



Gillette UK Ltd
452 Basingstoke Road
Reading
Berkshire
RG2 0QE

Tuesday, 07 November 2017

Our Ref: J171030CL01

For the attention of Mark Picken

Dear Mark,

Re: Former "C Building", Gillette, Reading, RG2 0QE

Following our visit to the above site to sample the suspected asbestos containing debris to the footprint of where C Building was situated prior to demolition, we give on the following sheets details of our findings.

Of the six samples taken of cement and floor tile debris from the crushed reused aggregate to the footprint of C Building, 3 were found to contain Chrysotile (White) asbestos, and 3 were found to be asbestos free.

The cement sheet debris, grey floor tiles and associated adhesive, as well as the blue floor tile and adhesive samples were found to be asbestos containing. The samples taken of the slate, blue vinyl linoleum and grey/blue vinyl debris were found to be asbestos free.

Due to the nature of the material the samples are bound in, it is impossible to quantify the extent of the asbestos contamination to the reused crushed materials. As the samples taken were identical to what was located in the building prior to demolition, it is highly likely that the contamination is throughout the crushed materials.

Whilst the asbestos containing materials are classed as low or very low risk, they will need ongoing management prior to building works commencing. Due to their low risk rating, it is feasible to restrict access to the areas where the crushed aggregate has been spread using the existing Heras barriers, suitable no access signage and include the area on your permit to work scheme. Anyone accessing this area would need to produce a risk assessment as to how they will prevent exposure from asbestos both to themselves and to others whilst working in this area. The risk can be further reduced by hand picking the surface of the contaminated area using suitably trained and competent operatives following current "working with non-licensed asbestos" HSE Task Sheets. All items picked will need to be disposed of as asbestos waste and disposal documentation completed.



Ongoing, subject to consent from the regulator and planning authority, the area can be capped with an impermeable “no-dig” membrane and concreted/tarmacked over and added to the asbestos register for the site as long as there is to be no disturbance to the area once capped.

From my understanding of the scheduled development of the area though, it is likely utility and drainage will need to be laid in this area, so this may make this option unviable. If disturbance of the contaminated ground is to occur, all groundworkers involved will need to hold the correct training and use appropriate PPE and all excavated materials disposed of as Hazardous Waste.

Where excavations are carried out, any backfill should be of virgin uncontaminated materials so that should access need to be gained to the drains or utilities in the future, then this can be carried out without concern of the asbestos risk remaining within the soil.

There are also a number of other options and issues to consider:

- Gillette need to be aware that they are taking on the management and responsibility of the risk from the contaminated materials now in situ where this responsibility would not have existed if the asbestos containing materials had been removed prior to crushing. This will have an ongoing impact on future developments in this area and impact financially on the value of the site and costs of any future works. This can be mitigated by bulk excavating the contaminated materials and dispose off site as Hazardous Waste, though the cost to do this is high and may not be deemed to be fair or reasonably practicable.
- It may be possible to excavate to a level below where drains and utilities are to run and cap the contaminated materials below that level and dispose of the excavated materials as Hazardous Waste. This offers a considerable cost saving over complete excavation, but does bring in the need for management of the remaining contaminated materials and negative impact that has on the future of development in this area and will need agreement from the regulator to allow this to happen.
- It may be possible to work with the contaminated materials and develop the area “as is” but this work will need to be thoroughly planned and a safe system of work put in place to mitigate the risk. This would need to be done in close agreement with the regulator and all parties from site management to principal contractor right down through the supply chain will need to be on board and accept the risk. This in my opinion would not be the preferred option.



I would suggest further discussion with all parties needs to be undertaken to understand all processes involved and inherent risk to each of the options proposed. Regardless of the option chosen, there will be an impact in time and cost and this needs to be factored in to the project from the start. Should you have any queries on any of the enclosed data, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Button', with a small yellow starburst graphic to its left.

Mark Button
Managing Director

Sample Reference: GILL/C/01	Location: On Surface of Crushed Materials
Product Type: Cement Product	Sampled By: Nic Button
Material: Cement Sheet Debris	Extent: Not Quantifiable (presumed throughout)
Condition: High Damage	Surface Treatment: Bare
Accessibility: Routine Disturbance	Friability: Medium
Asbestos Type: Chrysotile (white asbestos) fibres detected in sample.	Material Assessment Score: 6
Recommendation: Remove using a suitably trained and competent contractor	
Comment:	

Sample Location



Sample Reference: GILL/C/02	Location: On Surface of Crushed Materials
Product Type: Grey & Blue Vinyl Debris	Sampled By: Nic Button
Material: Vinyl Debris	Extent: Not Quantifiable (presumed throughout)
Condition: High Damage	Surface Treatment: Bare
Accessibility: Routine Disturbance	Friability: Medium
Asbestos Type: No asbestos detected in sample.	Material Assessment Score: 0
Recommendation: Non asbestos material	
Comment:	

Sample Location



Sample Reference: GILL/C/03	Location: On Surface of Crushed Materials
Product Type: Grey Floor Tile & Adhesive Debris	Sampled By: Nic Button
Material: Floor tile and adhesive	Extent: Not Quantifiable (presumed throughout)
Condition: High Damage	Surface Treatment: Bare
Accessibility: Routine Disturbance	Friability: Medium
Asbestos Type: Chrysotile (white asbestos) fibres detected in sample.	Material Assessment Score: 6
Recommendation: Remove using a suitably trained and competent contractor	
Comment:	

Sample Location



Sample Reference: GILL/C/04	Location: On Surface of Crushed Materials
Product Type: Slate Debris	Sampled By: Nic Button
Material: Cement Product	Extent: Not Quantifiable (presumed throughout)
Condition: High Damage	Surface Treatment: Bare
Accessibility: Routine Disturbance	Friability: Medium
Asbestos Type: No asbestos detected in sample.	Material Assessment Score: 0
Recommendation: Non asbestos material	
Comment:	

Sample Location



Sample Reference: GILL/C/05	Location: On Surface of Crushed Materials
Product Type: Blue Floor Tile & Adhesive Debris	Sampled By: Nic Button
Material: Floor tile and adhesive	Extent: Not Quantifiable (presumed throughout)
Condition: High Damage	Surface Treatment: Bare
Accessibility: Routine Disturbance	Friability: Medium
Asbestos Type: Chrysotile (white asbestos) fibres detected in sample.	Material Assessment Score: 6
Recommendation: Remove using a suitably trained and competent contractor	
Comment:	

Sample Location



Sample Reference: GILL/C/06	Location: On Surface of Crushed Materials
Product Type: Blue Linoleum Debris	Sampled By: Nic Button
Material: Vinyl Product	Extent: Not Quantifiable (presumed throughout)
Condition: High Damage	Surface Treatment: Bare
Accessibility: Routine Disturbance	Friability: Medium
Asbestos Type: No asbestos detected in sample.	Material Assessment Score: 0
Recommendation: Non asbestos material	
Comment:	

Sample Location

