



Demolition Asbestos Survey

Of

**Client Specified Areas
Arborfield STW - ARBOS1ZZ
School Lane
Barkham
Berkshire
RG41 4TS**



On Behalf Of



**Glanua UK
Brew House
Thremhall Park
Start Hill
Bishops Stortford
CM22 7WE**

**Report Ref:
M100.01-JB-ARBOS1ZZ-100-
RP-CE-8011**

November 2025

RPS Consultants
20 Farringdon Street
London
EC4A 4AB

Tel: 0203 691 0500

E-mail: rps.lon@rps.tetrattech.com

Web: www.rpsgroup.com/hsed



0159

Table of Contents

1	<i>Executive Summary</i>	3
2	<i>Introduction</i>	4
3	<i>Survey Methodology</i>	6
4	<i>Entry Sheets</i>	7
5	<i>Asbestos Register</i>	24
6	<i>Property Register</i>	30
7	<i>Risk Bands and Recommendations</i>	40
8	<i>Asbestos Management</i>	41

Appendix A Certificates of Analysis

Appendix B Referenced Plans

	Name	Job Title	
Reviewer:	Joe Cooper	Operational Manager	
Lead Surveyor:	James Molloy	Project Manager (Asbestos)	
Signature of Lead Surveyor:		Date of Issue:	2 nd December 2025

1 Executive Summary

A demolition survey for Asbestos Containing Materials (ACM) was undertaken at Arborfield STW - ARBOS1ZZ, School Lane, Barkham, Berkshire, RG41 4TS on the 27th November 2025 in accordance with HSE Guidance Note HSG264.

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

- Bonded Materials

The Asbestos Register can be found in Section 5.

The following locations have ACMs with very low, low or medium assessment scores (Material risk scores 2 to 9 points):

Building	Floor	Room	Location
Engineering Innovation Compound	Portakabin 2 (WC)	Exterior	Putty beneath metal-framed windows
	Portakabin 3		Putty beneath metal-framed windows and door
	Blower/ Sludge Pump Area		Sealant within expansion joints in concrete wall and floor slabs throughout area
Sampling Building	Ground Floor	0/001	Damp proof membrane beneath masonry tiles lining window
			Mastic sealant to window frames
	Exterior	Exterior	Brown mastic sealant to door and window frames
			White mastic sealant to window frames (beneath brown mastic)

Areas Not Accessed

Building	Floor	Room	Location
Engineering Innovation Compound	Redundant Process Area	Exterior	No safe access to inspect areas overgrown with vegetation
	Blower/ Sludge Pump Area	Exterior	No access within covered chambers/ tanks
Sampling Building	Ground Floor	0/001	No safe access to inspect within live electrical switchgear
	Exterior	Exterior	Limited access to inspect 2No elevations of building due to overgrown vegetation

For this type of survey, all areas and locations should be assessed. The client should therefore make the necessary arrangements for safe access to be provided to all of the locations listed in the above table, otherwise these areas will be considered to be outside the scope of the survey.

Conclusions and Actions

All ACM that maybe disturbed by proposed works should be removed under controlled conditions in accordance with the Control of Asbestos Regulations (CAR) 2012.

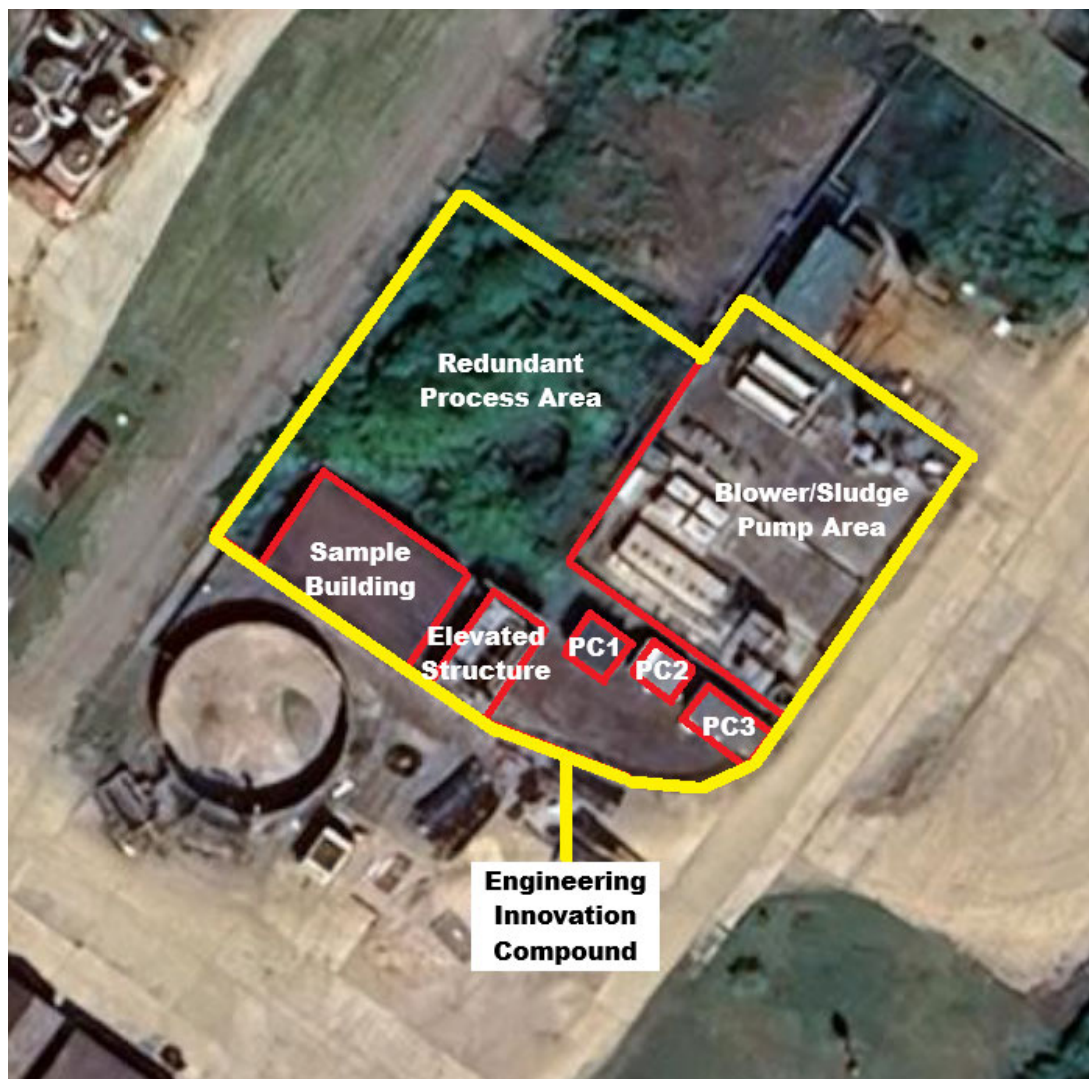
Any limited/non-accessed areas are considered outside the scope of the survey.

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

2 Introduction

RPS Consultants, 20 Farringdon Street, London EC4A 4AB was requested by Ion Andrei Racolta, Glanua UK, Brew House, Thremhall Park, Start Hill, Bishops Stortford, CM22 7WE on behalf of Thames Water Utilities Ltd, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB to conduct a survey to determine the presence of asbestos containing materials at Arborfield STW - ARBOS1ZZ, School Lane, Barkham, Berkshire, RG41 4TS. The survey was undertaken by James Molloy and Billy Hipgrave on the 27th November 2025.

The remit of the survey was to assess the presence and location of all ACM that may be disturbed by the proposed works. The buildings/process areas which are to be subject to planned demolition works were shown on a client provided plan. These were further discussed on site at the time on the survey and the areas below were included.



Arborfield STW - ARBOS1ZZ, School Lane, Barkham, Berkshire, RG41 4TS is estimated to have been constructed in the 1970's. The site is a large sewage treatment facility that comprises multiple buildings, machinery and treatment assets. There are two buildings and large areas of open ground to the South-West of the site that are within the scope of the survey. The buildings are generally of brick, concrete and blockwork construction, covering a ground area of approximately 140m².

The survey undertaken was in line with HSG264 demolition surveys. This type of survey involved destructive inspection in an attempt to locate all ACM within the areas inspected, including concealed or embedded ACM. It should be noted that no assessment of the condition or potential for asbestos fibre release from each identified is included in this report as a demolition survey is not designed to supply sufficient information to

allow the client to manage the ACM present in accordance with the requirements of Regulation 4 of the Control of Asbestos Regulations 2012 (CAR).

Certificates of analysis can be found in Appendix A and referenced plans can be found in Appendix B.

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.
Trace:	Samples determined to contain only 1 or 2 asbestos fibres or fibre bundles. It is recommended that any samples categorised as trace are further investigated and samples retaken where considered necessary.

Tetra Tech Consulting Ltd has assigned numbers / names to all rooms/ areas so the client should therefore be aware these may differ from those used by site occupants.

This report may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

3 Survey Methodology

The objective of the survey was to, as far as reasonably practicable, locate, identify and assess the extent of all ACM present in the scope of the survey and to present the information collected in a way which allows the duty holder to plan for the removal or protection of those materials before and during the proposed demolition of the area.

Reasonably accessible does not extend to searching for concealed ACM that would cause potential destabilisation to the structure of the building. 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, Tetra Tech Consulting Ltd cannot guarantee that all ACM have been identified, hence some ACM could be present in the building that may only be discovered 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. Any assessments and recommendations are formed in relation to this inspection and information made available to Tetra Tech Consulting Ltd. The assessment is limited recording the type, quantity and location of these materials throughout the building.

Bulk samples were 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. Any bulk samples which were taken during the survey were sent to an independent UKAS accredited laboratory for analysis using polarised light microscopy and dispersion staining techniques as defined in the HSE document HSG248 and in accordance with the independent laboratory's UKAS accredited in-house documented procedure. Where practicable, sampling locations were labelled with a unique identifier cross-referencing them to descriptions and material assessments in Section 4.

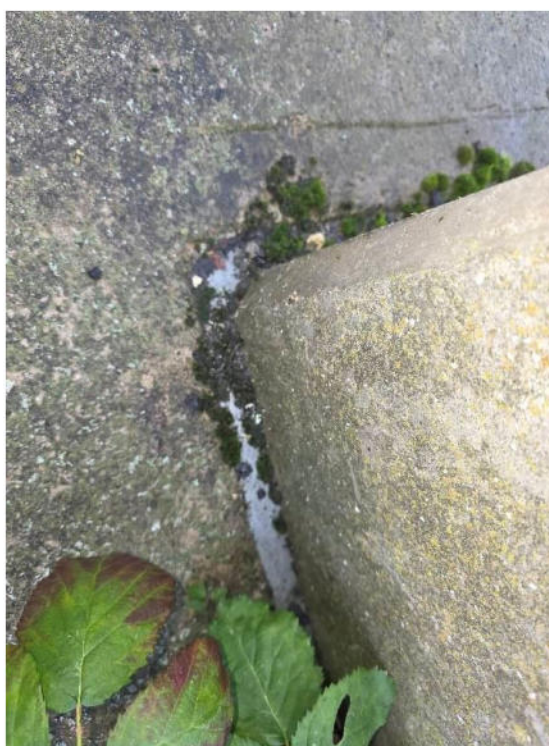
Tetra Tech Consulting Ltd are UKAS accredited and meet the requirements of BS EN ISO/IEC 17020 for the surveying of asbestos in premises to HSG264. Site inspection and bulk sampling are conducted in accordance with Tetra Tech RPS' in-house procedure RPSCA/2 which meet the above requirements.

The analysis of bulk samples for the presence of asbestos and priority assessments are not covered within the scope of Tetra Tech RPS' UKAS accreditation.

Tetra Tech Consulting Ltd are a United Kingdom Accreditation Service (UKAS) accredited Type C Inspection Body.

4 Entry Sheets

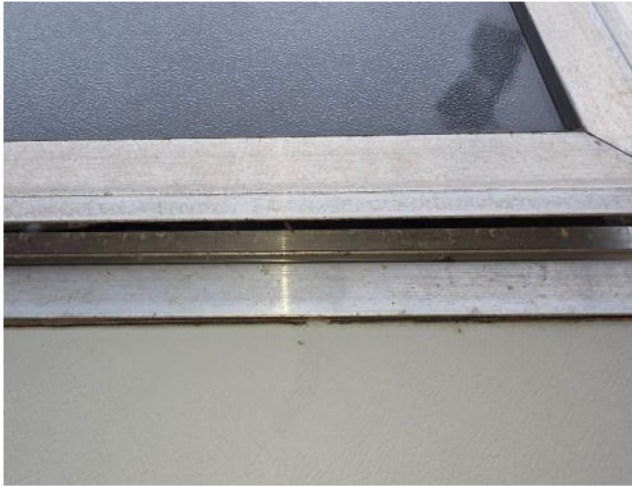
Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Engineering Innovation Compound	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Elevated Structure (Partially Demolished)		
Room Ref:	Exterior	Sample No:	B631556
Form:	Bonded Materials	Sample Type:	Exposed edge
Extent:	6 lin m	Lab Analysis Result:	Not Detected
Location:	Sealant within expansion joints around bases of concrete columns		



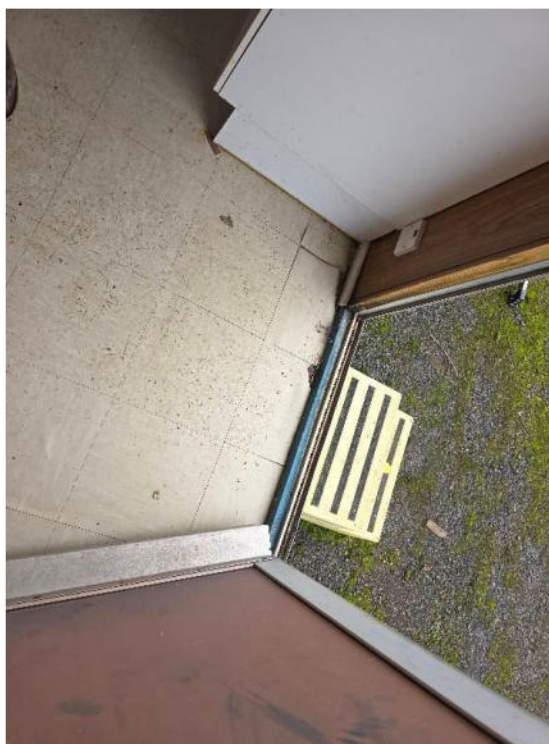
Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Engineering Innovation Compound	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Portakabin 1		
Room Ref:	Exterior	Sample No:	B631557
Form:	Bonded Materials	Sample Type:	Exposed edge
Extent:	7 sqm	Lab Analysis Result:	Not Detected
Location:	Felt lining roof		



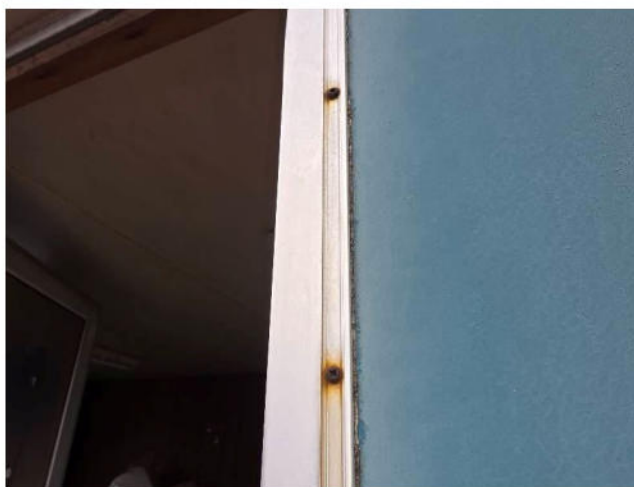
Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Engineering Innovation Compound	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Portakabin 2 (WC)		
Room Ref:	Exterior	Sample No:	B631558
Form:	Bonded Materials	Sample Type:	Exposed edge
Extent:	2 lin m	Lab Analysis Result:	Chrysotile
Location:	Putty beneath metal-framed windows		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Engineering Innovation Compound	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Portakabin 3		
Room Ref:	Interior	Sample No:	B631559
Form:	Bonded Materials	Sample Type:	Exposed edge
Extent:	14 sqm	Lab Analysis Result:	Not Detected
Location:	Vinyl floor tiles		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Engineering Innovation Compound	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Portakabin 3		
Room Ref:	Exterior	Sample No:	As B631558
Form:	Bonded Materials	Sample Type:	Exposed edge
Extent:	15 lin m	Lab Analysis Result:	Chrysotile
Location:	Putty beneath metal-framed windows and door		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Engineering Innovation Compound	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Redundant Process Area		
Room Ref:	Exterior	Sample No:	-
Form:	-	Sample Type:	Not applicable
Extent:	-	Lab Analysis Result:	Presumed
Location:	No safe access to inspect areas overgrown with vegetation		



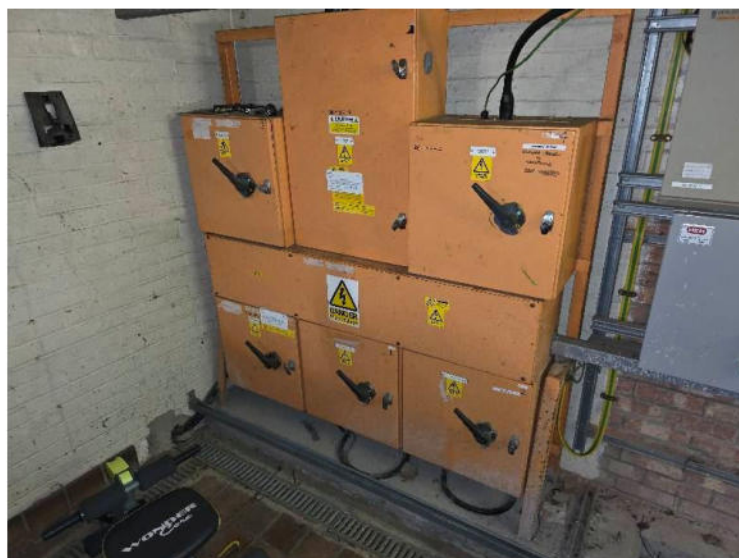
Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Engineering Innovation Compound	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Blower/ Sludge Pump Area		
Room Ref:	Exterior	Sample No:	-
Form:	-	Sample Type:	Not applicable
Extent:	-	Lab Analysis Result:	Presumed
Location:	No access within covered chambers/ tanks		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Engineering Innovation Compound	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Blower/ Sludge Pump Area		
Room Ref:	Exterior	Sample No:	B631560
Form:	Bonded Materials	Sample Type:	Exposed edge
Extent:	40 lin m	Lab Analysis Result:	Chrysotile
Location:	Sealant within expansion joints in concrete wall and floor slabs throughout area		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Ground Floor		
Room Ref:	0/001	Sample No:	-
Form:	-	Sample Type:	Not applicable
Extent:	-	Lab Analysis Result:	Presumed
Location:	No safe access to inspect within live electrical switchgear		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead)
Floor:	Ground Floor	Sample No:	B631549
Room Ref:	0/001	Sample Type:	Exposed edge
Form:	Bonded Materials	Lab Analysis Result:	Chrysotile
Extent:	6 lin m		
Location:	Damp proof membrane beneath masonry tiles lining window		



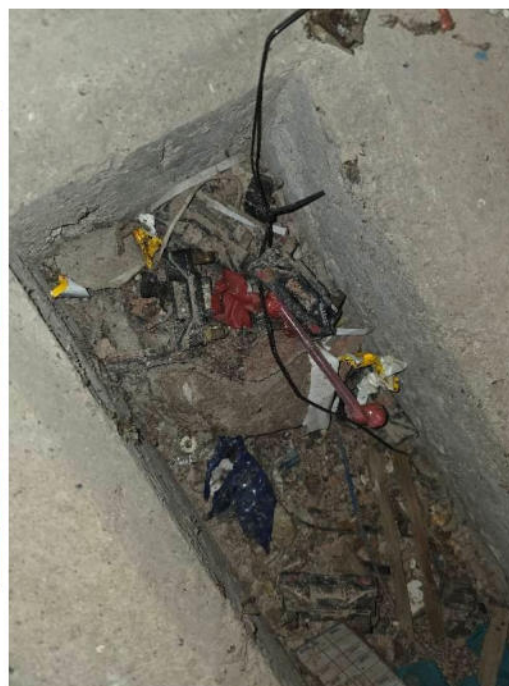
Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Ground Floor		
Room Ref:	0/001	Sample No:	B631550
Form:	Bonded Materials	Sample Type:	Exposed edge
Extent:	12 lin m	Lab Analysis Result:	Chrysotile
Location:	Mastic sealant to window frames		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Ground Floor	Sample No:	B631551
Room Ref:	0/001	Sample Type:	Exposed edge
Form:	Gaskets	Lab Analysis Result:	Not Detected
Extent:	2 No.		
Location:	Gaskets to metal tank		



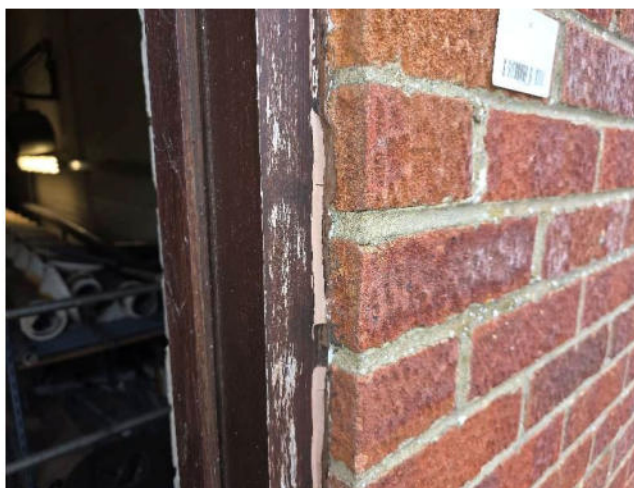
Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Ground Floor		
Room Ref:	0/001	Sample No:	B631552
Form:	Paper Products	Sample Type:	Exposed edge
Extent:	>10 No.	Lab Analysis Result:	Not Detected
Location:	Card flash suppressors within loose barrel surrounding electrical units		



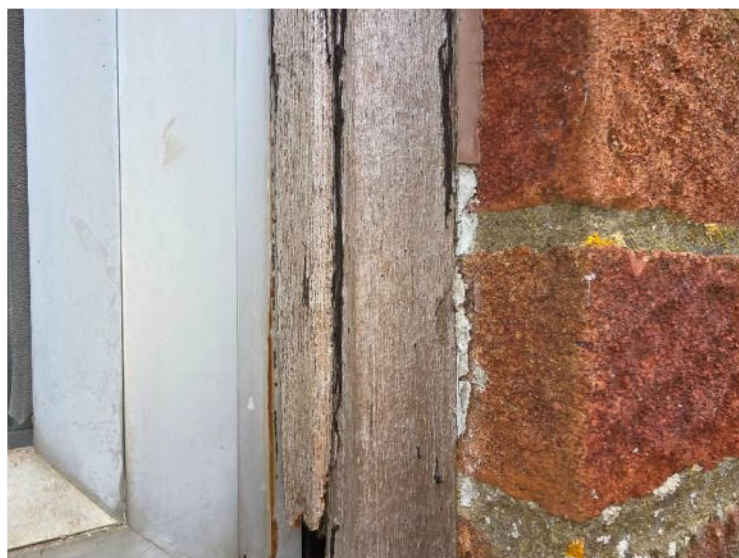
Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Exterior	Sample No:	-
Room Ref:	Exterior	Sample Type:	Not applicable
Form:	-	Lab Analysis Result:	Presumed
Extent:	-		
Location:	Limited access to inspect 2No elevations of building due to overgrown vegetation		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Exterior	Sample No:	B631553
Room Ref:	Exterior	Sample Type:	Exposed edge
Form:	Bonded Materials	Lab Analysis Result:	Chrysotile
Extent:	20 lin m		
Location:	Brown mastic sealant to door and window frames		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Exterior		
Room Ref:	Exterior	Sample No:	B631554
Form:	Bonded Materials	Sample Type:	Exposed edge
Extent:	12 lin m	Lab Analysis Result:	Chrysotile
Location:	White mastic sealant to window frames (beneath brown mastic)		



Site:	Arborfield STW - ARBOS1ZZ	Date of Survey:	27 th November 2025
Building:	Sampling Building	Survey Conducted By:	James Molloy (Lead) Billy Hipgrave
Floor:	Exterior	Sample No:	B631555
Room Ref:	Exterior	Sample Type:	Exposed edge
Form:	Bonded Materials	Lab Analysis Result:	Not Detected
Extent:	70 sqm		
Location:	Felt lining flat roof		



5 Asbestos Register

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Portakabin 2 (WC)

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Present	B631558	Bonded Materials	Putty beneath metal-framed windows	2 lin m
		Comments: Metal lined shell, metal windows, MMMF insulation to underside of cabin (beneath polythene sheeting), modern foam insulation to plastic pipework.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Portakabin 3

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Present	As B631558	Bonded Materials	Putty beneath metal-framed windows and door	15 lin m
		Comments: Metal shell, metal windows, metal roof, MMMF insulation beneath timber floor (covered with polythene sheeting).			

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Redundant Process Area

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Presumed	-	-	No safe access to inspect areas overgrown with vegetation	-
		Comments: No safe access to inspect without prior removal of vegetation.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Blower/ Sludge Pump Area

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Presumed	-	-	No access within covered chambers/ tanks	-
		Comments: No access to inspect within covered chambers.			
Exterior	Present	B631560	Bonded Materials	Sealant within expansion joints in concrete wall and floor slabs throughout area	40 lin m
		Comments: Concrete floor, modern plastic pipework throughout, fibreglass tanks, modern control units throughout area, rubber gaskets to pipework flanges.			
		All plant within work area live at time of survey and inspected as far as reasonably practicable.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Sampling Building **Floor:** Ground Floor

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
0/001	Presumed	-	-	No safe access to inspect within live electrical switchgear	-
		Comments: No access to inspect live electrical switchgear.			
0/001	Present	B631549	Bonded Materials	Damp proof membrane beneath masonry tiles lining window	6 lin m
		Comments: Brick walls, plasterboard ceiling, timber forming roof, structural steel beam supporting roof, MMMF insulation within ceiling void, timber-framed metal windows with rubber seals, masonry tiles lining floor and window sills.			
		Plasterboard ceiling/ beam cladding opened up in 5No locations.			
0/001	Present	B631550	Bonded Materials	Mastic sealant to window frames	12 lin m
		Comments: Concrete lintels over windows and doors.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Sampling Building **Floor:** Exterior

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Presumed	-	-	Limited access to inspect 2No elevations of building due to overgrown vegetation	-
		Comments: Limited access to inspect without removal of vegetation.			
Exterior	Present	B631553	Bonded Materials	Brown mastic sealant to door and window frames	20 lin m
		Comments: Brick walls, timber-framed doors and windows, concrete lintels over windows and doors, concrete base, uPVC forming fascias and soffits, timber roof with modern felt, plastic rainwater goods.			
Exterior	Present	B631554	Bonded Materials	White mastic sealant to window frames (beneath brown mastic)	12 lin m

6 Property Register

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Elevated Structure (Partially Demolished)

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Not Detected	B631556	Bonded Materials	Sealant within expansion joints around bases of concrete columns	6 lin m
Comments: Concrete framework supporting elevated structure, rubber gaskets to metal pipe flanges, modern barrel fuses within redundant electrical boxes, black non-asbestos sealant to elevated concrete floor, metal framework.					

Site: Arborfield STW - ARBOS1ZZ
 Building: Engineering Innovation Compound
 Floor: Exterior Compound

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Not Detected	As B631556	Bonded Materials	Sealant within expansion joints in concrete floor	2 lin m

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Portakabin 1

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Interior	Not Detected	-	-	No asbestos detected	-
		Comments: Metal lining walls, polystyrene insulation within walls, plasterboard ceiling, metal roof, modern vinyl covering timber floor, non-asbestos sinkpad, modern water heater, modern consumer unit.			
Exterior	Not Detected	B631557	Bonded Materials	Felt lining roof	7 sqm
		Comments: Metal lining, metal windows.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Portakabin 2 (WC)

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Interior	Not Detected	-	-	No asbestos detected	-
		Comments: Plywood lining walls and ceiling, polystyrene insulation within wall cavities, external metal shell, MMMF insulation within ceiling cavity, metal roof, modern vinyl flooring covering osb floor panels, plastic toilet cistern, modern electric shower, 2No modern wall-mounted electric heaters.			
Exterior	Present	B631558	Bonded Materials	Putty beneath metal-framed windows	2 lin m
		Comments: Metal lined shell, metal windows, MMMF insulation to underside of cabin (beneath polythene sheeting), modern foam insulation to plastic pipework.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Portakabin 3

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Interior	Not Detected	B631559	Bonded Materials	Vinyl floor tiles	14 sqm
		Comments: Plywood lining ceiling and walls, MMMF insulation within wall and ceiling cavities, Vinyl tiles lining timber floor panels, modern electrical installations, non-asbestos sinkpad, modern water heater, modern wall-mounted electric heater.			
Exterior	Present	As B631558	Bonded Materials	Putty beneath metal-framed windows and door	15 lin m
		Comments: Metal shell, metal windows, metal roof, MMMF insulation beneath timber floor (covered with polythene sheeting).			

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Redundant Process Area

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Presumed	-	-	No safe access to inspect areas overgrown with vegetation	-
		Comments: No safe access to inspect without prior removal of vegetation.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Engineering Innovation Compound **Floor:** Blower/ Sludge Pump Area

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Presumed	-	-	No access within covered chambers/ tanks	-
		Comments: No access to inspect within covered chambers.			
Exterior	Present	B631560	Bonded Materials	Sealant within expansion joints in concrete wall and floor slabs throughout area	40 lin m
		Comments: Concrete floor, modern plastic pipework throughout, fibreglass tanks, modern control units throughout area, rubber gaskets to pipework flanges.			
		All plant within work area live at time of survey and inspected as far as reasonably practicable.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Sampling Building **Floor:** Lower Ground Floor

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
LG/001	Not Detected	As B631551	Gaskets	Gaskets to stored pipework flanges	>5 No.
		Comments: Brick walls, plasterboard ceiling, timber forming roof, structural steel beam supporting roof, MMMF insulation within ceiling void, masonry tiles lining floor. Metal staircase.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Sampling Building **Floor:** Ground Floor

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
0/001	Presumed	-	-	No safe access to inspect within live electrical switchgear	-
		Comments: No access to inspect live electrical switchgear.			
0/001	Present	B631549	Bonded Materials	Damp proof membrane beneath masonry tiles lining window	6 lin m
		Comments: Brick walls, plasterboard ceiling, timber forming roof, structural steel beam supporting roof, MMMF insulation within ceiling void, timber-framed metal windows with rubber seals, masonry tiles lining floor and window sills.			
		Plasterboard ceiling/ beam cladding opened up in 5No locations.			
0/001	Present	B631550	Bonded Materials	Mastic sealant to window frames	12 lin m
		Comments: Concrete lintels over windows and doors.			
0/001	Not Detected	B631551	Gaskets	Gaskets to metal tank	2 No.
		Comments: Stored items inspected as far as reasonably practicable.			
0/001	Not Detected	B631552	Paper Products	Card flash suppressors within loose barrel surrounding electrical units	>10 No.
		Comments: Assume ACM present throughout live electrical installations.			

Site: Arborfield STW - ARBOS1ZZ **Building:** Sampling Building **Floor:** Exterior

Room Ref	Asbestos	Sample Ref	Form	Location	Extent
Exterior	Presumed	-	-	Limited access to inspect 2No elevations of building due to overgrown vegetation	-
		Comments: Limited access to inspect without removal of vegetation.			
Exterior	Not Detected	As B034922T	Bonded Materials	Damp proof course to perimeter of building	55 lin m
		Comments: Note - supalux debris to ground at rear of building.			
Exterior	Present	B631553	Bonded Materials	Brown mastic sealant to door and window frames	20 lin m
		Comments: Brick walls, timber-framed doors and windows, concrete lintels over windows and doors, concrete base, uPVC forming fascias and soffits, timber roof with modern felt, plastic rainwater goods.			
Exterior	Present	B631554	Bonded Materials	White mastic sealant to window frames (beneath brown mastic)	12 lin m
Exterior	Not Detected	B631555	Bonded Materials	Felt lining flatroof	70 sqm

7 Risk Bands and Recommendations

The material and priority assessment scores are not reported in this type of survey, however the material scores are recorded during the survey and are subsequently used to categorise very low, low, medium and high risk materials which are detailed within the Executive Summary.

The asbestos information in this report is supplied on the understanding that the area surveyed is to be subject to major demolition, and that the identified asbestos will be removed as part of those works. Any asbestos remaining in situ at the conclusion of the project will need material and priority assessment in line with the requirements of Regulation 4 of CAR 2012.

8 Asbestos Management

In the event that the demolition is postponed or cancelled, 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 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 Tetra Tech Consulting Ltd 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 CERTIFICATES OF ANALYSIS

This appendix contains 4 pages

Certificate Number
B6196



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA
tel: (01273) 506098 e-mail: info@envsurveys.com
Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



2794

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

ENV BULK REF:	B6196	DATE SAMPLED:	27.11.2025	NO. OF SAMPLES:	12
CLIENT REF:	N/A	DATE RECEIVED:	01.12.2025	SAMPLED BY:	James Molloy
SURVEY REF:	HLAD91814	DATE ANALYSED:	02.12.2025	ANALYST:	Jack Tandy
CLIENT:	Tetra Tech Consulting Limited 20 Farringdon Street London EC4A 4AB		SITE:	Arborfield STW - ARBOS1ZZ School Lane Barkham Berkshire RG41 4TS	
				DATE REPORT ISSUED:	02.12.2025
				AUTHORISED BY:	Jack Tandy

* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: Asbestos: The Analysts' Guide, as required by our UKAS accreditation to ISO17025, and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years.

SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
B631549	Not known	Arborfield STW - ARBOS1ZZ, Sampling Building, Ground Floor, 0/001 - Damp proof membrane beneath masonry tiles lining window - Bonded materials	Bitumen	Chrysotile (White) asbestos	
B631550	Not known	Arborfield STW - ARBOS1ZZ, Sampling Building, Ground Floor, 0/001 - Mastic sealant to window frames - Bonded materials	Mastic	Chrysotile (White) asbestos	
B631551	Not known	Arborfield STW - ARBOS1ZZ, Sampling Building, Ground Floor, 0/001 - Gaskets to metal tank - Gaskets	Gasket	Asbestos not detected	



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA
tel: (01273) 506098 e-mail: info@envsurveys.com
Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



2794

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

ENV BULK REF:	B6196	DATE SAMPLED:	27.11.2025	NO. OF SAMPLES:	12
CLIENT REF:	N/A	DATE RECEIVED:	01.12.2025	SAMPLED BY:	James Molloy
SURVEY REF:	HLAD91814	DATE ANALYSED:	02.12.2025	ANALYST:	Jack Tandy
CLIENT:	Tetra Tech Consulting Limited 20 Farringdon Street London EC4A 4AB		SITE:	Arborfield STW - ARBOS1ZZ School Lane Barkham Berkshire RG41 4TS	
				DATE REPORT ISSUED:	02.12.2025
				AUTHORISED BY:	Jack Tandy

* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: Asbestos: The Analysts' Guide, as required by our UKAS accreditation to ISO17025, and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years.

SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
B631552	Not known	Arborfield STW - ARBOS1ZZ, Sampling Building, Ground Floor, 0/001 - Card flash suppressors within loose barrel surrounding electrical units - Paper products	Card	Asbestos not detected	
B631553	Not known	Arborfield STW - ARBOS1ZZ, Sampling Building, Exterior, Exterior - Brown mastic sealant to door and window frames - Bonded materials	Brown & white mastics	Chrysotile (White) asbestos	Asbestos located within white mastic only (x2 sub samples)
B631554	Not known	Arborfield STW - ARBOS1ZZ, Sampling Building, Exterior, Exterior - White mastic sealant to window frames (beneath brown mastic) - Bonded materials	White mastic	Chrysotile (White) asbestos	



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA
 tel: (01273) 506098 e-mail: info@envsurveys.com
 Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



2794

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

ENV BULK REF:	B6196	DATE SAMPLED:	27.11.2025	NO. OF SAMPLES:	12
CLIENT REF:	N/A	DATE RECEIVED:	01.12.2025	SAMPLED BY:	James Molloy
SURVEY REF:	HLAD91814	DATE ANALYSED:	02.12.2025	ANALYST:	Jack Tandy
CLIENT:	SITE:		DATE REPORT ISSUED:	02.12.2025	
Tetra Tech Consulting Limited 20 Farringdon Street London EC4A 4AB		Arborfield STW - ARBOS1ZZ School Lane Barkham Berkshire RG41 4TS		AUTHORISED BY:	Jack Tandy
					

* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: Asbestos: The Analysts' Guide, as required by our UKAS accreditation to ISO17025, and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years.

SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
B631555	Not known	Arborfield STW - ARBOS1ZZ, Sampling Building, Exterior, Exterior - Felt lining flat roof - Bonded materials	Bitumen felt	Asbestos not detected	
B631556	Not known	Arborfield STW - ARBOS1ZZ, Engineering Innovation Compound, Elevated Structure (Partially demolished), Exterior - Sealant withing expansion joints around bases of concrete columns - Bonded materials	Mastic	Asbestos not detected	
B631557	Not known	Arborfield STW - ARBOS1ZZ, Engineering Innovation Compound, Portakabin 1, Exterior - Felt linig roof - Bonded materials	Bitumen felt	Asbestos not detected	



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA
tel: (01273) 506098 e-mail: info@envsurveys.com
Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



2794

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

ENV BULK REF:	B6196	DATE SAMPLED:	27.11.2025	NO. OF SAMPLES:	12
CLIENT REF:	N/A	DATE RECEIVED:	01.12.2025	SAMPLED BY:	James Molloy
SURVEY REF:	HLAD91814	DATE ANALYSED:	02.12.2025	ANALYST:	Jack Tandy
CLIENT:		SITE:		DATE REPORT ISSUED:	02.12.2025
Tetra Tech Consulting Limited 20 Farringdon Street London EC4A 4AB		Arborfield STW - ARBOS1ZZ School Lane Barkham Berkshire RG41 4TS		AUTHORISED BY:	Jack Tandy

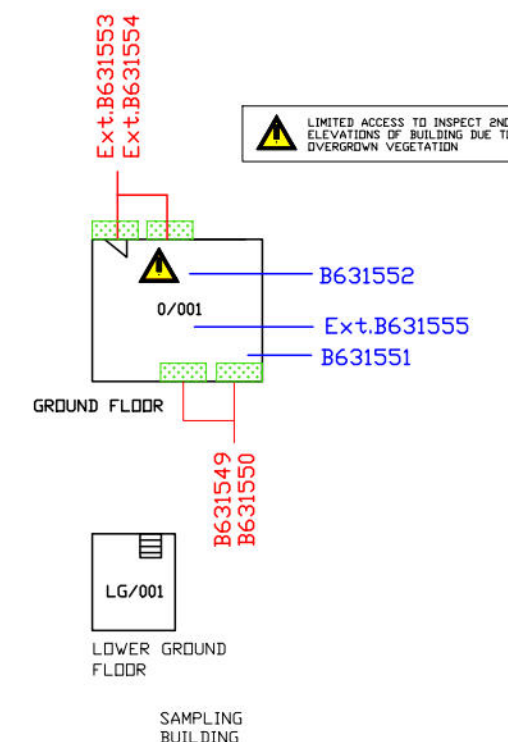
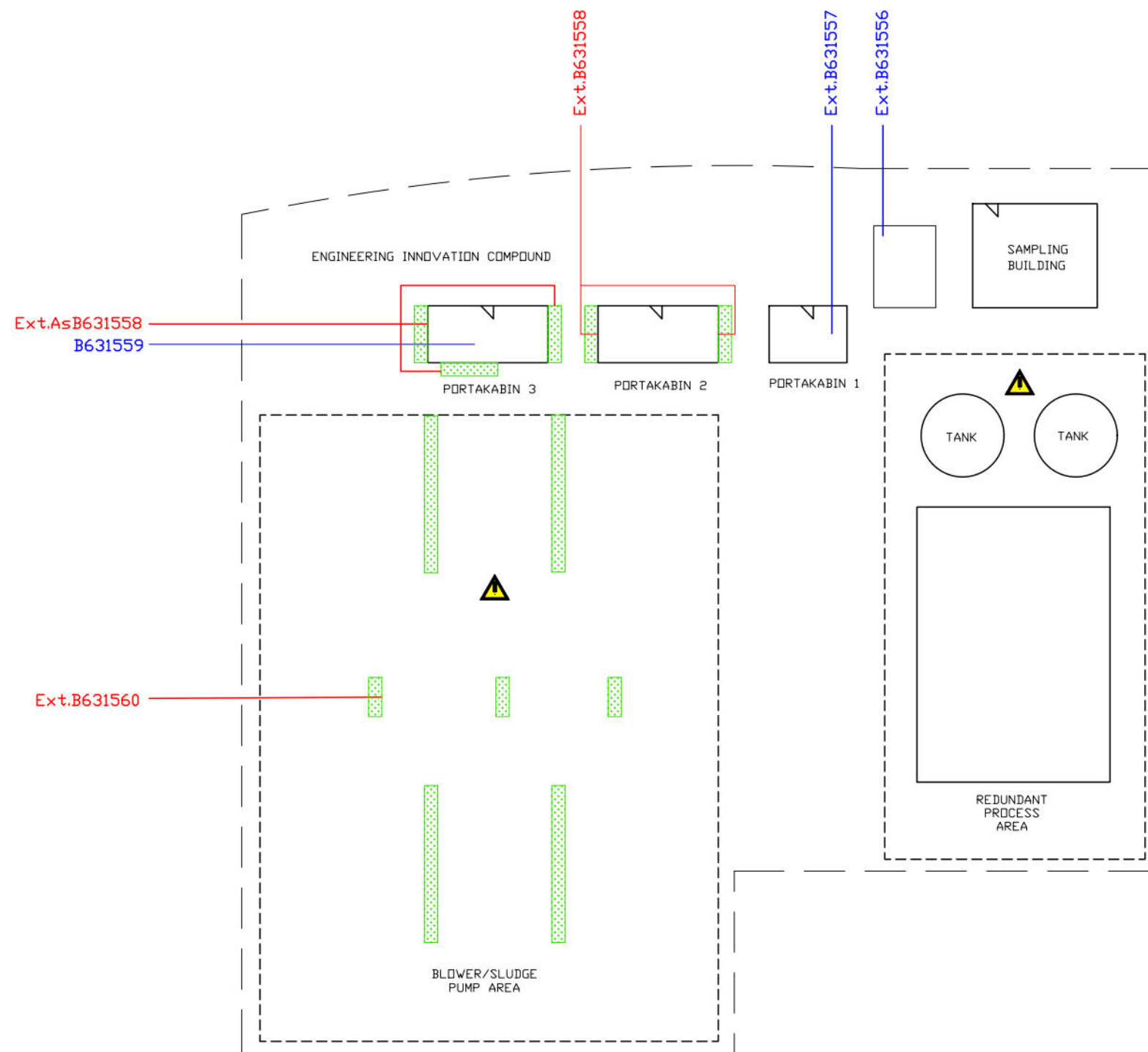
* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: Asbestos: The Analysts' Guide, as required by our UKAS accreditation to ISO17025, and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years.

SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
B631558	Not known	Arborfield STW - ARBOS1ZZ, Engineering Innovation Compound, Portakabin 2 (WC), Exterior - Putty beneath metal-framed windows - Bonded materials	White mastic	Chrysotile (White) asbestos	
B631559	Not known	Arborfield STW - ARBOS1ZZ, Engineering Innovation Compound, Portakabin 3, Interior - Vinyl floor tiles - Bonded materials	Vinyl	Asbestos not detected	
B631560	Not known	Arborfield STW - ARBOS1ZZ, Engineering Innovation Compound, Blower/Sludge Pump Area, Exterior - Sealant within expansion joints in concrete wall and floor slabs throughout area - Bonded materials	Green mastic & bitumen	Chrysotile (White) asbestos	Asbestos located within bitumen only (x2 sub samples)

APPENDIX B REFERENCED PLANS

This appendix contains 1 page

Floor	Plan Ref
Engineering Innovation Compound	HLAD91814/001D



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 / Paint		Woven Products
	Floor Tiles & Linoleum (incl. adhesive backing)		Bonded Materials (excl. flooring materials)
	CAF Gaskets		Paper Products
	No Access / Further Information [See Register]		Other
	Asbestos Sample / 'As' Sample / Visual		Asbestos Removed
	Room Number / Room Description		Non Asbestos Sample
	Outside Remit of Survey		

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 or presumed 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 investigation prior to carrying out works to any areas that were inaccessible or outside the scope of the survey

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: Demolition

INFORMATION RELATING TO PRESUMED / IDENTIFIED ASBESTOS CONTAINING MATERIALS IN THE BUILDING(S)
(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)

 
TETRA TECH **RPS**
A TETRA TECH COMPANY
20 Farringdon Street
London
EC4A 4AB
T. 020 3691 0500
E. rpslo@rpsgroup.com
W. www.rpsgroup.com

CLIENT: Thames Water Property Services
SITE: Arborfield STW, ARBOS1ZZ, Wood Lane, Barkham, Arborfield, Wokingham RG41 4TS
LOCATION: Engineering Innovation Compound
SURVEY DATE: 27 Nov 2025
DOC NUMBER: HLAD91814 / 001D
SURVEYOR: JM
DRAWN BY / DATE: LS / 2 Dec 2025
REVIEWED BY: JC
AC/DRAWING KEY REV D