

Report Number

RJS6308



Ford AirField
Arundel
West Sussex
BN18 0DD

Survey Date: 14/03/2025

Report Date: 18/03/2025

CONTENTS

DISCLAIMER

1. EXECUTIVE SUMMARY4

Scope

Type of Survey

Locations with identified (or presumed) ACMs

RESTRICTIONS AND LIMITATIONS

Areas not accessed

Items not accessed

2. INTRODUCTION6

Building Description

3. GENERAL SITE INFORMATION6

4. SURVEY RESULTS7

Appendix A: Material Assessments

Materials Analysed – Containing Asbestos

Materials Analysed – No Asbestos Detected

All Other Rooms and Materials Surveyed

Appendix B Photo Plates10

Appendix C Bulk Certificates12

Appendix D Marked CAD Plans13

Legend

DISCLAIMER

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

All surveys are carried out by trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations (2006) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
- This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or other i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
- In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Textured coatings for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- Where a survey is carried out under the guidance of the owner of the property or his representative, then the survey will be as per his instructions and guidance at that time.
- RJS Waste Management Limited cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable.
- RJS Waste Management Limited have made the assumption that the land upon which this building stands is not contaminated in any form and will not be held responsible for any subsequent investigation and its findings, or cost implications thereof.

1. EXECUTIVE SUMMARY

Scope

The survey was conducted to establish the presence of asbestos containing materials in the areas noted below:
Demolition Survey to Bleach Warehouse, adjacent Barn Storage and Old Hangar

Type Of Survey

Demolition

Asbestos Demolition Surveys (as defined in HSG 264 Asbestos: The Survey Guide) are fully intrusive, very disruptive and may need to penetrate all parts of the building structure. They are used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned.

The survey was conducted in a systematic manner working from a logical starting point and inspecting every element of every accessible, functional space.

All reasonable attempts were made to access every area covered by a Asbestos Demolition Survey.

Any suspected 'Asbestos Containing Materials' (ACMs) were sampled according to HSG264 & HSG248 and analysed using polarised light microscopy. Where access to suspected ACMs was limited they were presumed or strongly presumed, as noted in the survey results.

This type of survey does not normally assess the condition of the asbestos unless removal is likely to take place some time after the survey. This report includes a material assessment, just in case.

Locations with identified (or presumed) ACMs

Building: Main				
Location / Product Details	Sample Number	Photo No.	Finding	Action / Recommendation
G.07 - Storage area Cement sheeting to roof	04	04	Was found to contain Chrysotile (White Asbestos)	Remove

Materials Assessment Score	Risk of Fibre Release
10 or greater	High Risk
7, 8, 9	Medium Risk
5, 6	Low Risk
4 or below	Very Low Risk

RESTRICTIONS AND LIMITATIONS

Excluded from the scope of this type of survey are areas that require specialist access equipment or where access may cause damage to décor. Areas that may pose undue risk to surveyors were not accessed. These areas are identified below.

During the survey only standard hand tools were used to gain access through access points. Wall cavities, service risers, ducts and other voids may be blocked or bricked in and these may only be detected where shown on the drawings provided and may not be accessible unless there is a hatch or other opening present.

Where ACMs were present no access was gained above or behind the element and as such any area should be considered to contain asbestos until further inspection proves otherwise.

This report indicates specific inaccessible areas and elements found during the survey. HSG264 Asbestos: The Survey Guide states that where access cannot be gained to an area it must be presumed that it contains asbestos. Further destructive surveying should therefore be undertaken should planned works be likely to affect these areas.

It should be noted that even when no asbestos is discovered in an area, this is not a guarantee that this location does not have asbestos present. Due caution must always be taken when dealing with building materials, and any suspect materials must be investigated prior to any works proceeding.

Areas where the following hazards were present were excluded from the survey:

Areas not accessed

Location	Comments
----------	----------

Items not accessed

Location	Comments
----------	----------

2. INTRODUCTION

The objective of the survey was to determine as far as reasonably practicable the presence and extent of any suspect Asbestos Containing Materials (ACMs) within the site and to assess their condition; to determine the asbestos type, either by bulk analysis or a presumption based on the surveyor's experience; and to establish the products' likelihood to release airborne asbestos fibres by carrying out a materials assessment.

The survey report details all areas that were accessed and any elements noted within, as well as all areas that were unable to be accessed during the survey. Any area not detailed in this report should be considered as not accessed and presumed to contain asbestos until further inspection proves otherwise.

Building Description

Bleach warehouse (Purpose built warehouse. Concrete floor, steel framing with profile metal sheets to wall and cement profile roofing. Purpose built office and welfare internally.)
Storage barn (Concrete construction with profile metal sheeting to higher level walls. Cement profile sheeting to roof)
Old hangar (Stand alone building. Corrugated metal roofing, concrete base, some masonry walling and timber internal walls.)

3. GENERAL SITE INFORMATION

Survey conducted by	Callum Warner, Surveyor Paul Merritt, Surveyor RJS Waste Management Uk Ltd Room 16 Chichester Enterprise Centre Terminus Road Chichester West Sussex United Kingdom PO19 8FY 	
On behalf of	Vistry Group 550 Oracle Parkway Thames Valley Park Reading Berkshire RG6 1PT	Date of Survey: 14/03/2025 Date of Report: 18/03/2025
Survey carried out at	Ford AirField Arundel West Sussex BN18 0DD	Report Compiled Paul Merritt by:
Survey Method	HSG264 Asbestos: The Survey Guide (2012)	
Survey Type	Demolition	

4. SURVEY RESULTS

Appendix A: Material Assessments

All samples, positive references, and visually identified products are listed here, with information relating to product type, condition, surface treatment, quantity, and recommendations.

Appendix A is provided in three parts:

- List of Materials Analysed - Containing Asbestos.
- List of Materials Analysed - No Asbestos Present.
- List of all other Rooms and Materials Surveyed

HSG264 Asbestos: The Survey Guide prescribes the formula by which the risk of each ACM is determined. A risk score of between 0 and 12 is calculated by the surveyor against given values. The criteria for these values are as follows:

Product Type	1 (Low)	Composite materials (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, cement etc.)
	2	AIB, millboards, other low-density insulation boards, textiles, gaskets, ropes and woven textiles, paper and felt
	3 (High)	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Surface Treatment	0 (None)	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1 (Low)	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) cement sheets etc.
	2	Unsealed AIB, or encapsulated spray coating and lagging
	3 (High)	Unsealed spray coating and lagging
Condition – Extent of Damage/Deterioration	0 (None)	Good condition: no visible damage
	1 (Low)	Low damage: a few scratches or surface marks
	2	Medium damage: Significant breakage of materials or several small areas where material has been damaged revealing loose fibres
	3 (High)	Unsealed spray coating and lagging
Asbestos Type	0 (NAD)	No asbestos detected
	1 (Low)	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3 (High)	Crocidolite
Likelihood of Disturbance	0	External materials (soffits, undercloaking, DPC)
	1	Low disturbance (ceilings, high level panels, floor tiles below carpet)
	2	Easily disturbed (boxed riser, wall panels etc.)
	3	Routinely disturbed (floor tiles, panel to door etc.)
ID	1	Strongly Presumed
	2	Presumed
	3	Analysed
Recommendation	MM	External materials (soffits, undercloaking, DPC)
	E	Low disturbance (ceilings, high level panels, floor tiles below carpet)
	R	Easily disturbed (boxed riser, wall panels etc.)
	Other	Routinely disturbed (floor tiles, panel to door etc.)

The total sum of the risk assessments is then calculated to produce a materials assessment score as detailed below. It is likely that high-risk items will be highlighted in the report text and that some immediate action will be required

Materials Assessment Score	Risk of Fibre Release
10 or greater	High Risk
7, 8, 9	Medium Risk
5, 6	Low Risk
4 or below	Very Low Risk

Materials Analysed – Containing Asbestos

Building Room Number/ Name Product Details	Sample No.	Bulk ID	Photo No.	Product Type	Surface Treatment	Surface Condition	Type	Score	Possible Disturbance	Quantity M, M2,x?	ID A, SP, P	Rmd MM, E, R, Other.
Storage barn: G.07 - Storage area Cement sheeting to roof	04	AA32958/B04	04	1	1	3	1	6	1	180m ²	A	R

Materials Analysed – No Asbestos Detected

Building Room Number/ Name Product Details	Sample No.	Photo No.	Bulk ID	Product Type 1-3	Surface Treatment 0-3	Surface Condition 0-3	Asbestos Type NAD,1-3	Score	Possible Disturbance	Quantity M, M2,x?	ID A, SP, P
Bleach warehouse: G.02 - Electrical intake room Cladding panels	01	01	AA32958/B01	2	2	2	0	0	3	3No	A
Bleach warehouse: G.05 - Hallway Stair nosings	02	02	AA32958/B01	1	0	0	0	0	3	13No	A
Bleach warehouse: G.01 - Warehouse space Roof sheeting	03	03	AA32958/B03	1	1	1	0	0	1	750m ²	A

All Other Rooms and Materials Surveyed

Building Room Number/ Name	Site Notes
Bleach warehouse: F.01 - Main office	Timber floor, fitted carpet, timber walls, plasterboard walls, plasterboard ceiling
Bleach warehouse: F.02 - Store	Timber floor, fitted carpet, timber walls, plasterboard walls, plasterboard ceiling
Bleach warehouse: G.01 - Warehouse space	Concrete floor, profile metal cladding, corrugated cement sheeting
Bleach warehouse: G.02 - Electrical intake room	Concrete floor, plasterboard partitions, plasterboard ceiling, modern fuseboard
Bleach warehouse: G.03 - Bathroom	Concrete floor, ceramic floor tiles, plasterboard walls, ceramic wall tiles, plasterboard ceiling, fitted toilet equipment, modern shower tray
Bleach warehouse: G.04 - Store	Concrete floor, new vinyl floor/sheet, plasterboard walls, plasterboard ceiling, timber boxing
Bleach warehouse: G.05 - Hallway	Concrete floor, new vinyl floor/sheet, plasterboard walls, plasterboard ceiling, fibreglass insulation, timber stairs
Bleach warehouse: G.06 - Mess room/kitchen	Concrete floor, new vinyl floor/sheet, plasterboard walls, plasterboard ceiling, stainless steel sink, new sink pad
Old hangar: G.08 - Hangar	Concrete floor, masonry walls, profile metal cladding, timber partitions, profile metal cladding
Old hangar: G.09 - Store	Concrete floor, timber walls, timber ceiling, suspended plasterboard ceiling tiles
Old hangar: G.09 - Store 2	Concrete floor, timber walls, timber ceiling, suspended plasterboard ceiling tiles
Old hangar: G.10 - Store 3	Concrete floor, timber walls, timber ceiling, suspended plasterboard ceiling tiles

Old hangar: G.11 - Store 4	Concrete floor, timber walls, timber ceiling, suspended plasterboard ceiling tiles
Storage barn: G.07 - Storage area	Concrete floor, concrete walls, profile metal cladding, corrugated cement sheeting, plastic rainwater goods

5. Appendix B Photo Plates

PHOTO	Sample No.	Location	Product Details	Analysis Result
01	01	Bleach warehouse: G.02 - Electrical intake room	Cladding panels	No asbestos detected
			Sample Reference (Bulk ID):	AA32958/B01
			Product Type:	2 (Medium)
			Surface Treatment:	2 (Medium)
			Condition:	2 (Medium)
			Risk Level:	None
			Recommendation	No Action Required
			Comment:	
PHOTO	Sample No.	Location	Product Details	Analysis Result
02	02	Bleach warehouse: G.05 - Hallway	Stair nosings	No asbestos detected
			Sample Reference (Bulk ID):	AA32958/B01
			Product Type:	1 (Low)
			Surface Treatment:	0 (None)
			Condition:	0 (None)
			Risk Level:	None
			Recommendation	No Action Required
			Comment:	
PHOTO	Sample No.	Location	Product Details	Analysis Result
03	03	Bleach warehouse: G.01 - Warehouse space	Roof sheeting	No asbestos detected
			Sample Reference (Bulk ID):	AA32958/B03
			Product Type:	1 (Low)
			Surface Treatment:	1 (Low)
			Condition:	1 (Low)
			Risk Level:	None
			Recommendation	No Action Required
			Comment:	

PHOTO 04	Sample No. 04	Location Storage barn: G.07 - Storage area	Product Details Cement sheeting to roof	Analysis Result Chrysotile
			Sample Reference (Bulk ID): AA32958/B04	
			Product Type:	1 (Low)
			Surface Treatment:	1 (Low)
			Condition:	3 (High)
			Risk Level:	Low
			Recommendation	Remove
			Comment:	

6. Appendix C Bulk Certificates

All sampled items are recorded here with the analysis results and details of the laboratory that analysed the samples.

Bulk samples were taken using suppressant techniques designed to minimise the release of asbestos fibres, in accordance with company procedures. To minimise the risk of exposure and damage to decorations not all ACMs were sampled. Some were visually identified to be similar to a sampled material and strongly presumed.

Analysed refers to where a suspected ACM has been sampled and analysed using bulk analysis, as described in HSG248 "The Analysts Guide". As previously mentioned, some items are **Strongly Presumed**. This happens when a surveyor has good reason to believe the material contains asbestos but no sample has been taken. This usually occurs when a material is visually similar to a material previously sampled and found to contain asbestos. Another example of this is when a product could not be sampled due to restricted access or risk of damaging the integrity of the product, but the surveyor has used their experience to strongly presume the product contains asbestos.

Presumed is where there is insufficient evidence to suggest the material does not contain asbestos. An example of this is a locked room that cannot be accessed or an element that cannot be reached to inspect and there is no reasoned argument to suggest the material does not contain asbestos.



AIRSAFE ANALYTICAL LTD
14 NORMANDY STREET, ALTON, HANTS, GU34 1BX



4376

Certificate of Analysis

Job Number :	AA32958	Date :	18/03/25	Analyst :	RW
Name & Address of Client :			Site Address :		
RJS Waste Management UK Ltd			Vistry Site		
Room 16 Basepoint			Ford Airfield		
Chichester Enterprise Centre			Ford Lane		
Terminus Road			Arundel		
Chichester					
Postcode :	PO19 8FY	Tel :	01243 213273	Postcode :	BN18 0DF
Date Samples Taken :	14/03/25	Certificate Number :	1 of 1		
Date Samples Received :	17/03/25	Total Number of Samples :	4		
Date of Analysis :	17/03/25	Clients Representative :	RJS6308		

Samples collected by the client are evaluated using information / descriptions provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.

All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide.

AA Sample Reference	Client Sample Number	Sample Description / Material Type (disclosed by client)	Fibre Type Detected
B01	SS1	Room G02 cladding panel	NADIS
B02	S2	Room G05 stair nosings	NADIS
B03	S3	Warehouse roof sheet	NADIS
B04	S4	Storage barn roof	CHRYSTOTILE

NADIS = No Asbestos Detected In Sample

All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received. All records (Physical and Electronic) will be retained for a minimum of 6 years from the date the samples were received.

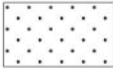
Job Number :	AA32958	Copy Number :	One	Issued to :	RJS Office
Authorised by :	R. Wren	Date :	18/03/25	Time :	1336
Signature :					
ISSUE NUMBER		12		DATE	
				JAN 2025	

This Certificate may only be reproduced in FULL and with the written authority of the issuing laboratory.

7. Appendix D Marked CAD Plans

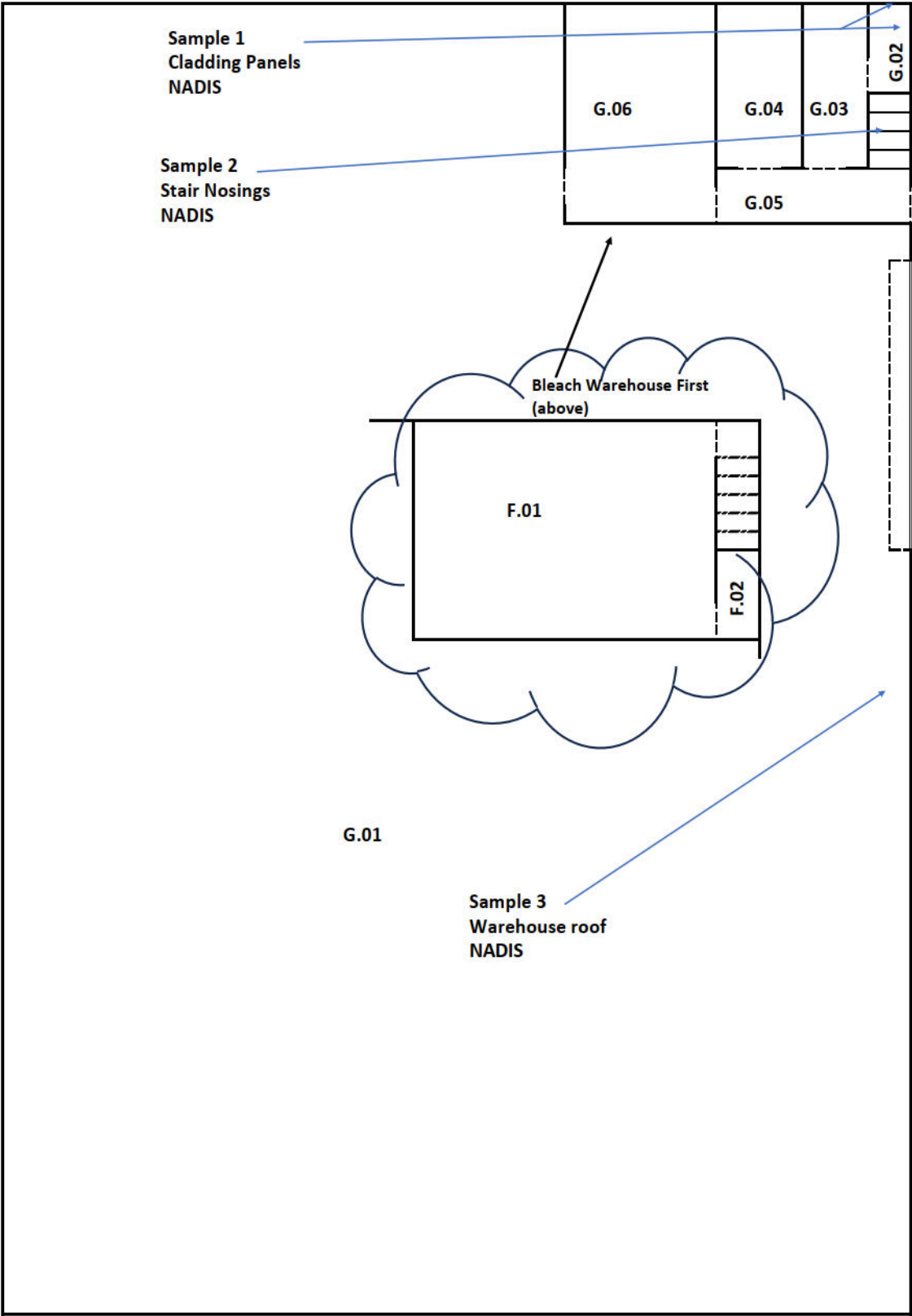
These show all areas accessed, with each room given a unique number that is referenced throughout this report. Areas not accessed are hatched out or noted as such.

Sampled items and strongly presumed ACMs are marked on the drawing according to the legend and annotated using the Item ID number referenced in the Material Assessment, photo plates etc.

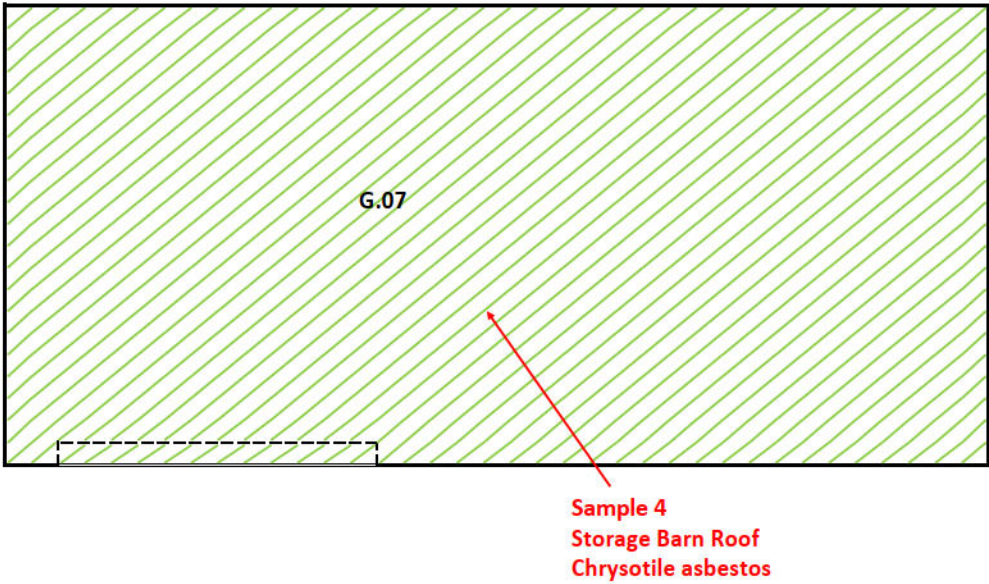
	Sample Location			Insulating Board
Ref 1 	Sample Reference			Asbestos Cement
Visual ID 	Visual Identification			Thermoplastic Floor Tiles
	Area Not Accessed			Textured Coating
				Thermoplastics
				Bitumen Products

These plans should not be used alone to form the asbestos register, but must be used in conjunction with Appendices A and B.

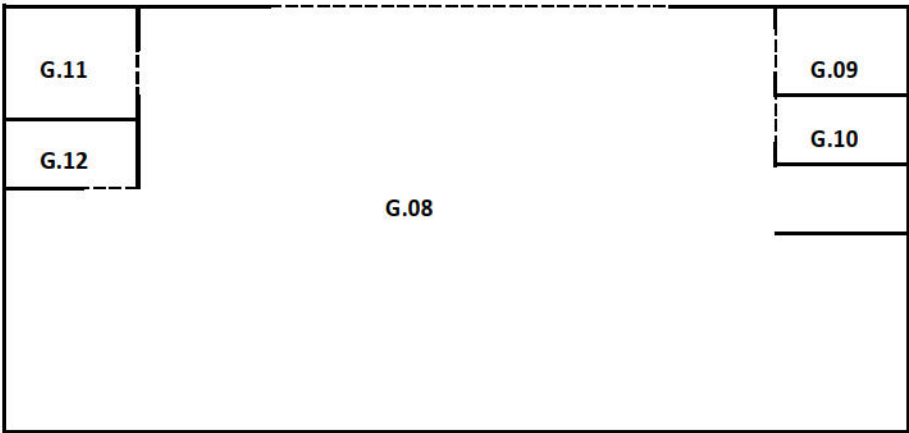
Bleach Warehouse



Storage Barn



Old Hangar

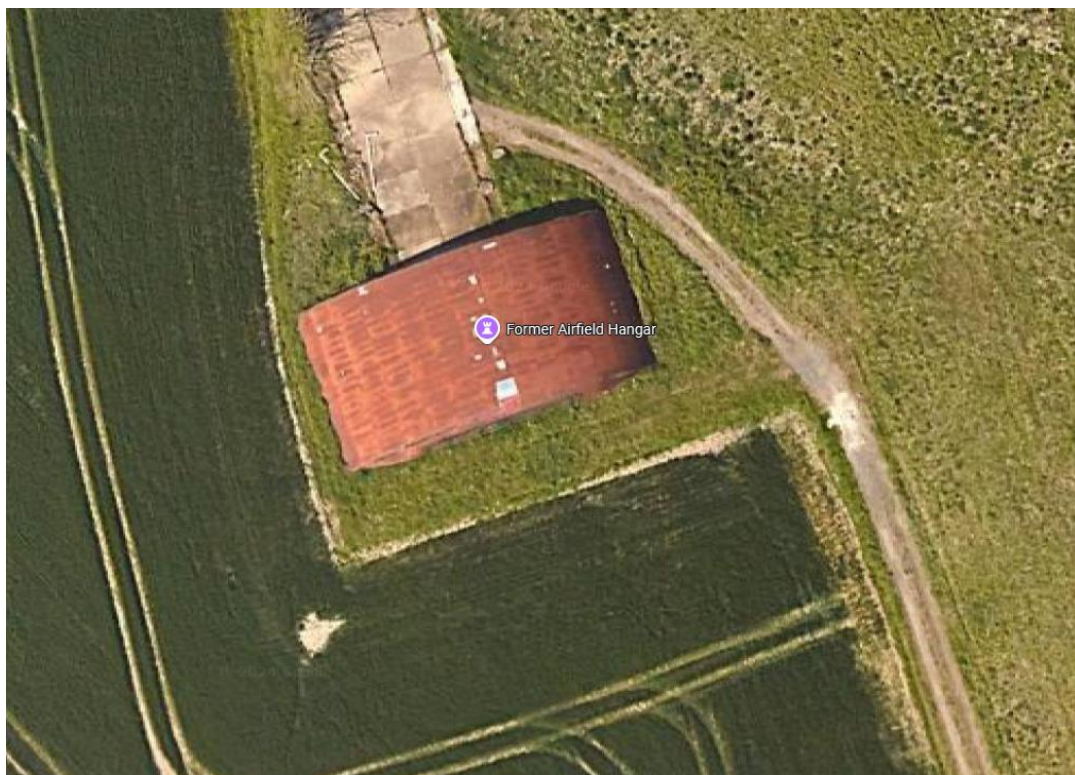


Drawings not to scale

NADIS --no asbestos detected in sample



BLEACH WAREHOUSE AND BARN STORAGE



OLD HANGAR