



ARMOUR
ANALYTICAL SERVICES

Project Number 2481

**Management
Asbestos Survey Report**

The Lord Sandhurst Hall, Jersey, JE3 8FJ



Working in Partnership with Shield Services Group



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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:	
The Lord Sandhurst Hall Jersey JE3 8FJ		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Layton Jenkins	Contact Name:	Emma Humphreys
Tel: 07797810794	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
G. Rosser	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
GR001	Roof Tiles to Roof	Main Cadet HQ Building – Externals	Chrysotile

A.D – Asbestos Detected

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 8 – Ground Floor – Electrical and Services Cupboard – Flash guard to Old Fuse – Strongly Presumed

Item 9 – Ground Floor – Electrical and Services Cupboard – Textiles within Fuse Box – – Strongly Presumed

Item 21 - Garage Shower Block - Ground Floor – Boiler Room – Textile Products to Boiler (Grey) – No access to sample as live

The presence of asbestos in these areas cannot be positively 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

Block construction with a pitched tiled roof, constructed in 1992. UPVC windows with extensive internal modification and refurbishment.

Caveat for no access areas

No access to sample or inspect within the live boiler.

EXTERNAL MATERIALS

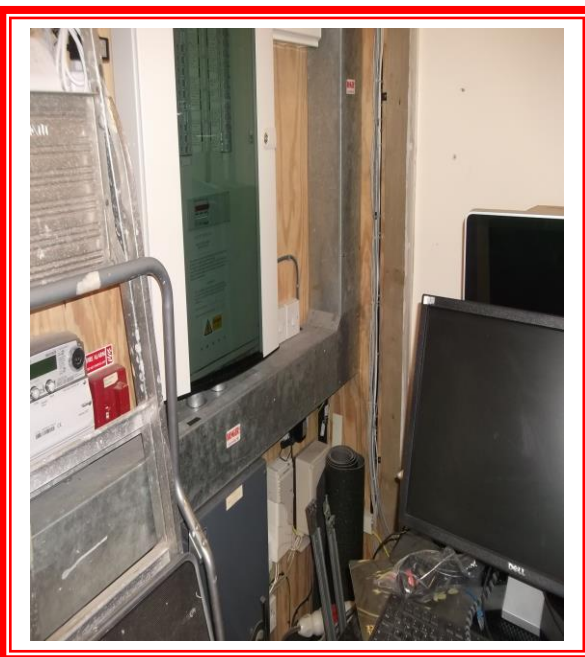
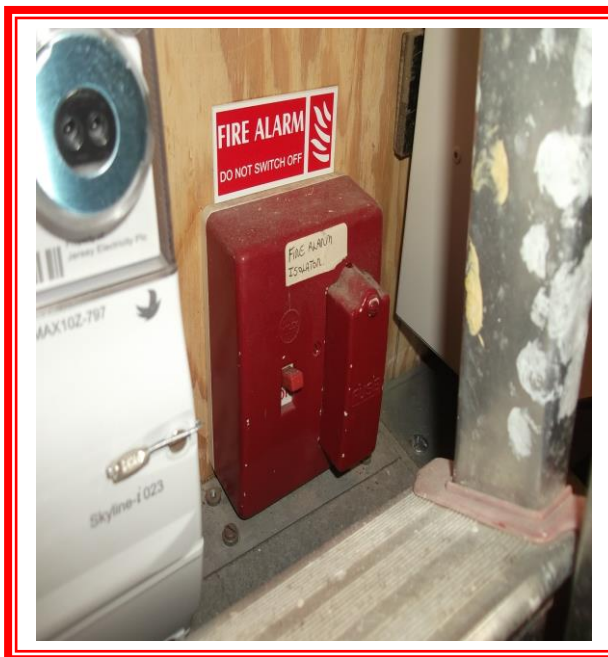
Roof Type	Pitched
Roof Materials	Asbestos Tiles
Soffits	Metal, Plastic
Fascia	Metal, Plastic
Walls	Block, Brick
Verge Under cloaking	None
Guttering	Metal, Plastic
Downpipes	Metal, Plastic
Window/Door frames	UPVC Modern
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	MMMF
Roof Underlining	Felt, Baton
Ceilings	Plasterboard
Walls <i>Internal</i>	Plasterboard
Floors	Heavy Duty Modern Lino and Carpets
Doors/Frames	Timber
Pipework/Insulation	Modern Throughout
Boxings	Timber, Plasterboard
Boiler Make	Industrial – Camray Utility
Flue Pipes	Modern Digitised
Storage Heaters	Metal
Electrical Boxes/Machinery	Modern Throughout
Ducting/Risers	None
Stairs	Timber
Lift Shafts	None
Other Materials	N/A

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Section 4: Positive and Presumed Photos Sheets

Item No: 8
Sample No: N/A
**Location: Ground Floor – Electrical and Services
Cupboard**


Material Description:	Flash Guard to Old Fuses	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	X 1	
Accessibility	High	Assessment Score
Product type:	Textile	1
Extent of Damage:	Unknown	3
Surface Treatment:	Sealed	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Unable to sample as live	

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Item No: 9
Sample No: N/A
**Location: Ground Floor – Electrical and Services
Cupboard**


Material Description:	Textiles Within Fuse Box	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	X 1	
Accessibility	High	Assessment Score
Product type:	Textile	1
Extent of Damage:	Unknown	3
Surface Treatment:	Sealed	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Unable to sample as live	

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Item No: 17
Sample No: GR001
Location: Main Cadet HQ Building – Externals


Material Description:	Roof Tiles to Roof	
Identification:	Sampled – Asbestos Detected	
Approx. quantity:	300M2	
Accessibility	Low	<i>Assessment Score</i>
Product type:	Composite	1
Extent of Damage:	Good	0
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		2
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 20
Sample No: N/A
Location: Garage Shower Block – Externals


Material Description:	Roof Tiles to Roof	
Identification:	As Per sample GR001 – Asbestos Detected	
Approx. quantity:	50M2	
Accessibility	Low	<i>Assessment Score</i>
Product type:	Composite	1
Extent of Damage:	Good	0
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		2
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	Manage in accordance with CAR 2012	

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Item No: 21
Sample No: N/A
Location: Garage Shower Block – Ground Floor – Boiler Room


Material Description:	Textile Products to Boiler (Grey)	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	X 1	
Accessibility	Low	Assessment Score
Product type:	Textiles	1
Extent of Damage:	Unknown	3
Surface Treatment:	Sealed	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Unable to sample as live	

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Section 5: Negative Photos Sheets

Item No: 1
Sample No: N/A
Location: First Floor – Attic Space/Eaves


Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	High	<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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Item No: 2
Sample No: N/A
Location: First Floor – Stores Area


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:	Plywood Walls, Carpet Tiles	

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Item No: 3
Sample No: N/A
Location: First Floor – Stairwell and Cleaning Cupboard


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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Item No: 4
Sample No: N/A
Location: Ground Floor – Toilets x 3 and Corridor


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:	Fully modern fitted toilets, modern water tank and pipework within cupboard in corridor	

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Item No: 5
Sample No: N/A
Location: Ground Floor – Kitchen


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:	Fully Fitted, modernized kitchen	

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Item No: 6
Sample No: N/A
Location: Ground Floor – Aerospace Centre and Armoury


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:	Modern Throughout	

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Item No: 7
Sample No: N/A
Location: Ground Floor – Main Hall/Drill Hall


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:	Fully modernized, 1990's heaters with no asbestos products within	

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Item No: 10

Sample No: N/A

Location: Ground Floor – Meeting Room



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:	Fully modernized, modern wall heater mounted on wall	

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Item No: 11
Sample No: N/A
Location: Ground Floor – Offices


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:	Modern wall heaters and furnishings	

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Item No: 12
Sample No: N/A
Location: Ground Floor – Corridor Near Training Rooms


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:	Fitted Modern Lino Flooring	

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Item No: 13
Sample No: N/A
Location: Ground Floor – Senior Cadet Training Room


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:	Modern Wall Heater	

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Item No: 14
Sample No: N/A
Location: Ground floor – Leading Cadet Training Room


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:	Modern wall heater	

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Item No: 15
Sample No: N/A
Location: Ground Floor – Staff Cadet and Radio Training Room


Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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:	Modern throughout, heavy duty modern lino fitted to floor	

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Item No: 16
Sample No: N/A
Location: Ground floor – First Class Cadet Training Room


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:	Modern wall heater	

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Item No: 18
Sample No: N/A
**Location: Garage Shower Block – Ground Floor –
Showers and Toilets**


Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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:	Modern Throughout	

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Item No: 19

Sample No: N/A

Location: Garage Shower Block – Ground Floor – Main Garage Area



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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:	Fully modernized new ceiling in 2018	

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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 The Lord Sandhurst Hall, Jersey, JE3 8FJ in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 6th December 2019 by Glyn Rosser 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: J181789 FI: 1
Your Ref: 2481
Date: 19/12/2019

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: Lord Sandhurst Hall, Jersey, JE3 8FJ
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 18th December 2019
Date analysed: 19th December 2019
Analyst/s: Matt Hurst
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.

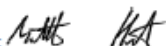
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
GR001	BS593356	Main Cadet HQ Building - Externals - Roof Tiles to Roof	Yes	Chrysotile

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

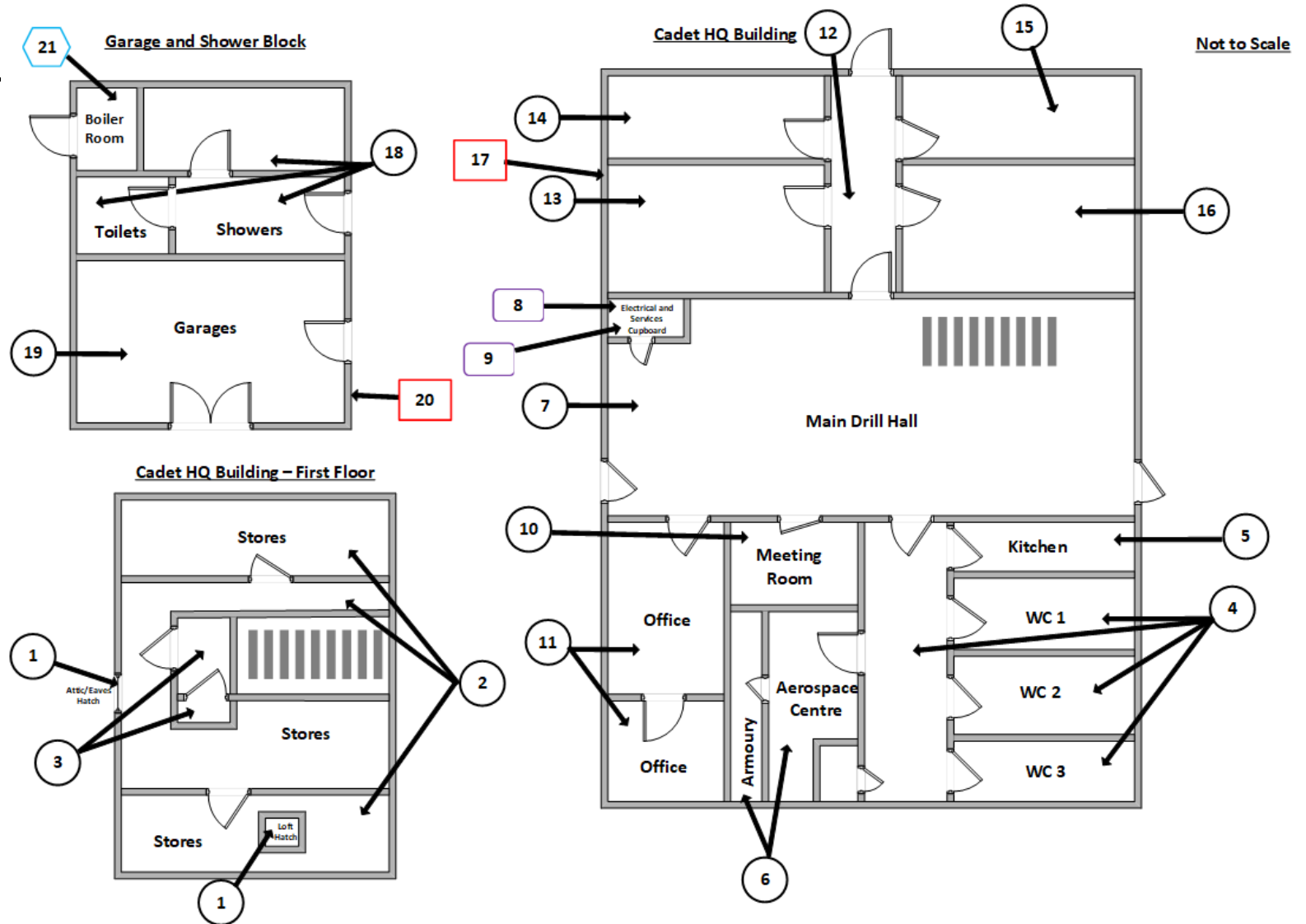
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Section 12: Site Plan



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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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: Glyn Rosser

Date: 24.01.2020

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: 24.01.2020

Report Compiled By

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

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