

Project Number A-00708 (3700)

**Re-Inspection
Asbestos Survey Report**

**125 Cheltenham
Horse fair Street
Gloucestershire
GL53 8JU**



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 Caxton Business Park Warmley BS30 8XJ	
Contact Name:	Kelvin Walker	Contact Name:	Chloe Smith
Tel: 01823 250116	Fax: N/A	Tel: 01173012650	Fax: N/A

Site Address:		Report Author:	
125 Cheltenham Horse fair Street Gloucestershire GL53 8JU		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Kelvin Walker	Contact Name:	Emma Humphreys
Tel: 01823 250116	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
David Kelly	

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Section 2: Executive Summary

No samples were taken during this survey.

In addition to the above sampled items, the following items have either been "Previously Sampled", "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:

The following items have 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:

Status	Sample Type	Location
Previously Sampled	Cement Debris - Cement Product	External Floor 001
Previously Sampled	Cement Under cloaking - Cement Product	External Roof 001

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

Concrete construction with a pitched tiled roof.

Caveat for no access areas

All areas accessed.

EXTERNAL MATERIALS

Roof Type	Pitched
Roof Materials	Ceramic Tiles
Soffits	Timber
Fascia	Timber
Walls	Pebble dashed Concrete
Verge Under cloaking	Cement
Guttering	Plastic
Downpipes	Plastic
Window/Door frames	uPVC
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	Fiberglass
Roof Underlining	Non asbestos felt
Ceilings	Plasterboard
Walls <i>Internal</i>	Plasterboard
Floors	Concrete, Lino, Tiles
Doors/Frames	Timber
Pipework/Insulation	N/A
Boxings	None
Boiler Make	None
Flue Pipes	None
Storage Heaters	Modern Heaters
Electrical Boxes/Machinery	Modern Boxes
Ducting/Risers	None
Stairs	None
Lift Shafts	N/A
Other Materials	N/A

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Section 4: Positive, Presumed or No Access Items

Item No:	1	Sample No:	N/A
Location:	External - Roof 001		



Material Description:	Cement Under cloaking - Cement Product	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	14 LM	
Accessibility	Difficult	Assessment Score
Product type:	Cement	1
Extent of Damage:	Slight / minor damage	1
Surface Treatment:	Unsealed Cement	1
Asbestos type:	Chrysotile	1
Material Assessment Score:		4
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	Section of under cloaking is loose. Previously sampled ref: Armour 17/7/19 Sample 4	

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Item No: 2

Sample No: N/A

Location: External - Floor 001



Material Description:	Cement Debris - Cement Product	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	<1 m ²	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Cement	1
Extent of Damage:	Moderate damage	2
Surface Treatment:	Unsealed Cement	1
Asbestos type:	Chrysotile	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Remove	
Comments:	Previously sampled ref: Armour 17/7/19 Sample 5. Debris is likely from the old roof material.	

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Section 5: Negative Items

No negative items were found during this survey.

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Section 6: Survey Objectives

Instructions were received from Kelvin Walker of Wessex RFCA to carry out a Re-Inspection asbestos survey at 125 Cheltenham, Horse fair Street, Gloucestershire, GL53 8JU in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 28 April 2021 to 29 April 2021 by David Kelly with the objective of facilitating a Re-Inspection report.

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Section 7: 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 may 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.

Due to the artex being non-homogenous, it is recommended to treat all areas as containing asbestos if you have a positive sample of artex.

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Section 8: Material Assessment Algorithm

Variable	Score	Examples
Product type	1	Vinyl, 'Bakelite', Cement, Textured Coating, Non-Friable Debris, Floor Tiles, Bitumen, Reinforced Plastics, Mastic (putty), Windowsills
	2	Asbestos Insulating Board, Paper, Rope, Burned Cement Debris, Flashguards, Gaskets
	3	Pipe Insulation, Spray Coating, Friable Debris, Loose Fill Asbestos
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, Unsealed Cement, Woven Material, Paper
	2	Unsealed AIB, Encapsulated Insulation, Encapsulated Pipe Lagging
	3	Unsealed Insulation, Spray Coating, Unsealed Pipe Lagging
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

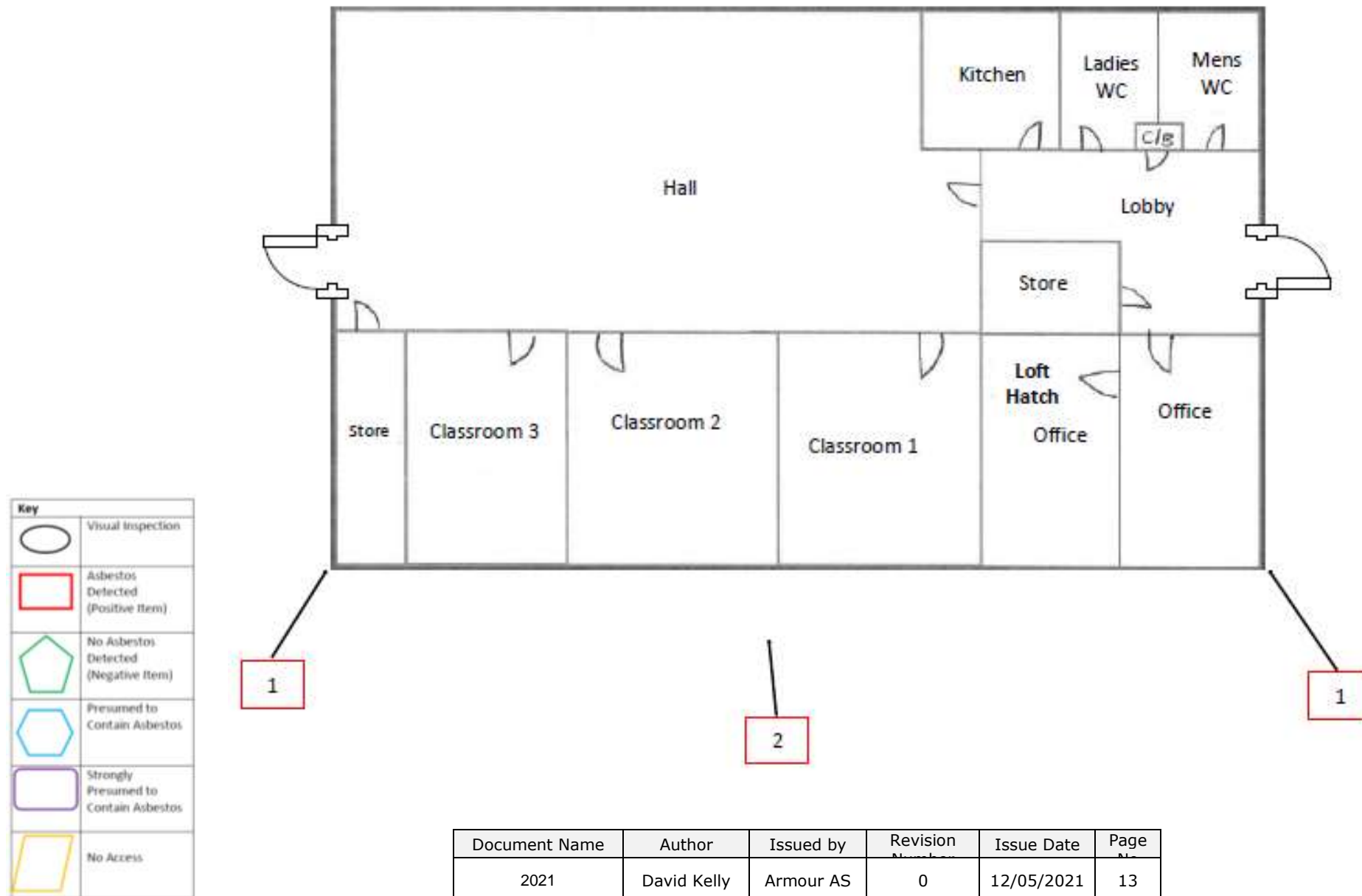


Section 9: Certificates of Bulk Analysis

No samples were taken during this survey.

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Section 10: 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 Will Fyles

Date: 11/05/2021

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 Kacey Lillis

Date: 09/05/21

Report Compiled By

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

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