

Project Number A-00540 (3700)

**Re-Inspection
Asbestos Survey Report - Revised**

**2391 Parkstone
Poole
Dorset
BH12 4HY**



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		Wessex RFCA Mount House Mount Street Taunton TA1 3QE	
Contact Name:	Kelvin Walker	Contact Name:	Kelvin Walker
Tel: 01823 250 116	Fax: N/A	Tel: 01823 250 116	Fax: N/A

Site Address:		Report Author:	
2391 Parkstone Poole Dorset BH12 4HY		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Kelvin Walker	Contact Name:	Andrea Bansee
Tel: 01823 250116	Fax: N/A	Mobile: 07468 535 836	

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.

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	Undercloaking - Cement Product	External Roof 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.

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Section 3: Site Description & Survey Information

Brief description on the general building construction

1980's modern brick building.

Caveat for no access areas

All areas accessed.

EXTERNAL MATERIALS

Roof Type	Pitched
Roof Materials	Slate, Felt, Baton
Soffits	Timber, Plastic
Fascia	Timber
Walls	Brick, Block
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Plastic
Window/Door frames	uPVC
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	MMMF
Roof Underlining	Felt
Ceilings	Plasterboard
Walls <i>Internal</i>	Block
Floors	Concrete, Vinyl
Doors/Frames	Timber
Pipework/Insulation	Modern, Bore
Boxings	Timber
Boiler Make	Modern
Flue Pipes	Plastic, Metal
Storage Heaters	None
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, Presumed or No Access Items

Item No:	2	Sample No:	N/A
Location:	External - Roof 002		

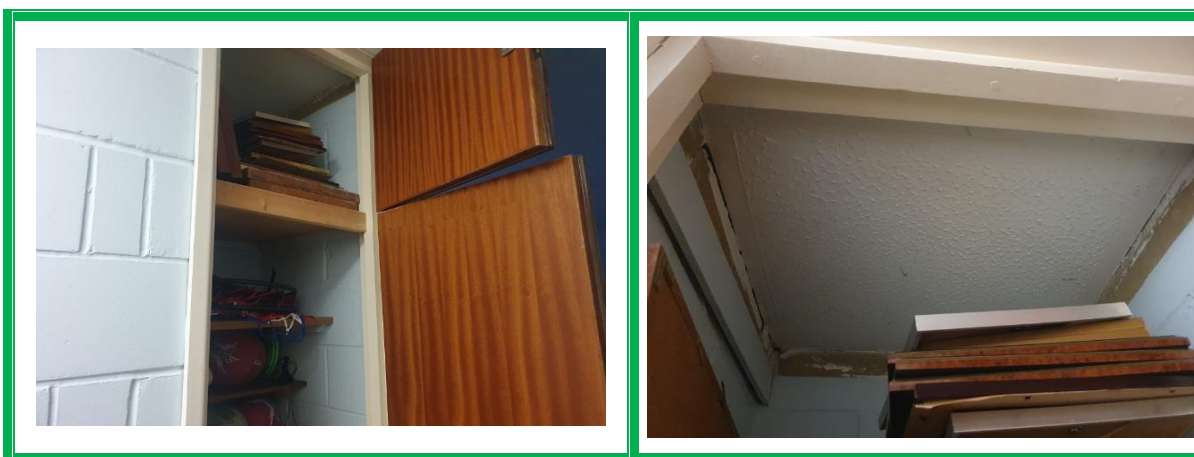


Material Description:	Undercloaking - Cement Product	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	6 LM	
Accessibility	Difficult	Assessment Score
Product type:	Cement	1
Extent of Damage:	Moderate damage	2
Surface Treatment:	Unsealed Cement	1
Asbestos type:	Chrysotile	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Previously sampled ref: Armour Sample	

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Section 5: Negative Items

Item No:	1	Sample No:	N/A
Location:	Ground Floor - Cupboard Opposite Kitchen 001		



Material Description:	Textured Coating to Ceiling	
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:	Previously sampled ref: Armour 23/10/19 Sample 1	

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Item No:	3	Sample No:	N/A
Location:	Ground Floor - Former Armoury Cupboard 003		



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:	Previously a no access area now accessed. No asbestos suspected.	

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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 2391 Parkstone, Poole, Dorset, BH12 4HY in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 18 February 2021 by David Kelly with the objective of facilitating a Re-Inspection report.

A survey, with the objective of accessing previously no accessed areas, was carried out on 18th October 2021 by David Kelly.

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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

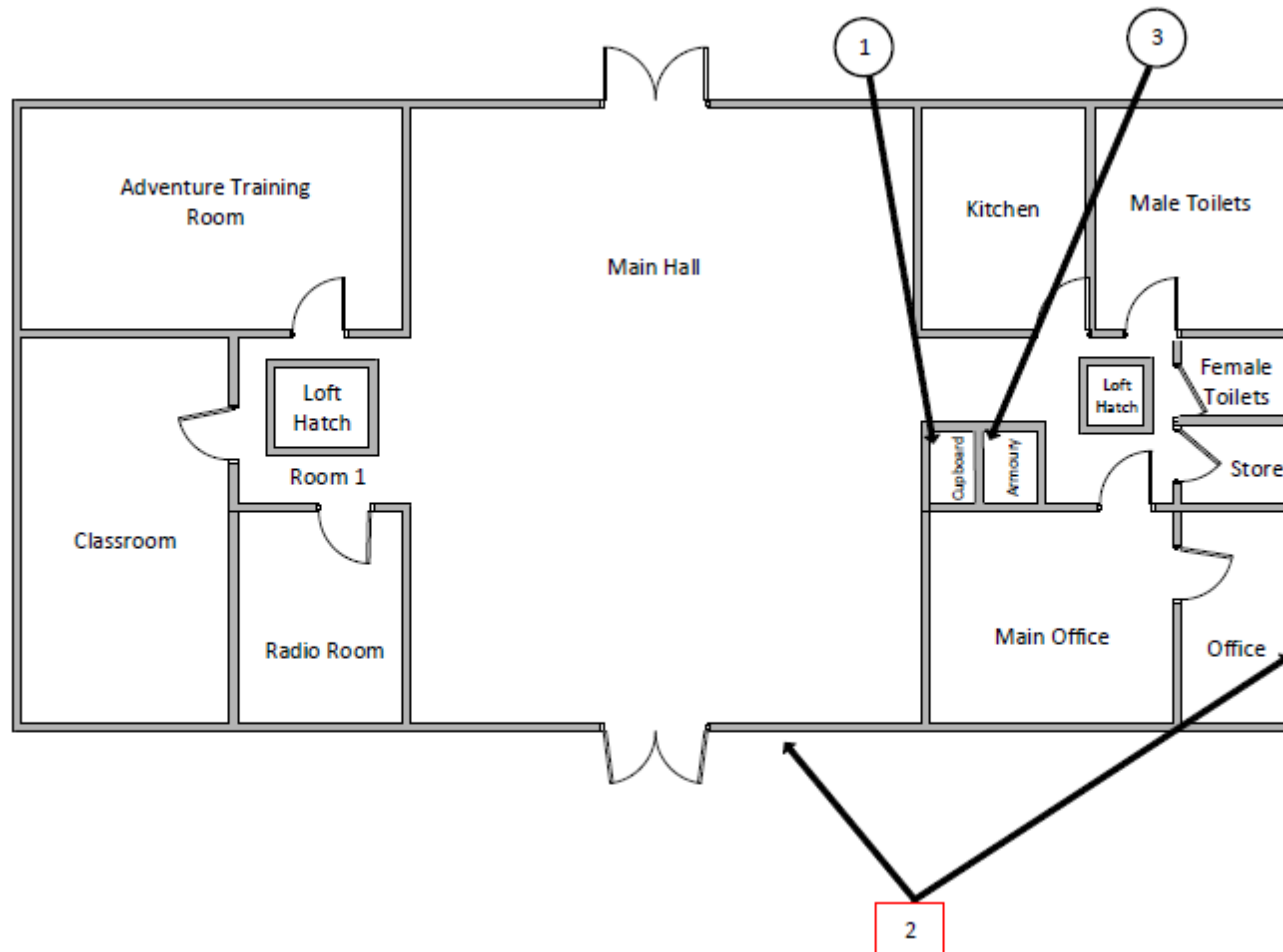








Section 9: Certificates of Bulk Analysis

No samples were taken during this survey.

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Section 10: Site Plan



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: 20/10/2021

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: Andrea Bansee

Date: 20/10/2021

Report Compiled By

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

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