



ARMOUR
ANALYTICAL SERVICES

Project Number 2481

**Management
Asbestos Survey Report**

**39 Skinners, Bristol,
BS7 0XL**



Working in Partnership with Shield Environmental Services



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2019	Alishia Lewis	Armour AS	0	30/10/2019	1

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Section 1: Contact Details

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

Site Address:		Report Author:	
39 Skinners Bristol BS7 OXL		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Ken Davies	Contact Name:	Emma Humphreys
Tel: 07971708733	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
S. Lillis	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
1	Garage/Store	Cement Roof	N.A.D.I.S

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

In addition to the above sampled items, the following items have been either been “Strongly Presumed” To Contain Asbestos or “Presumed” to Contain Asbestos as they were either visually identified in being so, labelled after previously being sampled on prior surveys or not accessible at the time of the survey:

Item 1 – Adjacent – Safe – Presumed to Contain Asbestos as Per Previous Report - Locked
 Item 3 – First Floor – Co Office – Safe – Strongly Presumed to Contain Asbestos as Per Previous Report – Locked
 Item 4 – First Floor RSM Office – Safe – Presumed to Contain Asbestos as Per Previous Report – Locked
 Item 5 – First Floor – OPS Office – Safe – Presumed to Contain Asbestos as Per Previous Report – Locked
 Item 6 – First Floor RAO Office – Safe - Presumed to Contain Asbestos as Per Previous Report – Locked
 Item 7 – Ground Floor - Plant Room/Boiler – Pipe Work – Presumed to Contain Asbestos as Per Previous Report – No Access
 Item 8 – External Roof – Slate Tiles – Presumed to Contain Asbestos as Per Previous Sample – No Access
 Item 10 – Workshop – Cement – Presumed to Contain Asbestos – No Access
 Item 11 – Workshop Fuse Board/Flashguards – Presumed to Contain Asbestos – No Access as Live

The presence of asbestos in these areas cannot be ascertained at this time. If any works are to be carried out in these areas in the future, then these works should be approached cautiously.

In accordance with current legislation, any suspect materials encountered in these areas are to be assumed to contain asbestos until proven otherwise. This will normally involve cessation of works in the affected area.

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Section 3: Site Description & Survey Information

Brief description on the general building construction

Masonry Built with Various Cut Buildings.

Caveat for no access areas

Restricted Access to Main Buildings, Could Only Re-inspect Last Years Items.

EXTERNAL MATERIALS

Roof Type	Pitched
Roof Materials	Slate Tiles and Cement
Soffits	Wood and UPVC
Fascia	Wood and UPVC
Walls	Masonry
Verge Under cloaking	N/A
Guttering	UPVC
Downpipes	UPVC
Window/Door frames	Wood and UPVC
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Felt and Congregated
Ceilings	Suspended and Concrete
Walls <i>Internal</i>	Masonry and Stud
Floors	Concrete
Doors/Frames	Wood and UPVC
Pipework/Insulation	Copper and Steel
Boxings	Wood
Boiler Make	Modern (live)
Flue Pipes	N/A
Storage Heaters	No Access (Live)
Electrical Boxes/Machinery	No Access (Live)
Ducting/Risers	No Access
Stairs	Concrete and Wood
Lift Shafts	N/A
Other Materials	N/A

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Section 4: Positive and Presumed Photos Sheets

Item No: 1

Sample No: N/A

Location: Ground Floor – Adjt Room



Material Description:	Safe	
Identification:	Presumed to Contain Asbestos as Per Previous Report	
Approx. quantity:	11M2	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	Unable behind the safe as it is built in	

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Item No: 2

Sample No: N/A

Location: First Floor – Corridor



Material Description:	Asbestos Insulation Board	
Identification:	As Per Previous Sample in old report – Asbestos Detected	
Approx. quantity:	0.5M2	
Accessibility	Medium	Assessment Score
Product type:	Asbestos Insulation Board	2
Extent of Damage:	Minor	1
Surface Treatment:	Encapsulated	2
Asbestos type:	Amosite	2
Material Assessment Score:		7
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: First Floor – Co Office



Material Description:	Safe	
Identification:	Presumed to Contain Asbestos as Per Previous Report	
Approx. quantity:	11M2	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	Unable behind the safe as it is built in	

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Item No: 4

Sample No: N/A

Location: First Floor – RSM Office



Material Description:	Safe	
Identification:	Presumed to Contain Asbestos as Per Previous Report	
Approx. quantity:	11M2	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	Unable behind the safe as it is built in	

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Item No: 5

Sample No: N/A

Location: First Floor – Ops Office



Material Description:	Safe	
Identification:	Presumed to Contain Asbestos as Per Previous Report	
Approx. quantity:	11M2	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	Unable behind the safe as it is built in	

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Item No: 6

Sample No: N/A

Location: First Floor – RAO Office



Material Description:	Safe	
Identification:	Presumed to Contain Asbestos as Per Previous Report	
Approx. quantity:	11M2	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	Unable behind the safe as it is built in	

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Item No: 7

Sample No: N/A

Location: Ground Floor – Plant Room/Boiler



Material Description:	Pipe Work	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Unknown	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	Plant Room has been Renewed but Unsure where the Old Pipe Leads to	

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Item No: 8

Sample No: N/A

Location: External - Roof



Material Description:	Slate Tiles	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Whole Building	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	Unable to sample due to height	

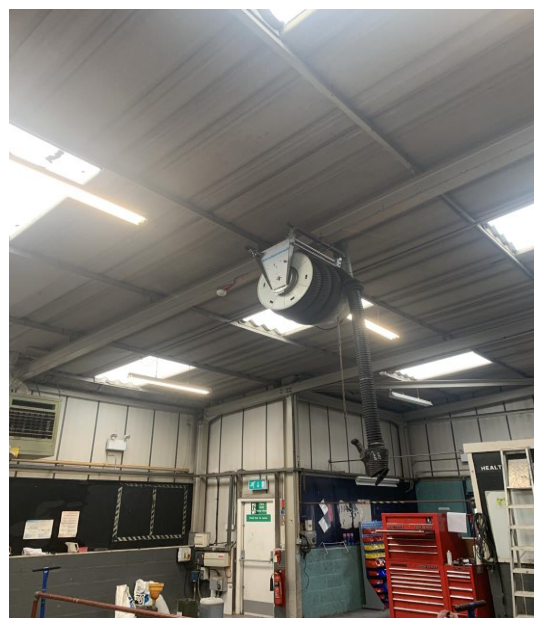
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Item No: 10

Sample No: N/A

Location: Workshop



Material Description:	Cement Roof and Valley	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	120M2	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	Unable to sample due to height	

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Item No: 11

Sample No: N/A

Location: Workshop



Material Description:	Fuse Board/Flashguards	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Unknown	
Accessibility	High	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	No Access as Live	

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Item No: 13

Sample No: N/A

Location: Garage's/Store's



Material Description:	Cement Roof Sheets	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	130M2	
Accessibility	Medium	Assessment Score
Product type:	Cement	1
Extent of Damage:	Good	0
Surface Treatment:	Unsealed	1
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	Sampling would damage the ingratiate of the roofs	

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Section 5: Negative Photos Sheets

Item No: 9
Sample No: 1
Location: Garage's / Store's


Material Description:	Cement Debris	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	130M2	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	All Roofs are Cement and Debris on the Floor	

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Item No: 12

Sample No: N/A

Location: MOD Vehicles Storage



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

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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 39 Skinners, Horfield Common, Bristol, BS7 0XL in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on Thursday 3rd October 2019 by Steven Lillis 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
10 or more	High risk
7 – 9	Medium risk
5 – 6	Low risk
4 & below	Negligible risk

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Section 11: Certificates of Bulk Analysis



Our Ref: J176843 FI: 1
Your Ref: 2481
Date: 08/10/2019

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: 39 Skinners Horfield, -
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 7th October 2019
Date analysed: 8th October 2019
Analyst/s: Bradley Travis
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) 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	BS578851	Cement roof - garage/store	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. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and 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.
7. This report shall not be reproduced except in full, without written approval of Envirochem.

SIGNATURE: 

Authorised signatory

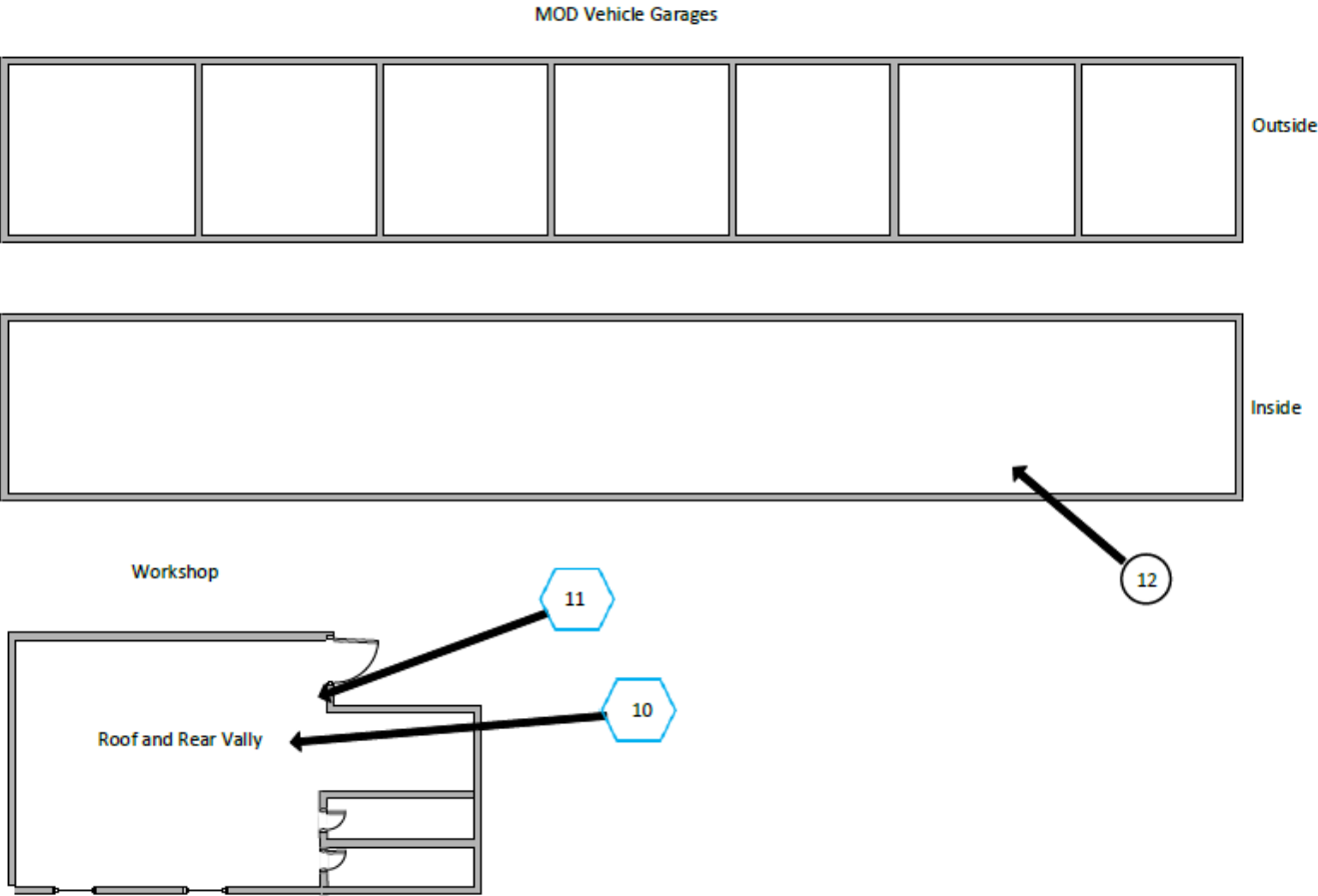
PRINT NAME: Frances Scott







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

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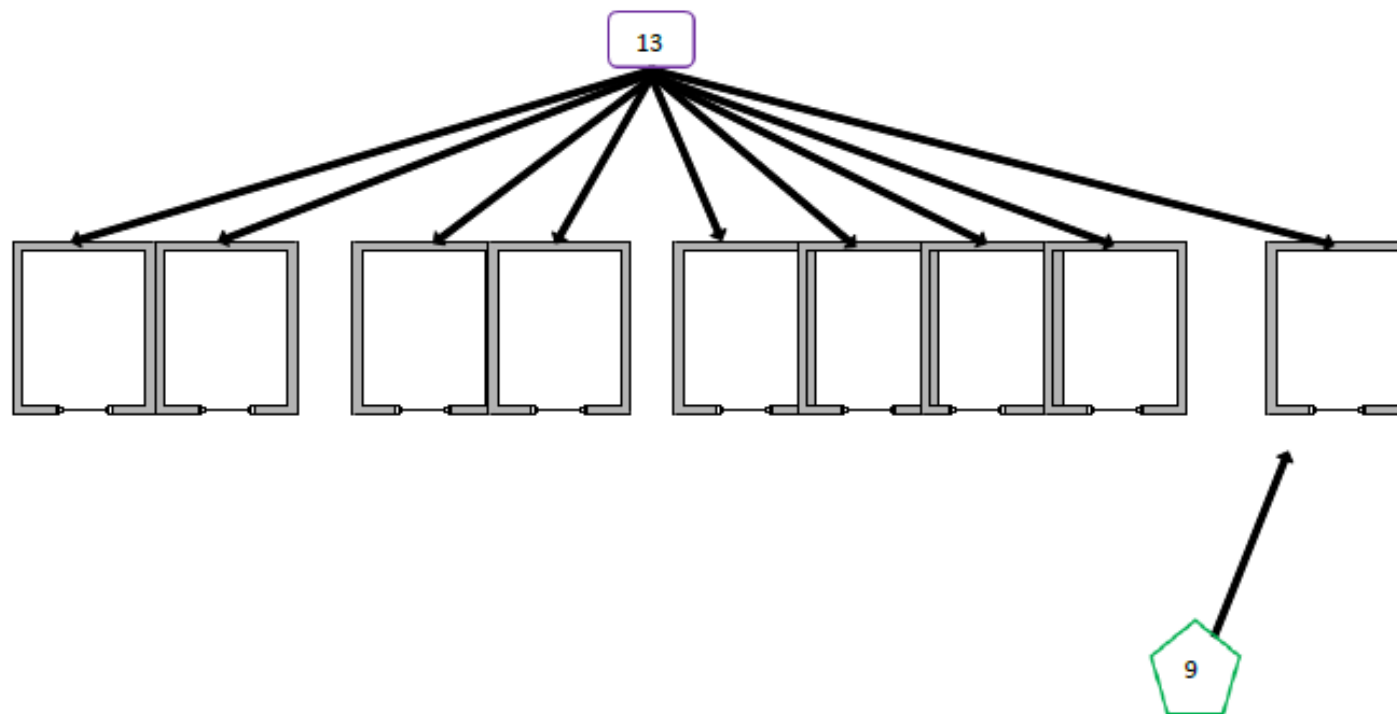
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Section 12: Site Plan



Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

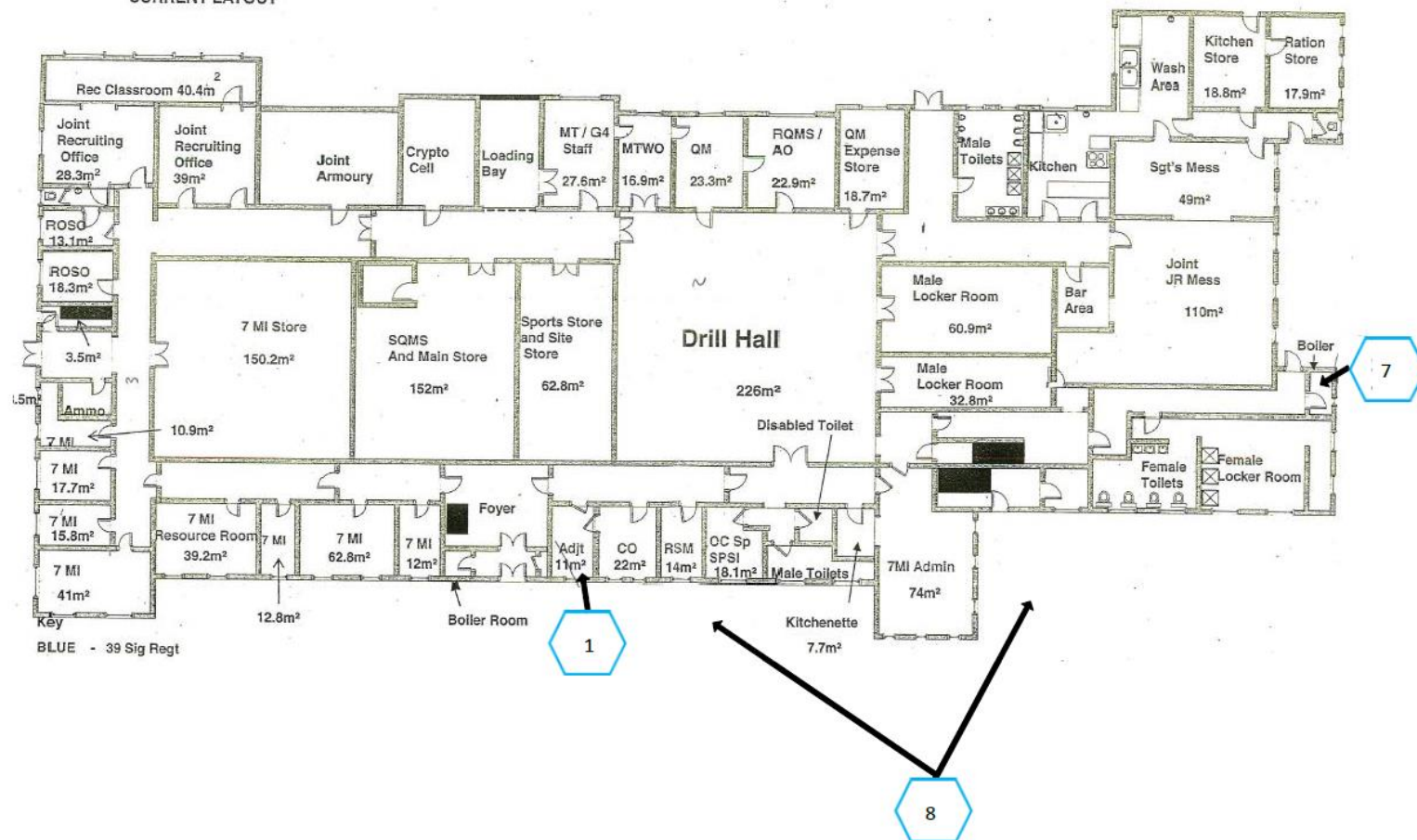
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







Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

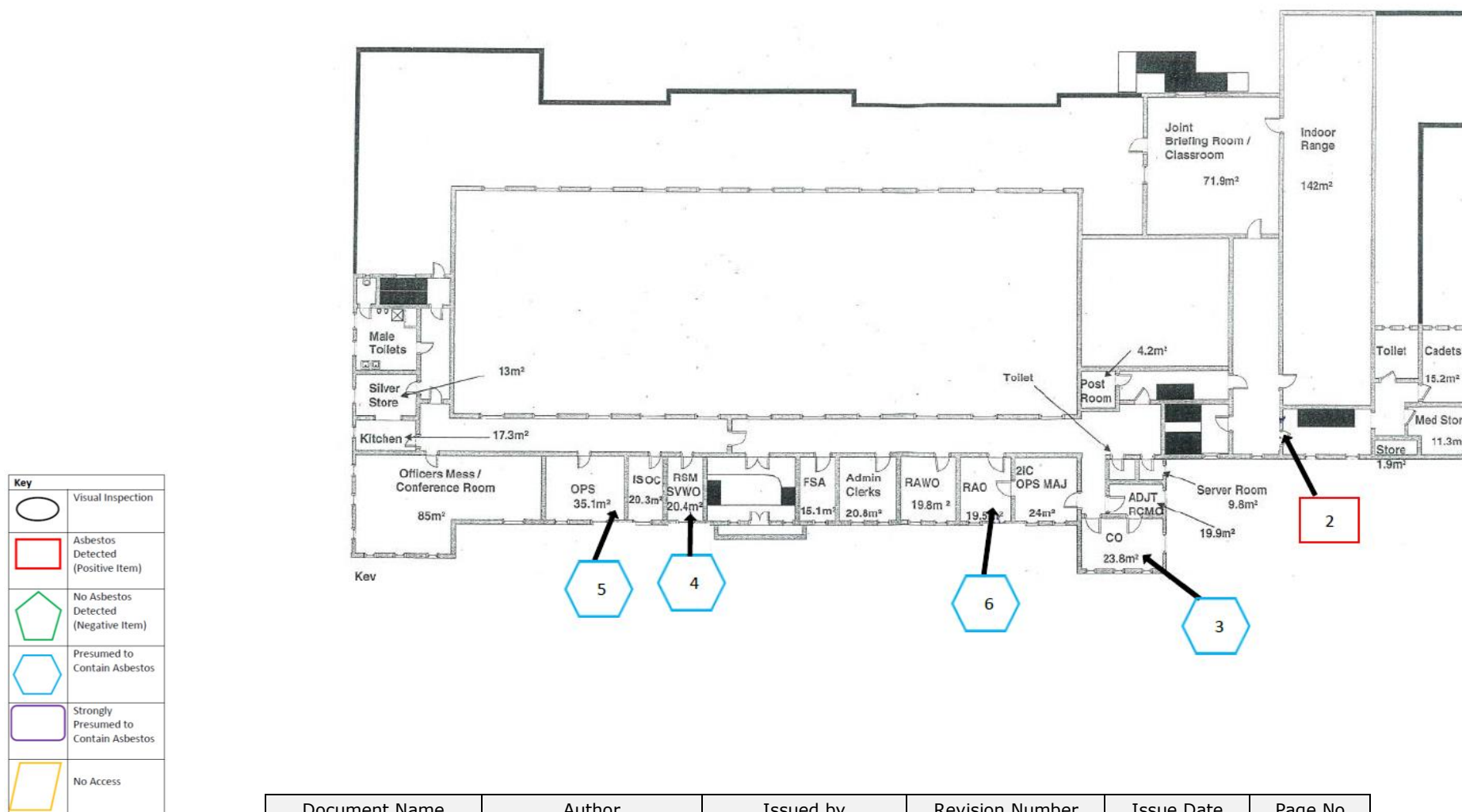
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CURRENT LAYOUT



Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

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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: Steve Lillis

Date: 30/10/2019

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: 30.10.2019

Report Compiled By

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

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