



**ARMOUR**  
ANALYTICAL SERVICES

**Project Number 2481**

**Management  
Asbestos Survey Report**

**Wyvern Barracks, Barrack Road, Exeter, Devon,  
EX2 6AE (Building 18)**



*Working in Partnership with Shield Environmental Services*



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## **Section 1: Contact Details**

<b>Client Details:</b>		<b>Instructing Party:</b>	
Wessex RFCA Mount House Mount Street Taunton TA1 3QE		Shield Environmental Shield House Caxton Business Park Crown Way Bristol BS30 8XJ	
<b>Contact Name:</b>	Sue Morrell	<b>Contact Name:</b>	Chloe Smith
<b>Tel:</b> 01823250115	<b>Fax:</b> N/A	<b>Tel:</b> 01173012650	<b>Fax:</b> N/A

<b>Site Address:</b>		<b>Report Author:</b>	
Wyvern Barracks Barrack Road Exeter Devon EX2 6AE		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
<b>Contact Name:</b>	Andy Palmer	<b>Contact Name:</b>	David Kelly
<b>Tel:</b> 07775560719	<b>Fax:</b> N/A	<b>Mobile:</b> 07769707519	

<b>Lead Surveyor's Name:</b>	<b>Lead Surveyor's Authorising Signature:</b>
D. Kelly	

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## **Section 2: Executive Summary**

Sample Number	Sample Type	Location	Analysis
1	Insulation Board Ceiling	Porch	Chrysotile/Amosite
2	Soffit Board	External	Chrysotile
3	Bitumen seal to skylight	Men's Changing Room, WC and Disabled WC	N.A.D.I.S

N.A.D.I.S – No Asbestos Detected in Sample

A.D – Asbestos Detected

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## **Section 3: Site Description & Survey Information**

### **Brief description on the general building construction**

Brick and block construction with a flat felt roof.

### **Caveat for no access areas**

No access to sample high level areas.

### **EXTERNAL MATERIALS**

Roof Type	Flat
Roof Materials	Felt
Soffits	Asbestos Cement
Fascia	Timber
Walls	Brick
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Plastic
Window/Door frames	UPVC
Other Materials	N/A

### **INTERNAL MATERIALS**

Loft Insulation	N/A
Roof Underlining	N/A
Ceilings	Plasterboard, Cement
Walls <i>Internal</i>	Plasterboard, Brick
Floors	Lino, Screed
Doors/Frames	Timber
Pipework/Insulation	N/A
Boxings	Plasterboard
Boiler Make	N/A
Flue Pipes	N/A
Storage Heaters	N/A
Electrical Boxes/Machinery	Modern Boxes
Ducting/Risers	N/A
Stairs	N/A
Lift Shafts	N/A
Other Materials	N/A

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## Section 4: Positive and Presumed Photos Sheets

**Item No: 1**

**Sample No: 1**

**Location: Porch**



<b>Material Description:</b>	Insulation board ceiling	
<b>Identification:</b>	Sampled – Asbestos Detected	
<b>Approx. quantity:</b>	4M2	
<b>Accessibility</b>	Low	<i>Assessment Score</i>
<b>Product type:</b>	Asbestos Insulation Board	2
<b>Extent of Damage:</b>	Slight	1
<b>Surface Treatment:</b>	Unsealed	2
<b>Asbestos type:</b>	Chrysotile/ Amosite	2
<b>Material Assessment Score:</b>		7
<b>Priority Assessment Score:</b>		Medium
<b>Action:</b>	Encapsulate/Manage	
<b>Comments:</b>	Minor encapsulation required	

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**Item No: 2****Sample No: 2****Location: External**

<b>Material Description:</b>	Soffit Boards	
<b>Identification:</b>	Sampled – Asbestos Detected	
<b>Approx. quantity:</b>	50LM	
<b>Accessibility</b>	Low	Assessment Score
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Minor	1
<b>Surface Treatment:</b>	Unsealed	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Located to low level soffits	

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**Item No: 6****Sample No: N/A****Location: Gym 1 and 2 and Store**

<b>Material Description:</b>	Ceiling panels	
<b>Identification:</b>	As Per Previous Sample – 3-27739	
<b>Approx. quantity:</b>	Entire roof including external soffit – 430M2	
<b>Accessibility</b>	Low	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Minor	1
<b>Surface Treatment:</b>	Unsealed	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Ceiling panels were sampled on a previous survey. No access to sampled during this survey due to height	

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## **Section 5: Negative Photos Sheets**

**Item No: 3**

**Sample No: N/A**

**Location: Ladies Changing Room and WC**



<b>Material Description:</b>	Visual Inspection – No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>		N/A
<b>Extent of Damage:</b>		N/A
<b>Surface Treatment:</b>		N/A
<b>Asbestos type:</b>		N/A
<b>Material Assessment Score:</b>		N/A
<b>Priority Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	No access within timber boxing	

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**Item No: 4****Sample No: 3****Location: Men's Changing room, WC and Disabled WC**

<b>Material Description:</b>	Bitumen seal to skylight	
<b>Identification:</b>	Sampled – No Asbestos Detected	
<b>Approx. quantity:</b>	X 4 Skylights	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>		N/A
<b>Extent of Damage:</b>		N/A
<b>Surface Treatment:</b>		N/A
<b>Asbestos type:</b>		N/A
<b>Material Assessment Score:</b>		N/A
<b>Priority Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard skylight cheeks	

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**Item No: 5**

**Sample No: N/A**

**Location: Lobby**



<b>Material Description:</b>	Bitumen seal to skylight	
<b>Identification:</b>	As Per Sample DK/3 – No Asbestos Detected	
<b>Approx. quantity:</b>	X 1 Skylight	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>		N/A
<b>Extent of Damage:</b>		N/A
<b>Surface Treatment:</b>		N/A
<b>Asbestos type:</b>		N/A
<b>Material Assessment Score:</b>		N/A
<b>Priority Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Modern Electrics. No access within boxing	

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## **Section 6: Survey Objectives**

Instructions were received from Sue Morrell of Wessex RFCA to carry out a Management asbestos survey at Wyvern Barracks, Barrack Road, Exeter, Devon, EX2 6AE in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 20<sup>th</sup> June 2019 by David Kelly with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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## **Section 7: Survey Techniques**

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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## **Section 8: Survey Caveat**

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will not take into account any area's that do not fall within the scope. Any asbestos that is identified within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

This survey report is not a bill of quantities.

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## **Section 9: Survey Notes**

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material.

Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

The drawings in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others could require amendments based on local knowledge, change in legislation, change in use or indeed other conditions or criteria.

Samples taken from floor tiles (or similar material) may include a bitumen adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

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## Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
Condition / damage	0	Good
	1	Slight / minor damage
	2	Moderate damage – breakage to surface treatment
	3	Major damage – smashed or exposed material
Surface treatment	0	Non-friable e.g. vinyl
	1	Enclosed insulation, encapsulated AIB
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
Asbestos type	1	Chrysotile
	2	Amosite & other amphiboles
	3	Crocidolite

The scores from each of the four sections are added together to produce a risk score:

Risk score	Risk assessment
<b>10 or more</b>	High risk
<b>7 – 9</b>	Medium risk
<b>5 – 6</b>	Low risk
<b>4 &amp; below</b>	Negligible risk

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## Section 11: Certificates of Bulk Analysis



Our Ref: J169852 FI: 3  
Your Ref: 2481  
Date: 26/06/2019

**ENVIROCHEM**  
Analytical Laboratories Ltd.  
12 The Gardens  
Broadcut, Fareham  
Hampshire  
PO16 8SS



Tel: (01329) 287777  
Fax: (01329) 287755  
www.envirochem.co.uk  
office@envirochem.co.uk

### Asbestos Fibre Identification Report

**Client:** Armour Analytical Services Ltd  
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR  
**Site Address:** Building 18, Wyvern Barrack, Exeter, -  
**Sampled By:** Armour Analytical Services Ltd  
**Date sampled/received:** 25th June 2019  
**Date analysed:** 26th June 2019  
**Analyst/s:** Ewelina Kowalczyk Pariyar  
**Analysis Location:** 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

#### ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' methods based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

#### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
1	BS559463	Porch. Insulating board ceiling	Yes	Chrysotile Amosite
2	BS559464	External. Soffit boards	Yes	Chrysotile
3	BS559465	Mens changing room. WC and disabled wc. Bitumen seal to skylight	No	

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.

SIGNATURE:

*Kowalczyk*

Authorised signatory

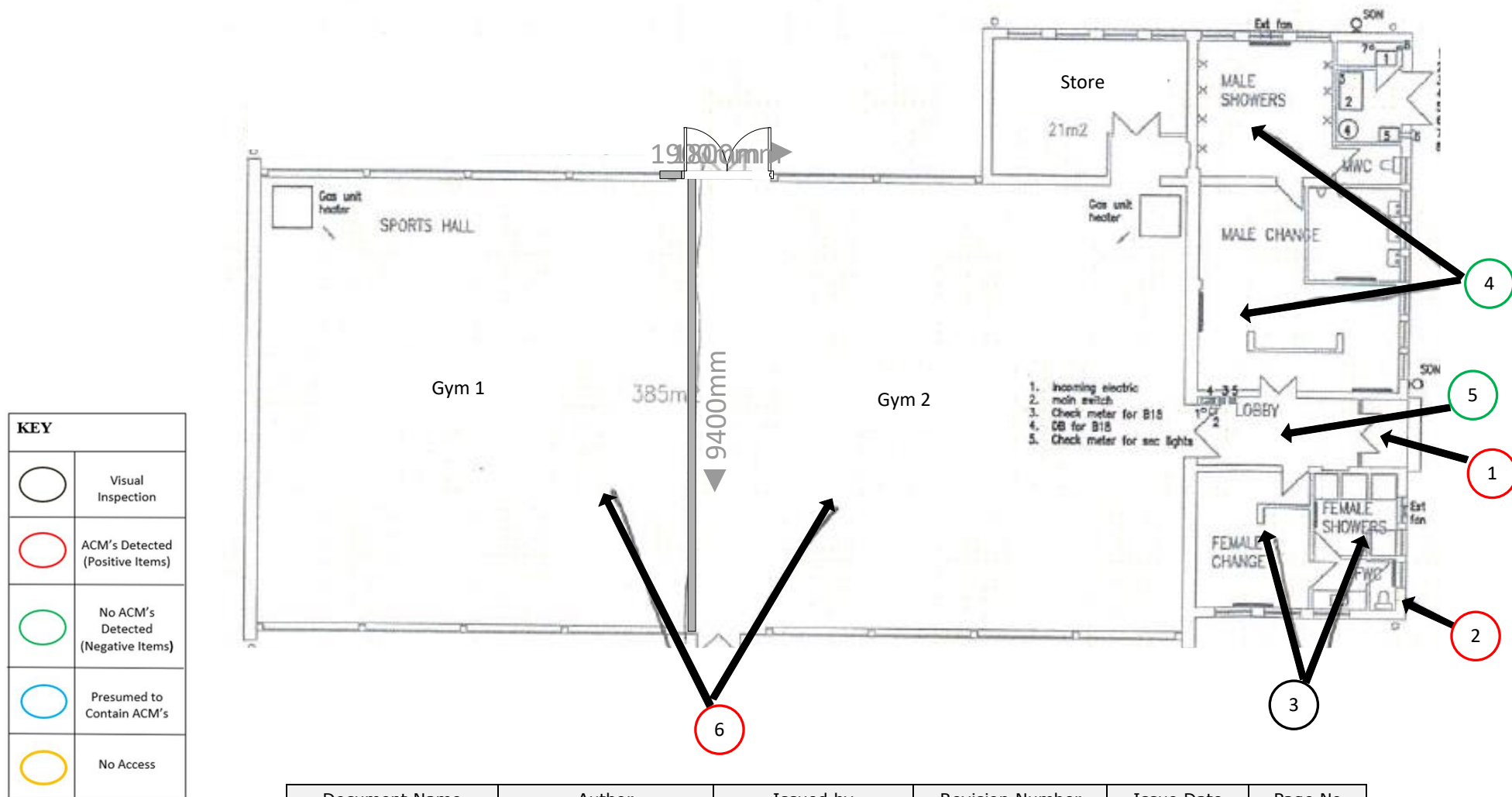
PRINT NAME: Ewelina Kowalczyk Pariyar

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

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## Section 12: Site Plan



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**I the surveyor can confirm that this report is accurate to my findings onsite and this survey has been Content checked by myself.**

**Checked by: David Kelly**

**Date: 10/07/2019**

**I the Admin Manager can confirm that this report is accurate to the paperwork received and this survey has been quality checked by myself.**

**Checked by: Emma Humphreys**

**Date: 10.07.2019**

**Report Compiled By**

**Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR**

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