



**Project Number 2481**

**Management  
Asbestos Survey Report**

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



*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**

No Samples were taken during this survey.

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

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

Brick construction with a pitched tiled roof.

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

N/A.

### **EXTERNAL MATERIALS**

Roof Type	Pitched
Roof Materials	Slate Tiles
Soffits	Timber
Fascia	Timber
Walls	Brick
Verge Under cloaking	N/A
Guttering	Metal
Downpipes	Plastic
Window/Door frames	Timber
Other Materials	N/A

### **INTERNAL MATERIALS**

Loft Insulation	Fiberglass
Roof Underlining	Non-Asbestos Felt
Ceilings	Plasterboard
Walls <i>Internal</i>	Brick
Floors	Carpet, Screed
Doors/Frames	Timber
Pipework/Insulation	Armaflex
Boxings	Timber
Boiler Make	Modern - Vaillant
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Modern
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**

No Positive or Presumed items were found during this survey.

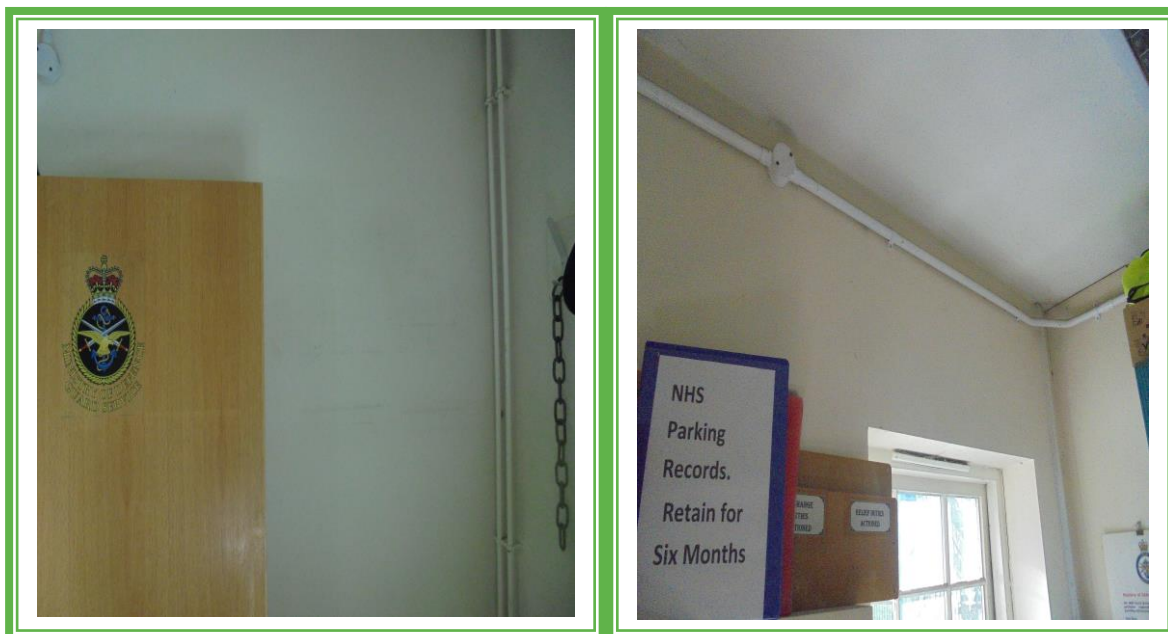
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## Section 5: Negative Photos Sheets

**Item No: 1**

**Sample No: N/A**

**Location: Server Room**



<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: 2**

**Sample No: N/A**

**Location: Kitchen**



<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>	Modern sink pad. Modern Valliant boiler	

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**Item No: 3****Sample No: N/A****Location: Office 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: N/A****Location: Guard Room**

<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>	N/A	

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**Item No: 5****Sample No: N/A****Location: Loft Space**

<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>	Limited access into loft due to size of hatch. Non-asbestos roof felt	

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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 21<sup>st</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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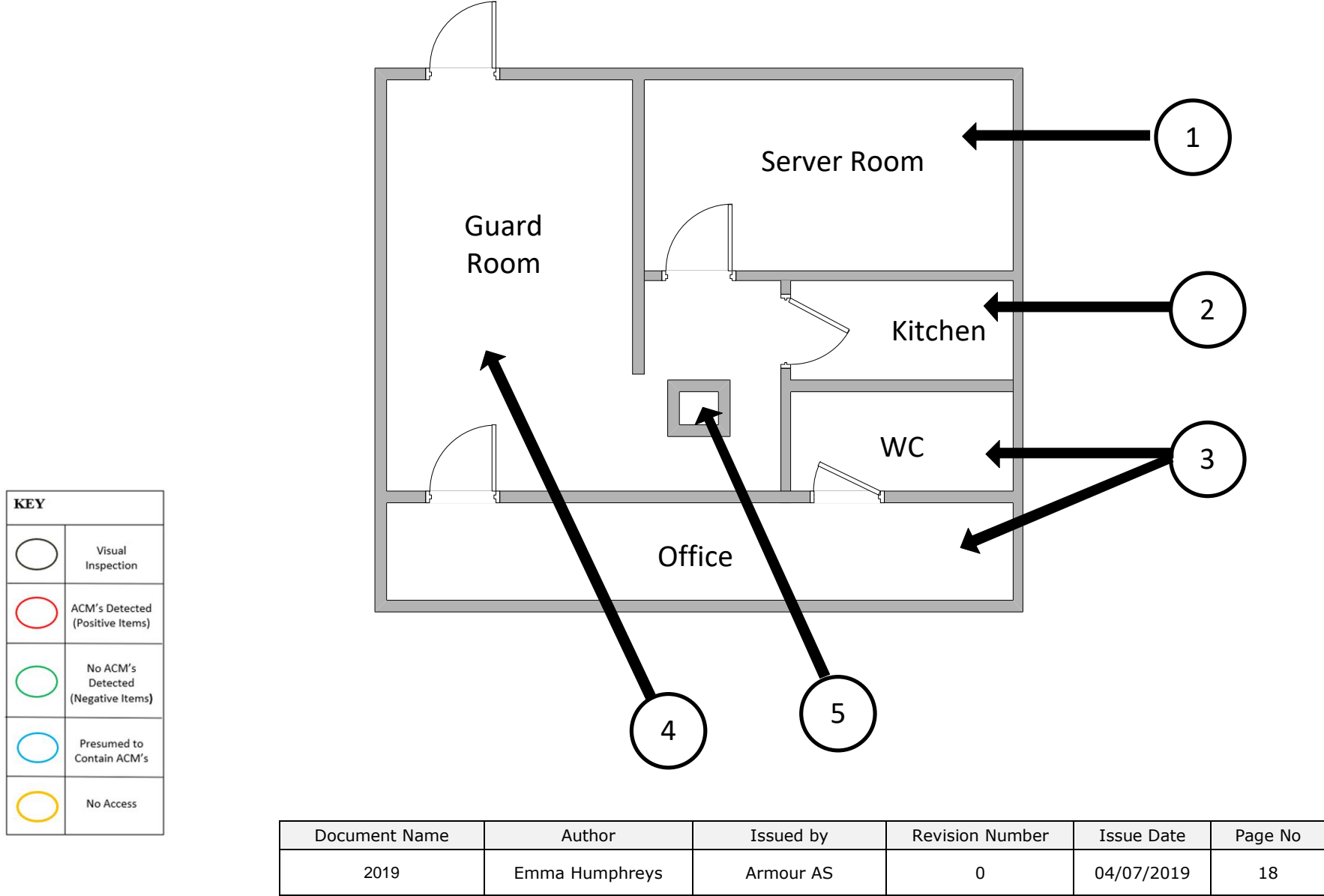


## **Section 11: Certificates of Bulk Analysis**

No Samples were taken during this survey.

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# Section 12: Site Plan





**ARMOUR**  
ANALYTICAL SERVICES

**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: 03/07/2019**

**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: 03.07.2019**

**Report Compiled By**

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

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