

Project Number A-00528 (3700)

**Re-Inspection
Asbestos Survey Report**

**Dorset House
Clifton
Bristol
BS8 3NA**



Working in Partnership with Shield Services Group



Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	1

Contents

Section	
1	Contact Details
2	Executive Summary
3	Site Description & Survey Information
4	Positive, Presumed or No Access Items
5	Negative Photos Sheets
6	Survey Objectives
7	Survey Notes
8	Material Assessment Algorithm
9	Certificates of Bulk Analysis
10	Site Plan


Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	2



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:	
Dorset House Clifton Bristol BS8 3NA		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:
James Roberts	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	3



Section 2: Executive Summary

No samples were taken during this survey.

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:

Status	Sample Type	Location
Strongly Presumed	Void - No Access Gained	Sub-Basement Corridor 017
Previously Sampled	Door Panel - Insulating Board	Sub-Basement Boiler Room 018
Strongly Presumed	Electrical Boards - No Access Gained	Sub-Basement Gym 019
Previously Sampled	Pipework - Insulation	Basement Corridor 012
Strongly Presumed	Electric Boards - No Access Gained	Basement Corridor 013
Previously Sampled	Gas Shelf - Insulating Board	Basement Corridor 014
Strongly Presumed	Lift - No Access Gained	Basement Lift 015
Strongly Presumed	Electric Boards - No Access Gained	Ground Floor Corridor 011
Previously Sampled	Door Panel - Insulating Board	First Floor Stairwell 007
Strongly Presumed	Electric Boards - No Access Gained	First Floor Stairwell 008
Previously Sampled	Fireplace - Insulating Board	Second Floor Administration Office 003
Strongly Presumed	Electric Boards - No Access Gained	Second Floor Circulation Corridor 004
Previously Sampled	Panels - Insulating Board	Third Floor Stairwell 001
Strongly Presumed	Electrical Services - No Access Gained	Third Floor Circulation Corridor 002

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.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	4

Section 3: Site Description & Survey Information

Brief description on the general building construction

Stone construction with a pitched roof building is very old built around the 1800s

Caveat for no access areas

re-Inspection

EXTERNAL MATERIALS

Roof Type	Pitched
Roof Materials	Not in Scope
Soffits	Not in Scope
Fascia	Wood
Walls	Stone
Verge Under cloaking	None
Guttering	Metal, Plastic
Downpipes	Metal, Plastic
Window/Door frames	Timber
Other Materials	None

INTERNAL MATERIALS

Loft Insulation	MMMF
Roof Underlining	Modern Sarking Felt
Ceilings	Concrete, Plasterboard , Suspended
Walls <i>Internal</i>	Plasterboard, Brick, Block, Stone
Floors	Wood ,Concrete
Doors/Frames	Wood
Pipework/Insulation	Metal, MMMF pipe insulation
Boxings	Not in Scope
Boiler Make	Not in Scope
Flue Pipes	Not in Scope
Storage Heaters	live no access
Electrical Boxes/Machinery	Modern and Old live
Ducting/Risers	Not in Scope
Stairs	Concrete , Wood
Lift Shafts	live
Other Materials	None

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	5

Section 4: Positive, Presumed or No Access Items

Item No:	1	Sample No:	N/A
Location:	Third Floor - Stairwell 001		



Material Description:	Panels - Insulating Board	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	14 m ²	
Accessibility	Easy	<i>Assessment Score</i>
Product type:	Asbestos Insulating Board	2
Extent of Damage:	Slight / minor damage	1
Surface Treatment:	Encapsulated AIB	1
Asbestos type:	Amosite, Chrysotile	2
Material Assessment Score:		6
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Areas have been encapsulated	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	6

Item No: 2 **Sample No:** N/A

Location: Third Floor - Circulation corridor 002



Material Description:	Electrical services - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	2 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Friable Debris	3
Extent of Damage:	Good	0
Surface Treatment:	Woven Material	1
Asbestos type:	Presumed	3
Material Assessment Score:		7
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	Unable to sample due to electrical services being live	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	7

Item No: 3 **Sample No:** N/A

Location: Second Floor - Administration office 003



Material Description:	Fire place - Insulating Board	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	1 m ²	
Accessibility	Easy	Assessment Score
Product type:	Asbestos Insulating Board	2
Extent of Damage:	Good	0
Surface Treatment:	Encapsulated AIB	1
Asbestos type:	Amosite	2
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	small amounts of damage and vent is sealed edges have also been encapsulated	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	8

Item No: 4 **Sample No:** N/A

Location: Second Floor - Circulation corridor 004



Material Description:	Electric boards - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Rope	2
Extent of Damage:	Good	0
Surface Treatment:	Woven Material	1
Asbestos type:	Presumed	3
Material Assessment Score:		6
Priority Assessment Score:		Low
Action:	Manage	
Comments:	No access into electrical services as services are live	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	9

Item No: 7 **Sample No:** N/A

Location: First Floor - Stairwell 007



Material Description:	Door panel - Insulating Board	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	2 m ²	
Accessibility	Easy	Assessment Score
Product type:	Asbestos Insulating Board	2
Extent of Damage:	Good	0
Surface Treatment:	Encapsulated AIB	1
Asbestos type:	Amosite	2
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Door infill panel were a door once was	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	10

Item No: 8 **Sample No:** N/A

Location: First Floor - Stairwell 008



Material Description:	Electric boards - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Rope	2
Extent of Damage:	Good	0
Surface Treatment:	Woven Material	1
Asbestos type:	Presumed	3
Material Assessment Score:		6
Priority Assessment Score:		Low
Action:	Manage	
Comments:	No access into electricity services as electric is live	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	11

Item No: 11

Sample No: N/A

Location: Ground Floor - Corridor 011



Material Description:	Electric boards - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Rope	2
Extent of Damage:	Good	0
Surface Treatment:	Woven Material	1
Asbestos type:	Presumed	3
Material Assessment Score:		6
Priority Assessment Score:		Low
Action:	Manage	
Comments:	No access into electricity services as they are live	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	12

Item No: 12

Sample No: N/A

Location: Basement - Corridor 012



Material Description:	Pipework - Insulation	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	25 LM	
Accessibility	Easy	<i>Assessment Score</i>
Product type:	Pipe Insulation	3
Extent of Damage:	Good	0
Surface Treatment:	Encapsulated Insulation	2
Asbestos type:	Amosite	2
Material Assessment Score:		7
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	Pipes were sampled on last visit. The pipes have been encapsulated	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	13

Item No: 13

Sample No: N/A

Location: Basement - Corridor 013



Material Description:	Electric boards - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	20 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Rope	2
Extent of Damage:	Good	0
Surface Treatment:	Woven Material	1
Asbestos type:	Presumed	3
Material Assessment Score:		6
Priority Assessment Score:		Low
Action:	Manage	
Comments:	No access into electricity services as services are live	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	14

Item No: 14

Sample No: N/A

Location: Basement - Corridor 014



Material Description:	Gas shelf - Insulating Board	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	1 m ²	
Accessibility	Medium	Assessment Score
Product type:	Asbestos Insulating Board	2
Extent of Damage:	Good	0
Surface Treatment:	Encapsulated AIB	1
Asbestos type:	Amosite	2
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	1 x panel where gas meter was	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	15

Item No: 15 **Sample No:** N/A

Location: Basement - Lift 015



Material Description:	Lift - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Medium	<i>Assessment Score</i>
Product type:	Friable Debris	3
Extent of Damage:	Good	0
Surface Treatment:	Encapsulated AIB	1
Asbestos type:	Presumed	3
Material Assessment Score:		7
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	No access as lift is live	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	16

Item No: 17

Sample No: N/A

Location: Sub-Basement - Corridor 017



Material Description:	Void - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	Unknow	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Asbestos Insulating Board	2
Extent of Damage:	Good	0
Surface Treatment:	Unsealed AIB	2
Asbestos type:	Presumed	3
Material Assessment Score:		7
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	A boarded product within void	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	17

Item No: 18

Sample No: N/A

Location: Sub-Basement - Boiler room 018



Material Description:	Door panel - Insulating Board	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	1 m ²	
Accessibility	Medium	Assessment Score
Product type:	Asbestos Insulating Board	2
Extent of Damage:	Slight / minor damage	1
Surface Treatment:	Encapsulated AIB	1
Asbestos type:	Amosite	2
Material Assessment Score:		6
Priority Assessment Score:		Low
Action:	Manage	
Comments:	A boarded product above door in boiler room	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	18

Item No: 19

Sample No: N/A

Location: Sub-Basement - Gym 019



Material Description:	Electrical Boards - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Rope	2
Extent of Damage:	Good	0
Surface Treatment:	Woven Material	1
Asbestos type:	Presumed	3
Material Assessment Score:		6
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Electrical boxes are live and no access	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	19

Section 5: Negative Items

Item No:	5	Sample No:	N/A
Location:	Second Floor - Corridor 005		



Material Description:	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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	20

Item No: 6

Sample No: N/A

Location: First Floor - Bar Store 006



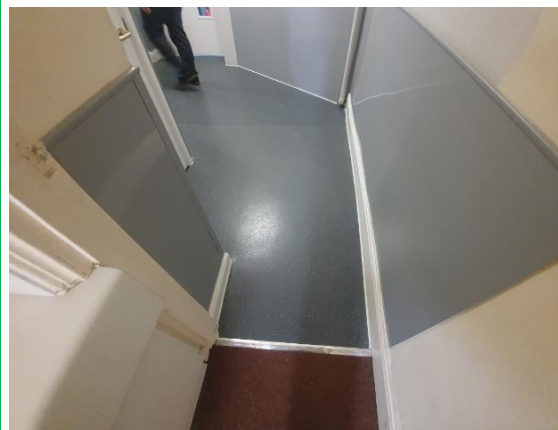
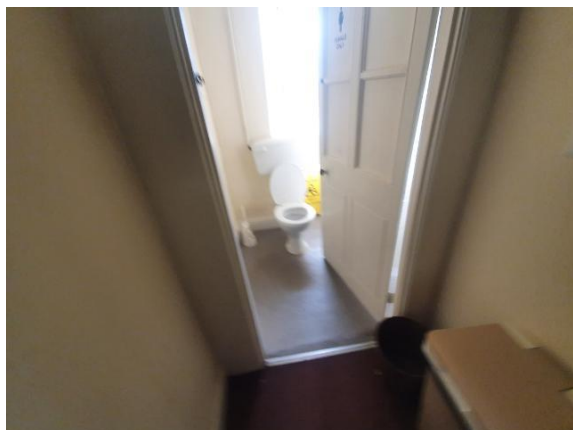
Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	The bar area electrical services were installed and tested in 2018	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	21

Item No: 9

Sample No: N/A

Location: Ground Floor - Men's Wc and lobby 009



Material Description:	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:	This area has recently be renovated	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	22

Item No: 10

Sample No: N/A

Location: Ground Floor - Corridor 010



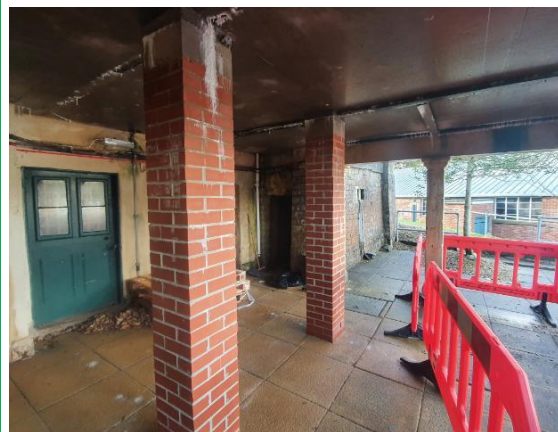
Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	This area has recently been renovated	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	23

Item No: 16

Sample No: N/A

Location: External - Outside 016



Material Description:	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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	24



Section 6: Survey Objectives

Instructions were received from Kelvin Walker of Wessex RFCA to carry out a Re-Inspection asbestos survey at Dorset House, Clifton, Bristol, BS8 3NA in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 02 February 2021 by James Roberts with the objective of facilitating a Re-Inspection report.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	25



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.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	26

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



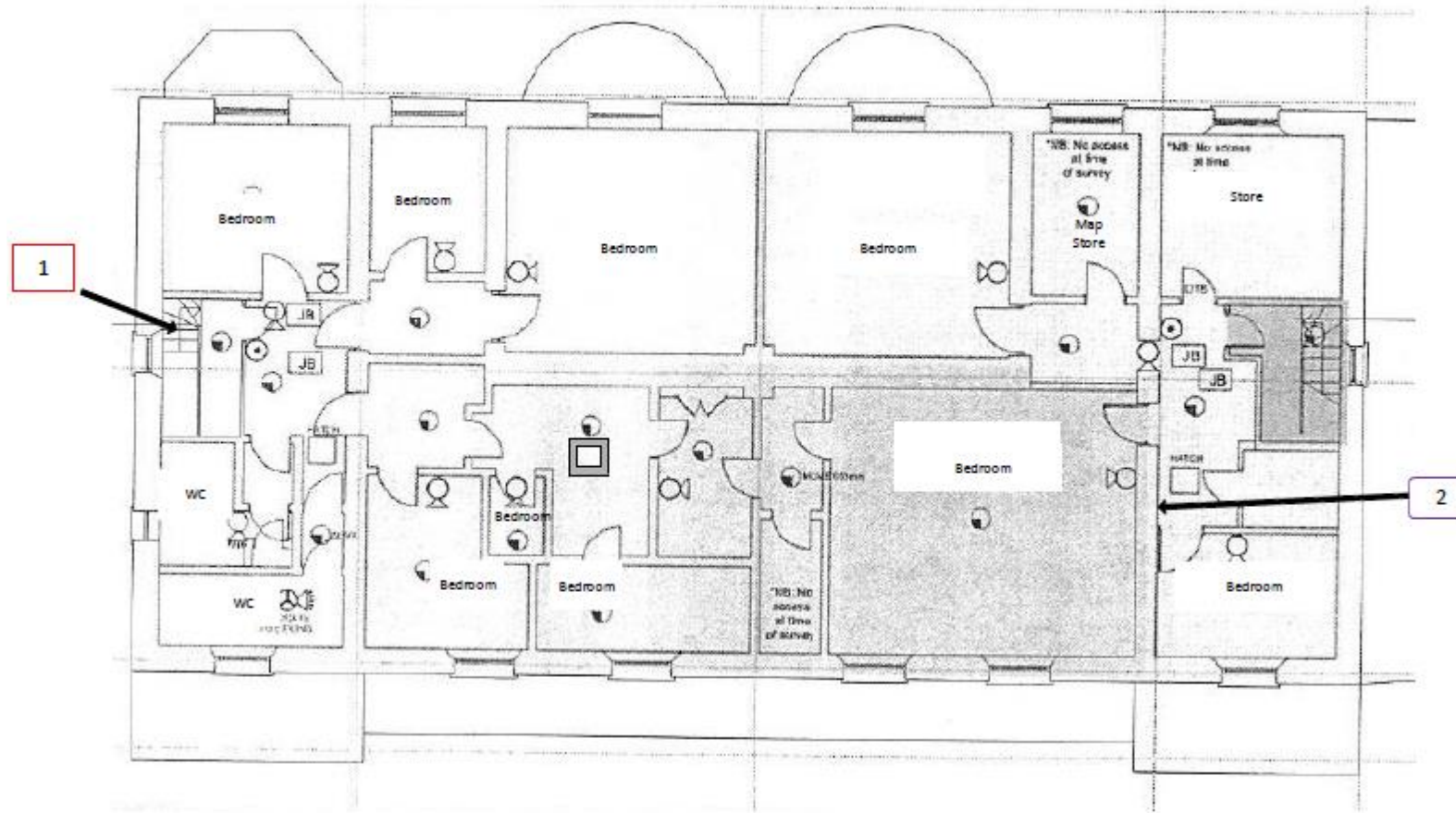
Section 9: Certificates of Bulk Analysis







No samples were taken during this survey.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	28

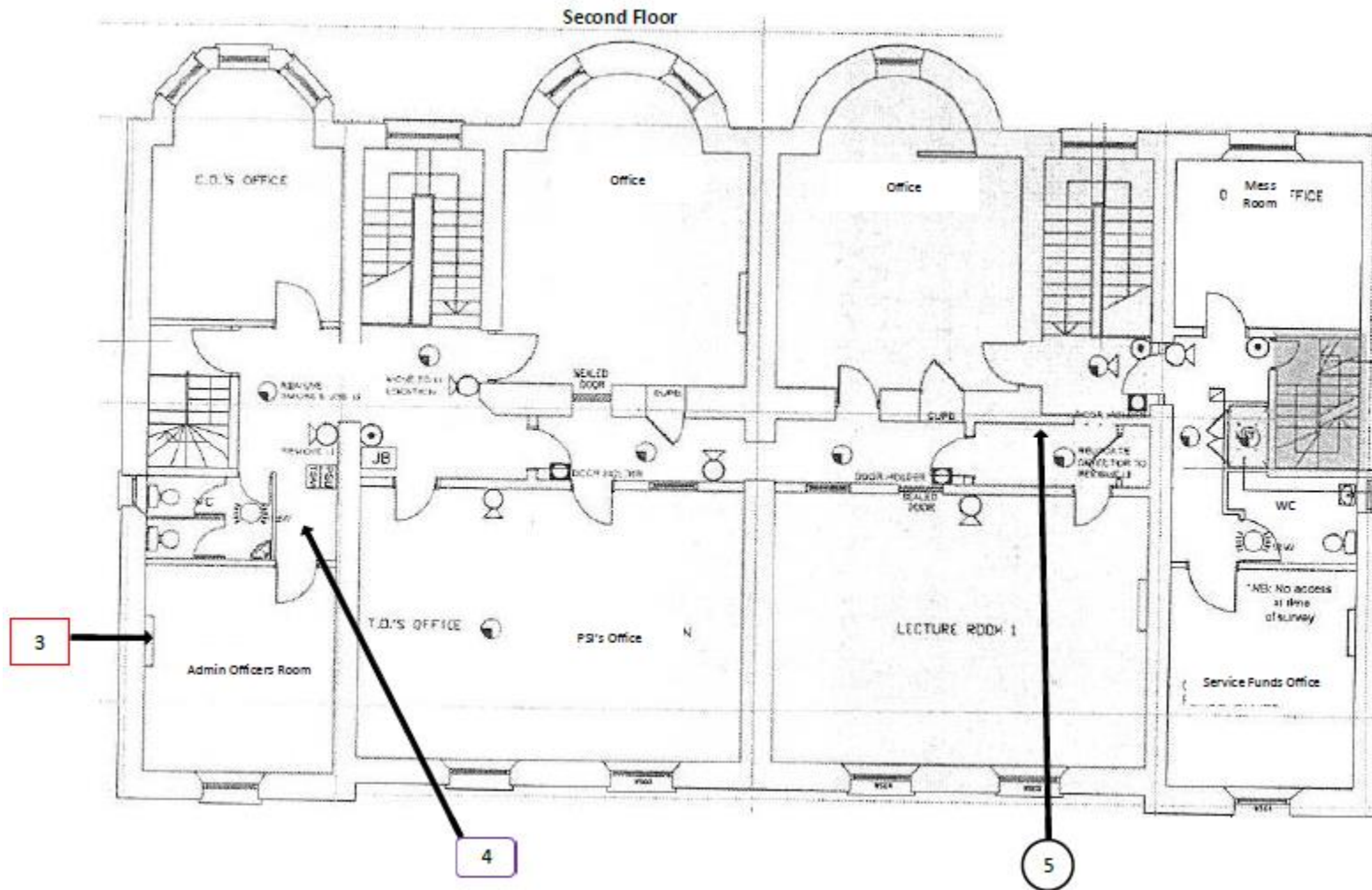
Section 10: Site Plan

Third Floor



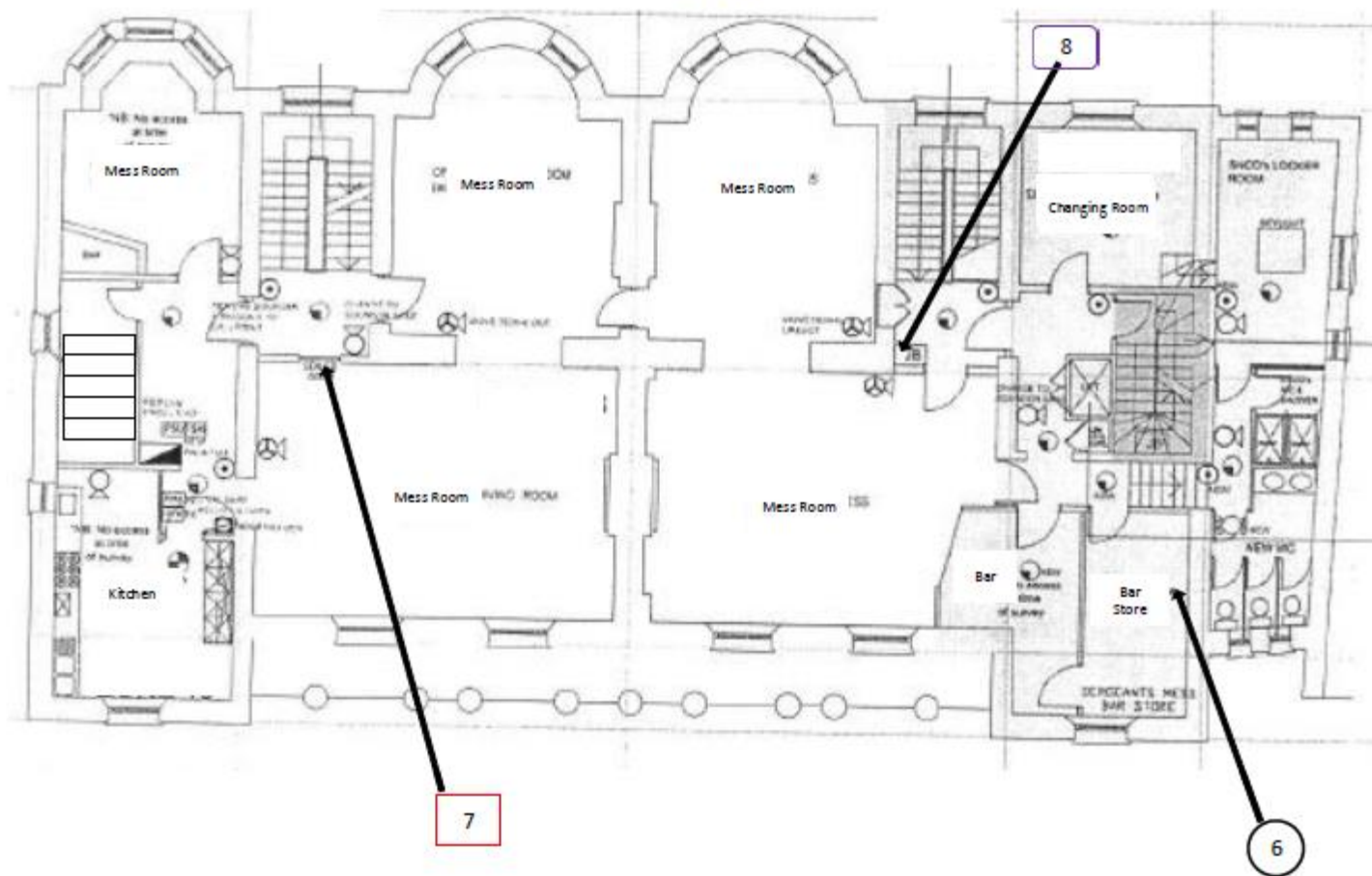
Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access







Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	29



Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	30

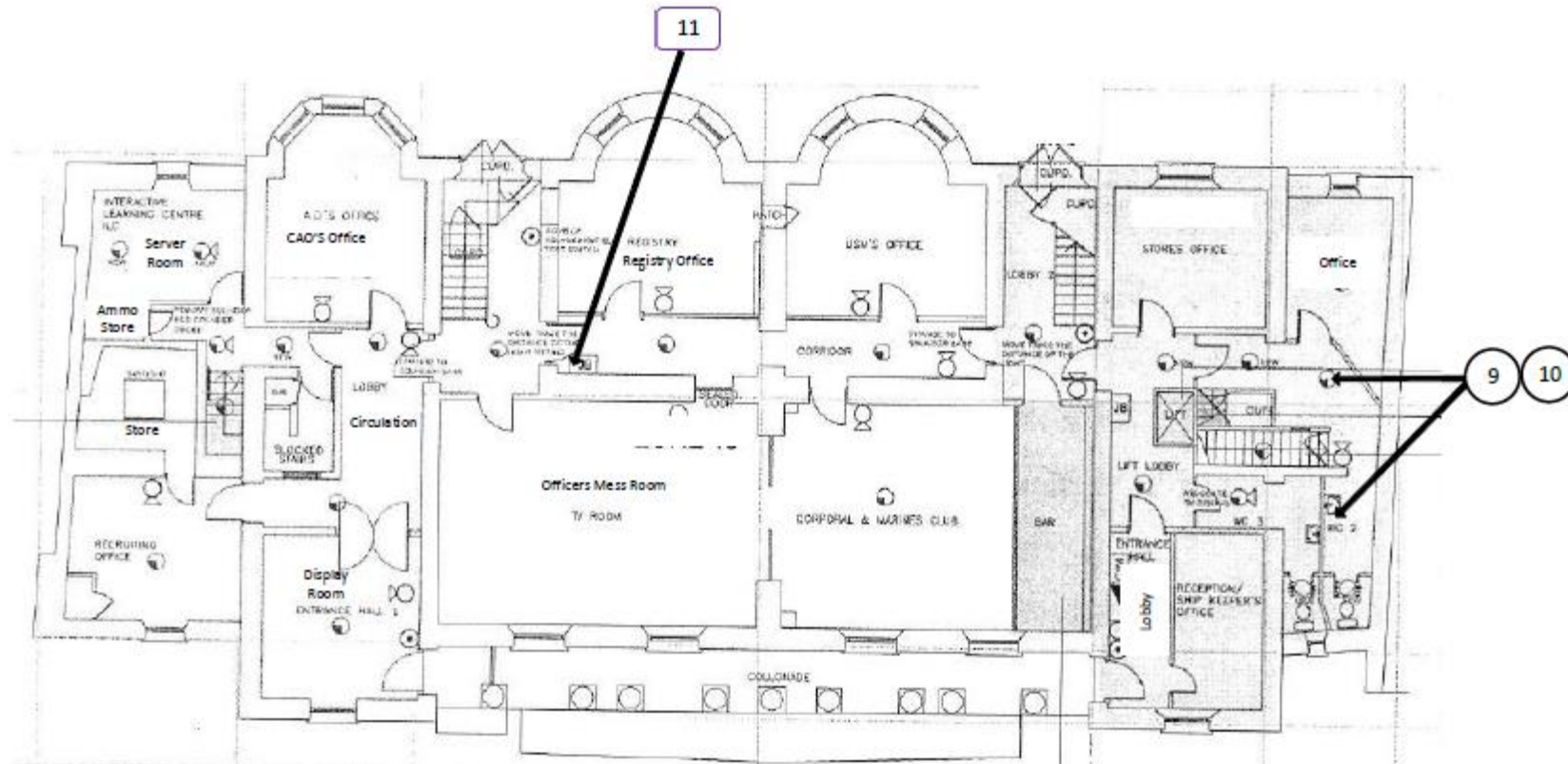
First Floor









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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	31

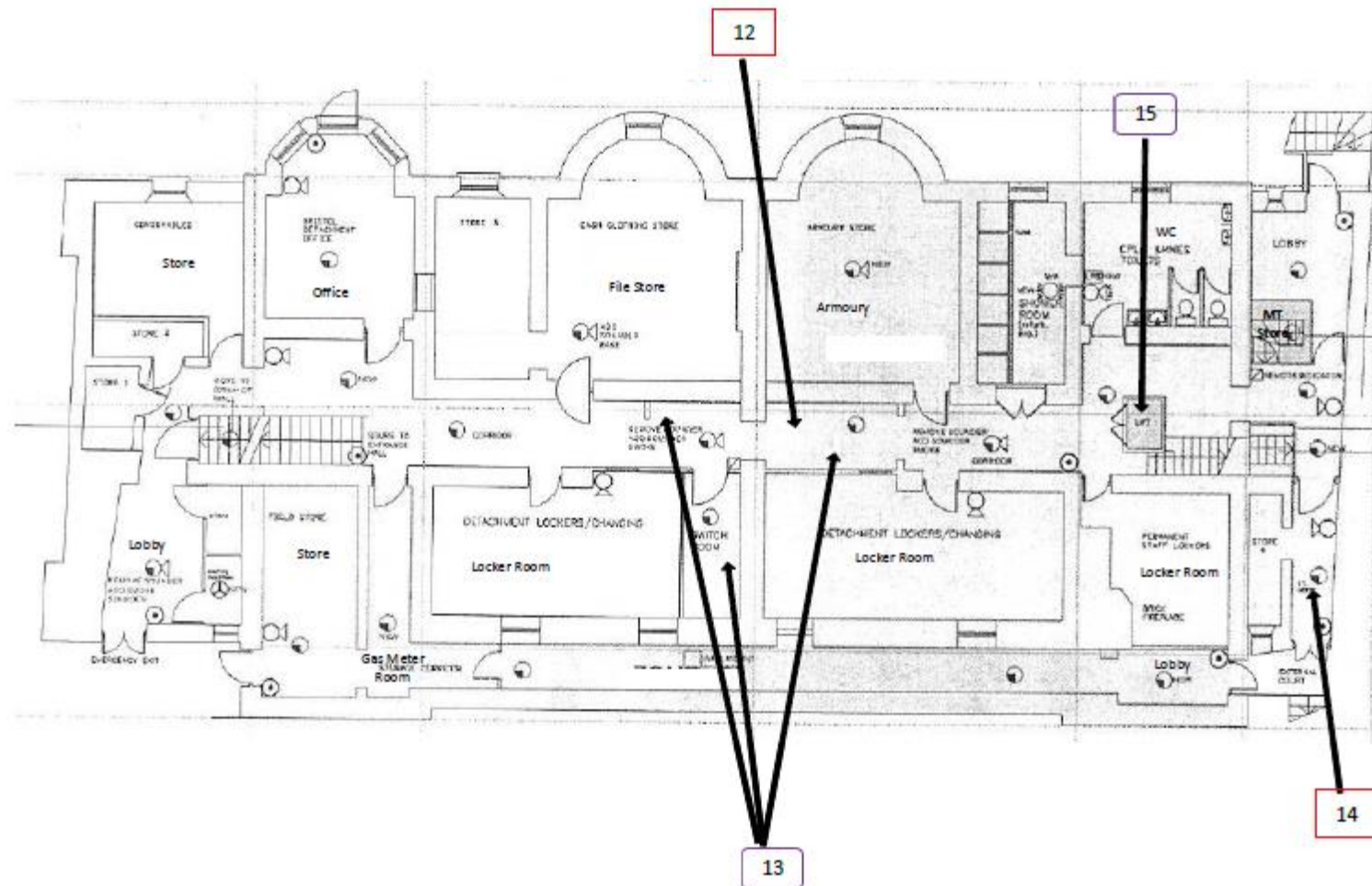
Ground Floor









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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	32

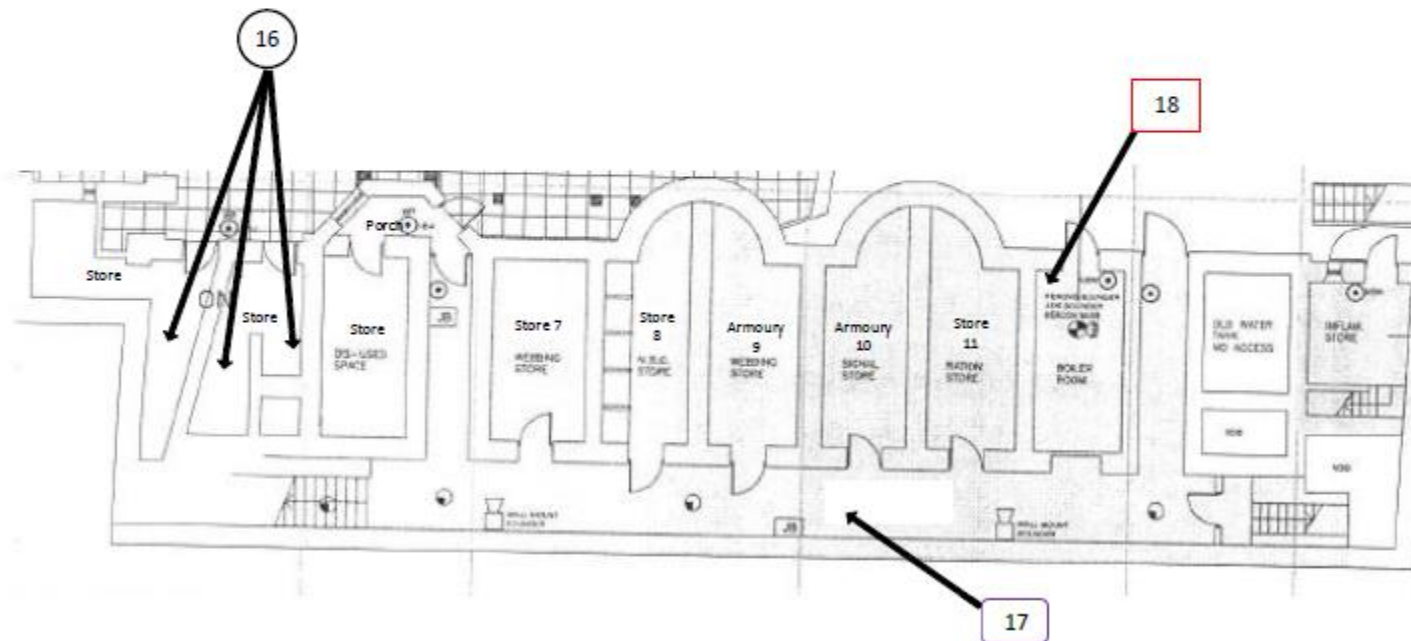
Basement









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

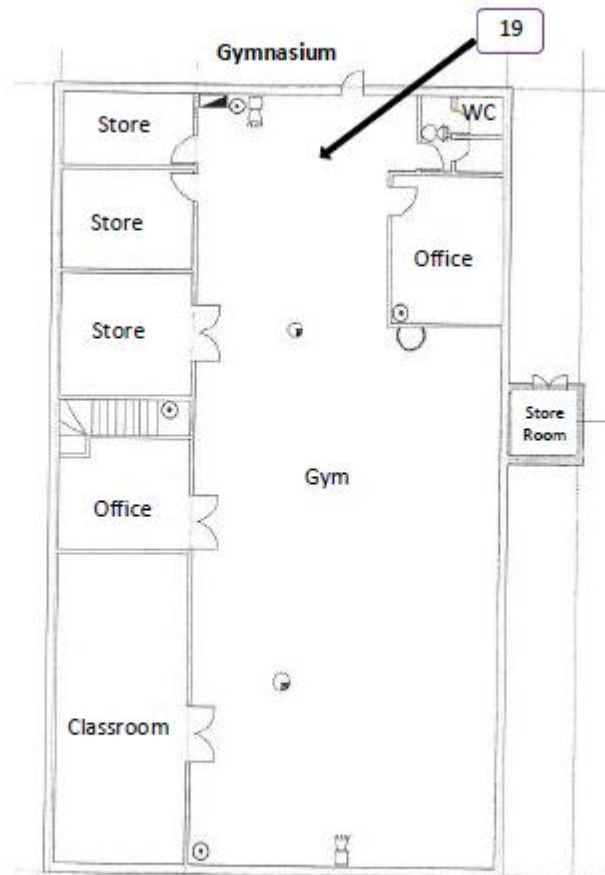
Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	33







Sub Basement



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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	34



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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	35



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: James Roberts

Date: 09.02.2021

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: Emma Humphreys

Date: 03.02.2021

Report Compiled By

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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	James Roberts	Armour AS	0	09/02/2021	36