

**Project Number A-00566 (3700)**

**Re-Inspection  
Asbestos Survey Report**

**Totnes Platoon  
Totnes  
Devon  
TQ9 5XW**



Working in Partnership with Shield Services Group

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

<b>Site Address:</b>		<b>Report Author:</b>	
Totnes Platoon Totnes Devon TQ9 5XW		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
<b>Contact Name:</b>	Kelvin Walker	<b>Contact Name:</b>	Emma Humphreys
<b>Tel:</b> 01823 250116	<b>Fax:</b> N/A	<b>Mobile:</b> 07468535836	

<b>Lead Surveyor's Name:</b>	<b>Lead Surveyor's Authorising Signature:</b>
David Kelly	

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## **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
Previously Sampled	Panel to Fireplace - Cement Product	Ground Floor Office 002
Previously Sampled	Sink Pad - Bituminous Product	Ground Floor Kitchen 003
Presumed	Incinerator Unit - No Access Gained	Ground Floor Ladies WC 005
Previously Sampled	Profiled Roof - Cement Product	Ground Floor WC's x 2 and Corridor 006
Presumed	Heaters - Insulating Board	Ground Floor Drill Hall 007
Strongly Presumed	Profiled Roof - Cement Product	Ground Floor Drill Hall 008
Presumed	All - No Access Gained	Ground Floor Armoury 009
Presumed	All - No Access Gained	Ground Floor Caretakers Flat - All Rooms 010
Previously Sampled	Panels above Fire Exit Door - Insulating Board	First Floor Corridor 001
Previously Sampled	Profiled Roof - Cement Product	First Floor Firing Range 004
Strongly Presumed	Profiled Roof - Cement Product	External Store 011
Strongly Presumed	Profiled Roof - Cement Product	External Shed 012
Strongly Presumed	Cement Tiles & Profiled Roof - Cement Product	External Main Hall 013
Strongly Presumed	Guttering - Cement Product	External Range 014

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**

Brick construction with a pitched tile and profiled cement roof

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

No access within the caretakers flat as it is not known where the key is.  
No access within the Armoury as it is alarmed and there was no key on site.

### **EXTERNAL MATERIALS**

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

### **INTERNAL MATERIALS**

Loft Insulation	Fiberglass
Roof Underlining	Non-Asbestos Felt
Ceilings	Plasterboard, Lath and Plaster
Walls <i>Internal</i>	Plasterboard, Block
Floors	Lino, Tiles, Screed, Timber
Doors/Frames	Timber
Pipework/Insulation	Copper, Armaflex
Boxings	Timber
Boiler Make	N/A
Flue Pipes	N/A
Storage Heaters	No Access Within Heaters
Electrical Boxes/Machinery	Modern
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	N/A
Other Materials	N/A

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## Section 4: Positive, Presumed or No Access Items

<b>Item No:</b>	<b>1</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Corridor 001		



<b>Material Description:</b>	Panels above Fire Exit Door - Insulating Board	
<b>Identification:</b>	Previously Sampled - Asbestos Detected	
<b>Approx. quantity:</b>	2 no	
<b>Accessibility</b>	Difficult	Assessment Score
<b>Product type:</b>	Asbestos Insulating Board	2
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed AIB	2
<b>Asbestos type:</b>	Amosite	2
<b>Material Assessment Score:</b>		7
<b>Priority Assessment Score:</b>		Medium
<b>Action:</b>	Encapsulate	
<b>Comments:</b>	Previously sampled ref: Armour 23/10/19 - Sample DK/3	

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

**Location:** Ground Floor - Office 002



<b>Material Description:</b>	Panel to Fireplace - Cement Product	
<b>Identification:</b>	Previously Sampled - Asbestos Detected	
<b>Approx. quantity:</b>	<1 m <sup>2</sup>	
<b>Accessibility</b>	Easy	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Previously sampled ref: Armour 23/10/19 - Sample DK/7	

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

**Location:** Ground Floor - Kitchen 003



<b>Material Description:</b>	Sink Pad - Bituminous Product	
<b>Identification:</b>	Previously Sampled - Asbestos Detected	
<b>Approx. quantity:</b>	1 no	
<b>Accessibility</b>	Medium	<i>Assessment Score</i>
<b>Product type:</b>	Bitumen	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Non-friable	0
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		3
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Previously sampled ref: Armour 23/10/19 - Sample DK/9	

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**Item No:** 4

**Sample No:** N/A

**Location:** First Floor - Firing Range 004



<b>Material Description:</b>	Profiled Roof - Cement Product	
<b>Identification:</b>	Previously Sampled - Asbestos Detected	
<b>Approx. quantity:</b>	112 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Previously sampled ref: Armour 23/10/19 - Sample DK/10	

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**Item No:** 5

**Sample No:** N/A

**Location:** Ground Floor - Ladies WC 005



<b>Material Description:</b>	Incinerator Unit - No Access Gained	
<b>Identification:</b>	Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	1 no	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Asbestos Insulating Board	2
<b>Extent of Damage:</b>	Major damage	3
<b>Surface Treatment:</b>	Unsealed Insulation	3
<b>Asbestos type:</b>	Amosite, Chrysotile	2
<b>Material Assessment Score:</b>		10
<b>Priority Assessment Score:</b>		High
<b>Action:</b>	Manage	
<b>Comments:</b>	No access within live incinerator	

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**Item No:** 6 **Sample No:** N/A

**Location:** Ground Floor - WC's x 2 and Corridor 006



<b>Material Description:</b>	Profiled Roof - Cement Product	
<b>Identification:</b>	Previously Sampled - Asbestos Detected	
<b>Approx. quantity:</b>	30 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Previously sampled ref: Armour 23/10/19 - Sample DK/12	

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

**Location:** Ground Floor - Drill Hall 007



<b>Material Description:</b>	Heaters - Insulating Board	
<b>Identification:</b>	Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	4 no	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Asbestos Insulating Board	2
<b>Extent of Damage:</b>	Major damage	3
<b>Surface Treatment:</b>	Unsealed Insulation	3
<b>Asbestos type:</b>	Amosite, Chrysotile	2
<b>Material Assessment Score:</b>		10
<b>Priority Assessment Score:</b>		High
<b>Action:</b>	Manage	
<b>Comments:</b>	No access within live heaters	

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**Item No:** 8

**Sample No:** N/A

**Location:** Ground Floor - Drill Hall 008



<b>Material Description:</b>	Profiled Roof - Cement Product	
<b>Identification:</b>	Strongly Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	40 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Above suspended ceiling	

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**Item No:** 9

**Sample No:** N/A

**Location:** Ground Floor - Armoury 009



<b>Material Description:</b>	All - No Access Gained	
<b>Identification:</b>	Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	1 no	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Pipe Insulation	3
<b>Extent of Damage:</b>	Major damage	3
<b>Surface Treatment:</b>	Unsealed Insulation	3
<b>Asbestos type:</b>	Amosite, Chrysotile, Crocidolite	3
<b>Material Assessment Score:</b>		12
<b>Priority Assessment Score:</b>		High
<b>Action:</b>	Further Investigation Needed	
<b>Comments:</b>	No access as no key is kept on site	

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**Item No:** 10

**Sample No:** N/A

**Location:** Ground Floor - Caretakers Flat - All Rooms 010



<b>Material Description:</b>	All - No Access Gained	
<b>Identification:</b>	Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	1 no	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Pipe Insulation	3
<b>Extent of Damage:</b>	Major damage	3
<b>Surface Treatment:</b>	Unsealed Insulation	3
<b>Asbestos type:</b>	Amosite, Chrysotile, Crocidolite	3
<b>Material Assessment Score:</b>		12
<b>Priority Assessment Score:</b>		High
<b>Action:</b>	Further Investigation Needed	
<b>Comments:</b>	No access as it is unknown where key is located	

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**Item No:** 11

**Sample No:** N/A

**Location:** External - Store 011



<b>Material Description:</b>	Profiled Roof - Cement Product	
<b>Identification:</b>	Strongly Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	6 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Previously sampled ref: Armour 23/10/19 - Sample DK/12	

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**Item No:** 12

**Sample No:** N/A

**Location:** External - Shed 012



<b>Material Description:</b>	Profiled Roof - Cement Product	
<b>Identification:</b>	Strongly Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	4 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	Previously sampled ref: Armour 23/10/19 - Sample DK/12	

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**Item No:** 13

**Sample No:** N/A

**Location:** External - Main Hall 013



<b>Material Description:</b>	Cement Tiles & Profiled Roof - Cement Product	
<b>Identification:</b>	Strongly Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	110 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	N/A	

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**Item No:** 14

**Sample No:** N/A

**Location:** External - Range 014



<b>Material Description:</b>	Guttering - Cement Product	
<b>Identification:</b>	Strongly Presumed to Contain Asbestos	
<b>Approx. quantity:</b>	28 LM	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Priority Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	N/A	

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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 Totnes Platoon, Totnes, Devon, TQ9 5XW in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 02 March 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
<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



## **Section 9: Certificates of Bulk Analysis**

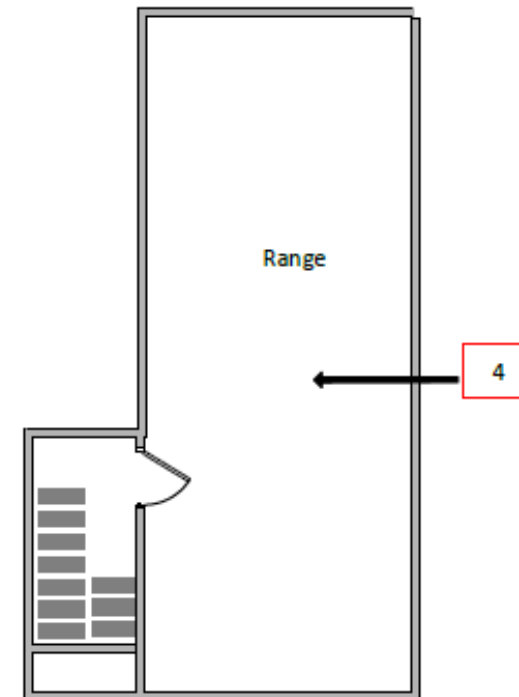
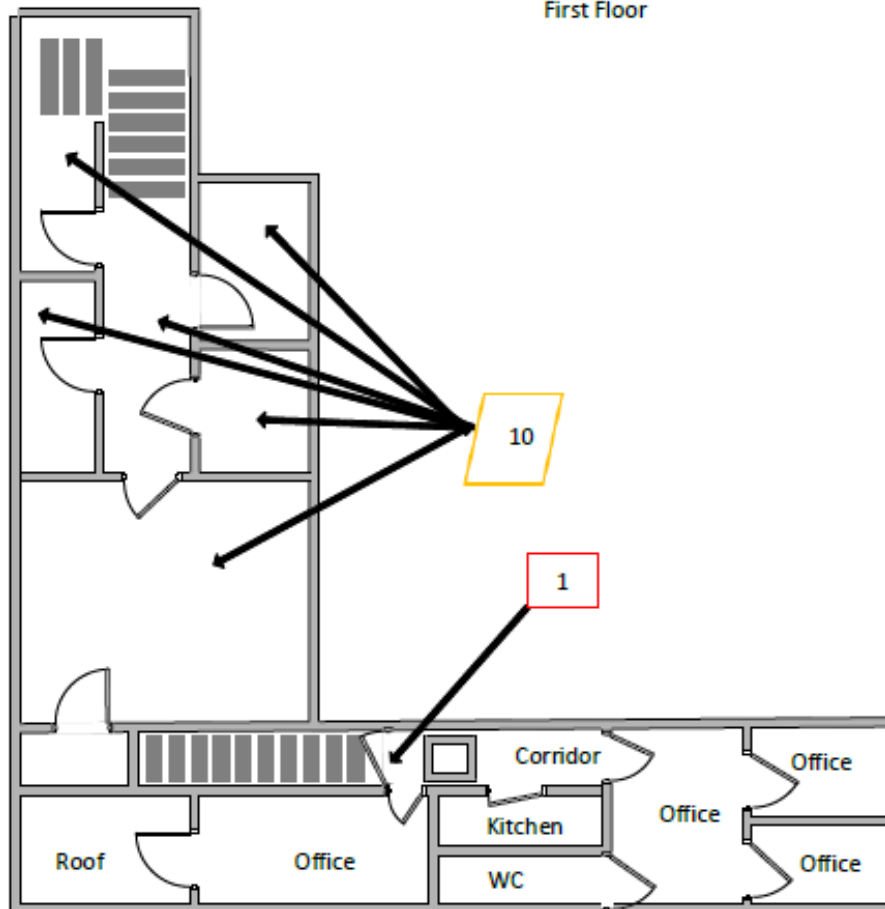
No samples were taken during this survey.

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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

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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: 04.03.2021**

**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: 04.03.2021**

**Report Compiled By**

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

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