

Aubrey Hawkins Ltd



SOIL INSPECTION & TESTING REPORT

Phase 2

Capel Manor College

Mottingham Campus

Mottingham Lane

Mottingham

London, SE12 9AW

Date: 23rd October 2023

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GENERAL SITE INFORMATION

Aubrey Hawkins Ltd was commissioned by Fusion Project Management Ltd to carry out inspection and analysis on soil samples excavated at Capel Manor College, Mottingham Campus, Mottingham Lane, Mottingham, London SE12 9AW. The report was requested by Megan Baker, Senior Quantity Surveyor at Fusion Project Management Ltd of 9 Springfield Lyons Approach, Chelmsford, Essex, CM2 5LB.

Soil was excavated by ACS Ltd on 23rd October 2023 and visually checked and analysed by Aubrey Hawkins, Lead Surveyor. This report was prepared by Mary Richardson, CMIOSH on 2nd November 2023 and was reviewed by Aubrey Hawkins, Lead Surveyor. This report should be read and considered in its entirety. This report supersedes any other surveys that may have been carried out previously.

SCOPE OF WORK

The scope of the work was agreed with Fusion Project Management and Capel Manor College. The scope of the work was to investigate 5 trial trenches; 3 trial trenches were located near the animal pens and 2 trial trenches were dug in the car park. The scope of the work was to check for asbestos contamination, to identify the types of any asbestos found and to determine the extent of any contamination found.

METHODOLOGY

The location of the trial trenches was determined by Fusion Project Management. Five trial trenches were excavated by ACS Ltd under controlled conditions. The approximate dimensions of the trial trenches were as follows:

Trench 1 was 3m long x 400mm wide x 1.2m deep.

Trench 2 was 3m long x 400mm wide x 2m deep.

Trench 3 was 3m long x 400mm wide x 1m deep.

Trench 4 was 3m long x 400mm wide x 1.5m deep.

Trench 5 was only partially excavated due to the discovery of an underground electric cable.

The surveyor observed the excavation of the soil and visually checked the spoil for pieces of asbestos debris. The surveyor also inspected the sides and bottom of the trench for pieces of asbestos debris.

Near source air monitoring was carried out during the excavations at two locations on the site to measure the concentration of any airborne contamination. Personal air monitoring was also carried out on the Lead Surveyor during the excavations to measure his exposure to any airborne contamination.

AIMS & OBJECTIVES OF THE SOIL INSPECTION & TESTING EXERCISE

The purpose of this soil inspection and testing exercise was to:

1. Locate and record, as far as reasonably practicable, the presence and extent of any presumed or known Asbestos Containing Materials (ACMs) in the excavated spoil or trenches;
2. Collect samples of all suspected ACMs;
3. Produce a report for Fusion Project Management Ltd and Capel Manor College that is clear and easy to understand which identifies the type of all sampled ACMs;
4. Recommend remedial actions that should be taken by Capel Manor College (in their capacity as dutyholder), ACS Ltd (in their capacity as Principal Contractor) and Fusion Project Management Ltd (in their capacity as project managers).
5. Provide a document that can be used for tendering for the removal of contaminated soil prior to further ground works.

EXECUTIVE SUMMARY

Pieces of asbestos board and board debris containing amosite were found buried in Trench 3.

Asbestos cement debris was found buried in Trenches 1 and 5.

No asbestos was found in Trenches 2 and 4.

The size and location of the pieces of asbestos debris is significant. Pieces of asbestos board approximately 100mm x 50mm were found buried in the soil. A mixture of asbestos cement products were also found buried in the soil. In the locations where asbestos contamination was found i.e. Trench 1, Trench 3 and Trench 5, the extent of the contamination is significant.

We recommend that an area of soil large enough to encompass the footprints of the new buildings + 4m is removed down to a depth of good soil/clay.

The soil and asbestos debris removed must be disposed of as hazardous waste due to it being heavily contaminated with pieces of asbestos board, pieces of asbestos cement and asbestos debris.

Given the extent of the contamination, the friability of the amosite board and the poor condition of the asbestos debris found we recommend that the contaminated soil is removed under '*controlled conditions*' by a licensed asbestos removal contractor. '*Controlled conditions*' means the work must be carried out following an approved method statement which proves that the concentration of asbestos fibres in the air does not exceed the control limit of 0.1 fibres/cm³.

As an extra precaution and to safeguard the College, we recommend that near source and far source air testing is carried to provide the College with scientific evidence that there is no excess fibre release or airborne contamination during the excavation and removal works.

The results of the near source air monitoring and personal monitoring proved that the level of airborne contamination during the excavations was well below the clearance indicator of 0.01f/ml.

This survey report **must** be made available to those involved with the excavation and removal of the contaminated soil so that they can take appropriate actions to protect themselves and/or implement the recommendations. Any questions relating to this report should be directed to Aubrey Hawkins Ltd:

Tel: 01362 686 888 or 07825 311 555

Email: info@aubreyhawkins.co.uk



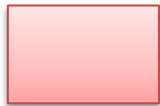
DRAWING

There is one drawing to accompany this soil inspection and testing report:

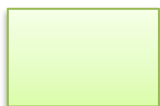
- Drawing 1 – Phase 2

The drawing supplied with this report is for orientation and illustrative purposes only. It has not been drawn to scale and should not be used alone for the location and quantifying asbestos containing materials, it must be viewed in conjunction with the photographs which gives approximate information on locations.

KEY TO DRAWING



Asbestos – identified by sample analysis, presumed or strongly presumed.

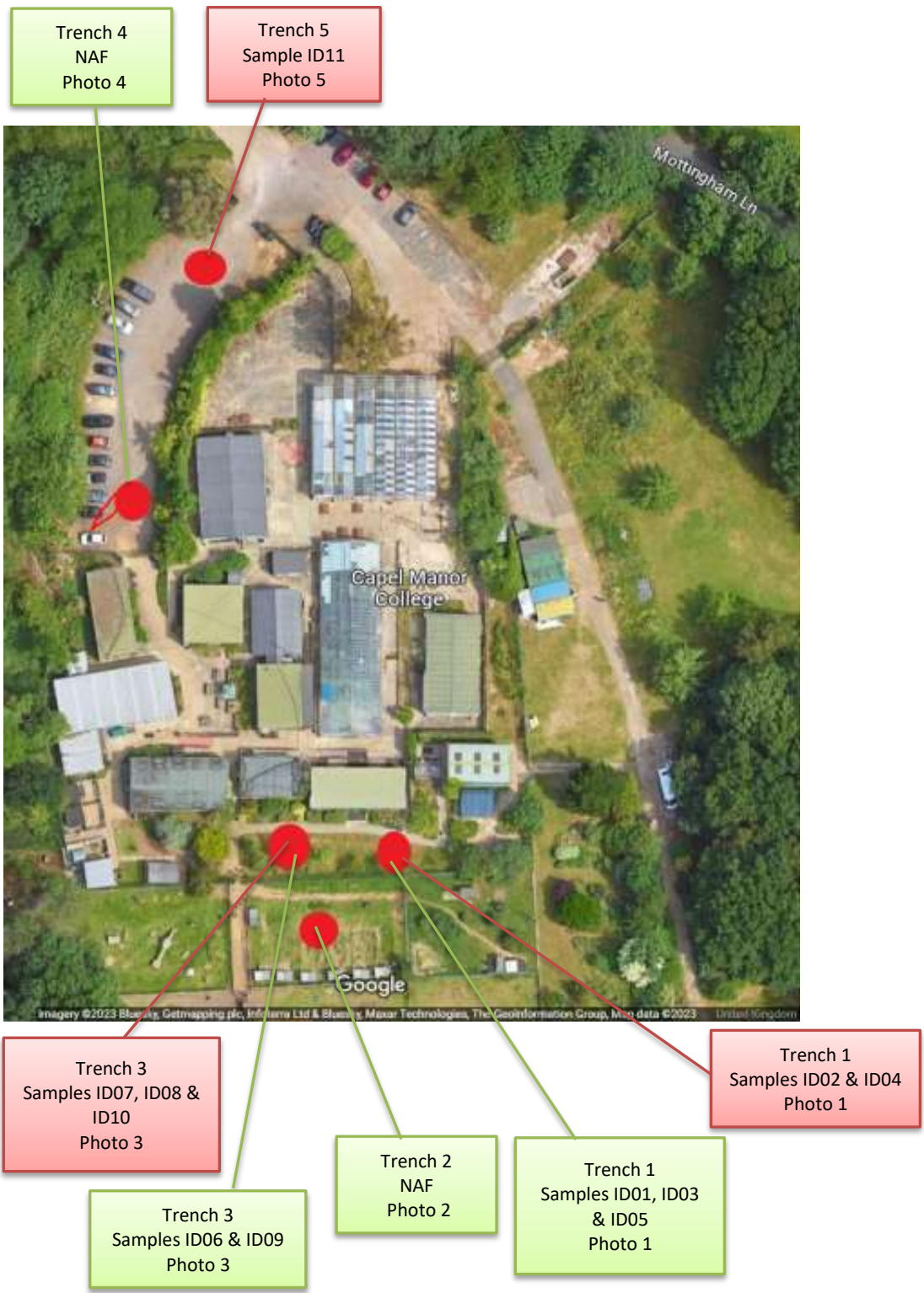


No asbestos detected in sample



Trench

DRAWING 1 – PHASE 2



SOIL TESTING RESULTS

The following page contains detailed information on the samples taken. All materials suspected of containing asbestos during the investigation are listed along with a picture. If the product does not contain asbestos, 'No Asbestos Detected In Sample' (NADIS) is clearly stated in the 'Asbestos' box.

Where a sample has been taken for analysis a unique sample reference number is given to the sample e.g. ID 03. This enables the sample to be cross-referenced to the analysis certificate provided by the analytical laboratory. The sample reference number can be cross referenced with the drawing which displays exactly where a sample was taken.

No presumptions were made.

AREA	Near animal pens	LOCATION	Trench 1
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID01
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Debris of cement based product in soil.	

ASBESTOS? NO ASBESTOS DETECTED IN SAMPLE

PHOTO NO: 1			
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AREA	Near animal pens	LOCATION	Trench 1
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID02
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Asbestos cement product debris in the soil.	

ASBESTOS? YES - CHRYSOTILE

PHOTO NO: 1			
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AREA	Near animal pens	LOCATION	Trench 1
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID03
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Vinyl debris in soil	

ASBESTOS? NO ASBESTOS DETECTED IN SAMPLE

PHOTO NO: 1			
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AREA	Near animal pens	LOCATION	Trench 1
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID04
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Asbestos cement product debris in the soil.	

ASBESTOS? YES - CHRYSOTILE

PHOTO NO: 1			
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AREA	Near animal pens	LOCATION	Trench 1
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID05
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Debris of cement based product in soil.	

ASBESTOS? NO ASBESTOS DETECTED IN SAMPLE

PHOTO NO: 1			
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AREA	Near animal pens	LOCATION	Trench 2
LEVEL OF IDENTIFICATION	Inspection point	SAMPLE NUMBER or PRESUMPTION NO.	INSP-01
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Soil and trench inspected, no asbestos found.	

ASBESTOS? NO ASBESTOS FOUND

PHOTO NO: 2			
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AREA	Near animal pens	LOCATION	Trench 3
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID06
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Debris of cement based product in soil.	

ASBESTOS? NO ASBESTOS DETECTED IN SAMPLE

PHOTO NO: 3			
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AREA	Near animal pens	LOCATION	Trench 3
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID07
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Asbestos board debris in the soil.	

ASBESTOS? YES – AMOSITE & CHRYSOTILE

PHOTO NO: 3			
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AREA	Near animal pens	LOCATION	Trench 3
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID08
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Asbestos board debris in the soil.	

ASBESTOS? YES – AMOSITE & CHRYSOTILE

PHOTO NO: 3			
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AREA	Near animal pens	LOCATION	Trench 3
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID09
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Debris of cement based product in soil.	

ASBESTOS? NO ASBESTOS DETECTED IN SAMPLE

PHOTO NO: 3			
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AREA	Near animal pens	LOCATION	Trench 3
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID10
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE	Asbestos board debris in the soil.		

ASBESTOS? YES – AMOSITE & CHRYSOTILE

PHOTO NO: 3			
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AREA	Car park (office end)	LOCATION	Trench 4
LEVEL OF IDENTIFICATION	Inspection point	SAMPLE NUMBER or PRESUMPTION NO.	INSP-02
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE	Soil and trench inspected, no asbestos found.		

ASBESTOS? NO ASBESTOS FOUND

PHOTO NO: 4			
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AREA	Car park	LOCATION	Trench 5
LEVEL OF IDENTIFICATION	Sample taken for analysis	SAMPLE NUMBER or PRESUMPTION NO.	ID11
DESCRIPTION OF SAMPLE TAKEN OR PRESUMPTION MADE		Asbestos cement debris in the soil near the front entrance of car park.	

ASBESTOS? YES - CHRYSOTILE

PHOTO NO: 5



PROJECT NO.	S356/23	SITE: PHASE 2 SITE AT CAPEL MANOR COLLEGE, MOTTINGHAM CAMPUS, MOTTINGHAM LANE, MOTTINGHAM, LONDON SE12 9AW			DATE	23 OCTOBER 2023
LOCATION	SAMPLE NUMBER	PHOTO NO.	DESCRIPTION OF SAMPLE TAKEN	TYPE		
TRENCH 1	ID01	1	DEBRIS IN SOIL	NO ASBESTOS DETECTED IN SAMPLE (NADIS)		
TRENCH 1	ID02	1	ASBESTOS CEMENT DEBRIS IN SOIL	CHRYSOTILE		
TRENCH 1	ID03	1	VINYL DEBRIS IN SOIL	NO ASBESTOS DETECTED IN SAMPLE (NADIS)		
TRENCH 1	ID04	1	ASBESTOS CEMENT DEBRIS IN SOIL	CHRYSOTILE		
TRENCH 1	ID05	1	DEBRIS IN SOIL	NO ASBESTOS DETECTED IN SAMPLE (NADIS)		
TRENCH 2	INSP01	2	NO ASBESTOS FOUND	NO ASBESTOS FOUND		
TRENCH 3	ID06	3	DEBRIS IN SOIL	NO ASBESTOS DETECTED IN SAMPLE (NADIS)		
TRENCH 3	ID07	3	ASBESTOS BOARD DEBRIS IN SOIL	AMOSITE + CHRYSOTILE		
TRENCH 3	ID08	3	ASBESTOS BOARD DEBRIS IN SOIL	AMOSITE + CHRYSOTILE		
TRENCH 3	ID09	3	DEBRIS IN SOIL	NO ASBESTOS DETECTED IN SAMPLE (NADIS)		
TRENCH 3	ID10	3	ASBESTOS BOARD DEBRIS IN SOIL	AMOSITE + CHRYSOTILE		
TRENCH 4	INSP02	4	NO ASBESTOS FOUND	NO ASBESTOS FOUND		
TRENCH 5	ID11	5	ASBESTOS CEMENT DEBRIS IN SOIL	CHRYSOTILE		

RECOMMENDATIONS

Pieces of asbestos board and board debris containing amosite were found buried in Trench 3.

Asbestos cement debris was found buried in Trenches 1 and 5.

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As an extra precaution and to safeguard the College, we recommend that near and far source air testing is carried to provide the College with scientific evidence that there is no excess fibre release or airborne contamination during the excavation and removal works.

CERTIFICATE



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enquiries@kovaasbestos.co.uk



7736

CLIENT DETAILS

FAO: Aubrey Hawkins
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Bylaugh
Dereham, Norfolk NR20 4QG

BULK ANALYSIS REPORT

Report No: - BK 16161
Date Sample Received: 27-Oct-23. Confirmation Date: 31-Oct-23
Job No: - 60653. Survey No (if applicable): -
Order No: -AH231023
Client Reference: -
Sample Source: - Provided by Client

Report For : - Capel Manor College, Mottingham Campus, Mottingham Lane, Mottingham, London, SE12 9AW

Samples analysed on 31 October 2023

Sample No	Client Ref	Sample Location/Description	Material Type (See # Note)	Asbestos Fibre Type
16161-1	01	Trench 1	Cement Based	No Asbestos Detected
16161-2	02	Trench 1	Cement	Chrysotile
16161-3	03	Trench 1	Vinyl	No Asbestos Detected
16161-4	04	Trench 1	Cement	Chrysotile
16161-5	05	Trench 1	Cement Based	No Asbestos Detected
16161-6	06	Trench 3	Cement Based	No Asbestos Detected
16161-7	07	Trench 3	Board	Amosite & Chrysotile
16161-8	08	Trench 3	Board	Amosite & Chrysotile
16161-9	09	Trench 3	Cement Based	No Asbestos Detected
16161-10	10	Trench 3	Board	Amosite & Chrysotile
16161-11	11	Trench 5 Car Park	Cement	Chrysotile

Sample(s) of material referenced above, have been examined with a stereo microscope, polarised light microscopy and dispersion staining technique as described in the Company's SAS 04 Document that incorporates methods set out in the HSG 248. Opinions/Interpretations are not covered by UKAS Accreditation.

This Company cannot guarantee the quality or the accuracy of the sample details where supplied by a third party. All results apply to samples as received. The referenced sample(s) have been tested/examined and certified in accordance with the terms of the contract/order applicable and unless otherwise stated, conform fully to the standards/specifications quoted. This does not however guarantee the balance of production from which the test sample(s) have been taken from, to be of an equal quality.

Note: The Material type associated to each sample is purely a subjective opinion of the analyst based on asbestos content and visual appearance of the sample at the time of analysis. This company cannot be held responsible for inaccuracies based on this subjective opinion which falls out side the scope of our UKAS accreditation.

Kova Asbestos Consultants Ltd will retain all samples for a minimum of 6 months and all records for a minimum of 7 years.

V. Bagvilaite

Analysed and Authorised by:
Valda Bagvilaite (Bulk Analyst)

BKC v5 - 19/05/2022

Registered in England No. 09222072

Page 1 of 1 pages. Report No BK 16161

This report must be read in its entirety and must not be changed or edited in any way without the express written permission and prior approval of Aubrey Hawkins Ltd.

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