	-
		<b>Comments:</b> Plasterboard walls, modern linoleum to floor, timber ceiling.					
0/004 Toilet	Not Detected	-	-	No Asbestos Detected.	-	-/E	-
		<b>Comments:</b> Plasterboard walls and ceiling.					
Exterior	Present	Visual	Cement Products	Corrugated cement forming roof, barge boards and fascias	200 sqm	4/D	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Cement was previously sampled by tti Environmental Ltd. and found to contain chrysotile.					
		Sample ref: RA/271113/1					



**Site:** Newbury Depot    **Building:** Filling Station

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
Exterior	Not Detected	S275394	Gaskets	Gaskets to pipework flanges throughout filling station area.	>70 No.	-/E	-

Site: Newbury Depot Building: Oil Storage Tanks

Room Ref	Asbestos	Sample Ref	Form	Location	Extent	Risk Assessment	Action By
Exterior	Presumed	Visual	Gaskets	Gaskets to high level flanges on top of oil tanks.	>3 No.	5/C	15/03/2018
		<b>Recommendations:</b> Re-inspect at recommended intervals.					
		<b>Comments:</b> Unable to sample due to height restrictions.					
Exterior	Not Detected	S275395	Gaskets	Dark gasket to oil tank pipework flange	1 No.	-/E	-

## 7 Risk Bands and Recommendations

The risk scores referred to below relate to material assessments only. These have been reported individually for each ACM and recommendations are shown according to each individual situation. Recommendations and action dates are likewise allocated for each ACM and these indicate the ACM that require attention. To ensure standardisation is achieved RPS Consultants have devised risk bands as follows.

### **Risk Band A (10 points and over)**

Risk scores within this category are likely to warrant urgent consideration, as materials with such a high rating indicate that persons may be 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 airflow 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 potential exposure, areas or situations that fall into this category should be regarded as a matter for concern and access should be restricted. The action date for this band is likely to be immediate.

### **Risk Band B (7-9 points inclusive)**

Risk scores within this category are likely to warrant urgent consideration, in that any slight deterioration in one of a number of contributory factors will result in an unacceptable level of risk. It is therefore necessary for the asbestos to be remediated on a programmed basis but within a specified timescale. The action date for this band is likely to be 3 months.

### **Risk Band C (5-6 points inclusive) & Risk Band D (2-4 points inclusive)**

Risk scores within these low priority categories either do not normally pose an imminent risk and the likelihood of exposure is considered to be low under existing conditions. The materials can normally remain in-situ provided they are labelled as asbestos, encapsulated or sealed (where recommended) and inspected regularly by a competent person. The results of all re-inspections should be recorded. The action date for this band is likely to be 6-12 months.

### **Risk Band E (not scored)**

In this situation no score is reported as no suspect materials were detected or asbestos identified in sampled materials - no further action is considered necessary.

### **Risk Band TBC**

To be confirmed

## 8 Asbestos Management

The duty holder, under CAR 2012, is required to produce an Asbestos Management Plan that is subject to periodic review to minimise the risks of asbestos exposure. This survey report should be used to develop the plan, which should prevent activities on the site, including maintenance, disturbing the ACM. The introduction of a 'permit to work' system would help enable the plan to be satisfactorily implemented.

In accordance with the requirements of CAR 2012, it is a requirement for every employer to ensure that adequate information, instruction and training is given to those employees who are liable to be exposed to asbestos, or those who supervise such employees. Maintenance staff must be trained in the nature of the risk associated with working with asbestos. They must also be provided with and know how to use / maintain suitable personal and respiratory protective equipment. This training should enable staff to assess situations where work can be conducted and where the employment of a licensed asbestos removal contractor is required.

Should the condition of the ACM deteriorate or accessibility change then further risk assessment must be carried out which may result in remedial action being required. If there are planned refurbishment works in these areas that would potentially disturb any ACM noted in this report, then the presence of the ACM should be considered and may require removal prior to these works taking place.

If further assessments are required it may be prudent to discuss these with RPS Consultants to assess the impact and levels of risk.

### Legal Requirements

All work with ACM is controlled under CAR 2012. The object of these regulations, which were made under the Health and Safety at Work Act 1974, is to minimise exposure to asbestos fibres both within the workplace and the surrounding area.

Approved Codes of Practice and a number of technical guidance notes have been produced by the Health and Safety Executive, designed so that building managers, employers, employees and contractors can comply with the requirements of the regulations.

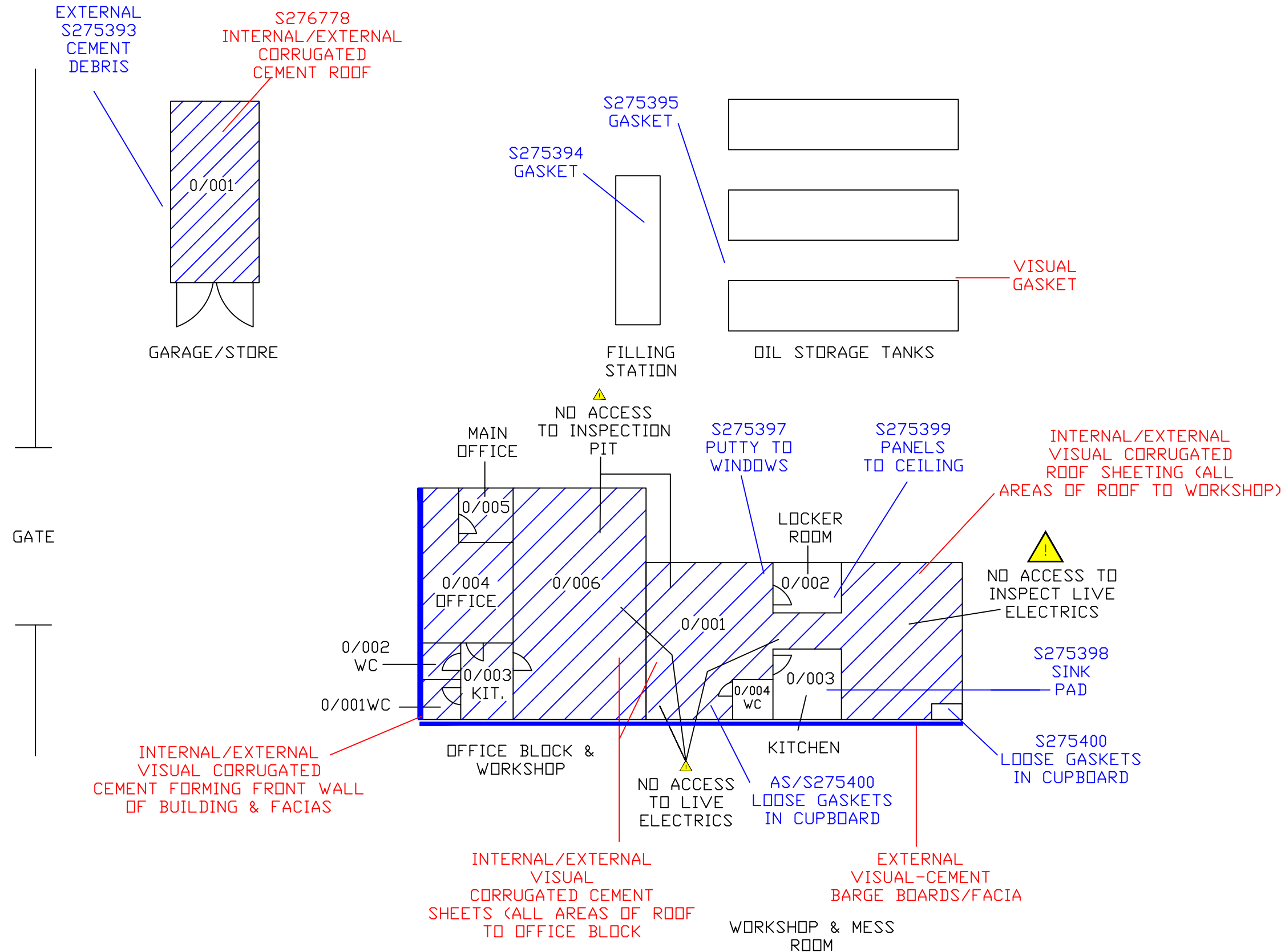
With certain limited exceptions, asbestos removal by an unlicensed contractor may be an offence. The principal statutory and regulatory requirements in force at present are:-

- Health & Safety at Work Act 1974
- The Control of Asbestos Regulations (CAR) 2012
- Management of Health and Safety at Work Regulations 1999

## APPENDIX A REFERENCED PLANS

This appendix contains 1 page

	Plan Ref
Site Plan	FTZI49422-013/001D



Drawing Key			
	Asbestos Cement Sheet (Horizontal)		Asbestos Cement Sheet (Vertical)
	Asbestos Cement Flue / Downpipe		Asbestos Cement Debris
	Asbestos Cement Guttering		AIB / Insulation Debris
	Asbestos Insulating Board (AIB) Horizontal		Asbestos Insulating Board (AIB) Vertical
	Insulation Products		Asbestos Spray Coating
	Textured Coating		Woven Products
	Floor Tiles & Linoleum		Bonded Materials
	CAF Gaskets		No Access / Further Information [See Register]
	Asbestos Damp Proof Course		
	Asbestos Sample / 'As' Sample Position		Non Asbestos Sample
0/001 Office	Room Number		Room Description

Not To Scale - For Guidance Only

For Sample Information See Section 4 In The Report And The Certificate of Analysis

**LIMITATION OF INFORMATION**  
The information indicated on this drawing relating to Asbestos Containing Materials (ACMs) detected within the building should not be considered as exhaustive and it must always be assumed there may be other ACMs present, hidden and/or undetected within the structure. In view of this it may be necessary to undertake further investigations prior to carrying out any works likely to disturb the building fabric.

**THE REPORT SHOULD BE READ IN ITS ENTIRETY**

**THIS IS A COLOUR DRAWING AND SHOULD NOT BE RELIED ON IF VIEWED IN BLACK AND WHITE ONLY**

**TYPE OF SURVEY: Re Inspection Management Survey**

**INFORMATION RELATING TO DETECTED ASBESTOS CONTAINING MATERIALS IN THE BUILDING**

(NB. This drawing provides a simple indication of ACMs locations; for more detailed and comprehensive information, reference must also be made to the Asbestos Register)



NOBLE HOUSE  
CAPITAL DRIVE  
LINFORD WOOD  
MILTON KEYNES  
MK14 6QP  
T. 01235 437100  
F. 01908 669899  
E. rpsmk@rpsgroup.com  
W. www.rpsgroup.com

CLIENT: Watson Fuels  
LOCATION: Newbury, Pound lane, Thatcham, Berkshire, RG19 3TQ  
REINSPECTION SURVEY DATE: 15 March 2017  
RPS DOC NUMBER: FTZI49422-013/001D  
DRAWING REV: 04  
RPS SURVEYORS: MM  
DRAWN BY / DATE: JA 16 March 2017  
CHECKED BY: MM