

Project Number A-00552 (3700)

**Re-Inspection
Asbestos Survey Report**

**Tiverton Platoon
King Street
Devon
EX16 5JJ**



Working in Partnership with Shield Services Group

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	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	David Kelly	Armour AS	0	02/03/2021	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:	
Tiverton Platoon King Street Devon EX16 5JJ		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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	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
Presumed	Components within Gas Heater - Insulating Board	Ground Floor Hall 001
Presumed	Rope Seals within Skylights - Gaskets (rope/woven)	Ground Floor Store 002
Previously Sampled	Floor Tiles and Adhesive - Vinyl Products	Ground Floor Lobby and Circulation 003
Presumed	Components within Safe - Insulating Board	Ground Floor Store 004
Previously Sampled	Floor Tiles and Adhesive - Vinyl Products	Ground Floor Boiler Room & Cupboard 005
Presumed	Components within Boiler - Insulating Board	Ground Floor Boiler Room 006
Previously Sampled	Floor Tiles and Adhesive - Vinyl Products	Ground Floor Lobby, Office and Store 007
Previously Sampled	Lino Flooring under Carpet - Paper Product	Ground Floor Kitchen 008
Presumed	Components within Incinerator Unit - Insulating Board	Ground Floor Ladies WC 009
Previously Sampled	Flue Pipe - Cement Product	Ground Floor Ladies WC 010
Previously Sampled	Toilet Cistern - No asbestos suspected	Ground Floor Mens WC 011
Presumed	Components within Safe - Insulating Board	First Floor Office 014
Previously Sampled	Flue Pipe - Cement Product	External Outside Ladies WC 012
Presumed	Roof Tiles - Cement Product	External Roof to Hall 013

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	David Kelly	Armour AS	0	02/03/2021	4

Section 3: Site Description & Survey Information

Brief description on the general building construction

Brick and block construction with a pitched tiled roof.

Caveat for no access areas

No access within live electrics, safes, heaters or boilers. No safe access to inspect high level materials.

EXTERNAL MATERIALS

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

INTERNAL MATERIALS

Loft Insulation	Fiberglass
Roof Underlining	Non-Asbestos Felt
Ceilings	Plasterboard, Lath and Plaster, Plasterboard Suspended Ceiling Tiles
Walls <i>Internal</i>	Plasterboard, Brick, Timber
Floors	Timber, Screed, Carpet, Lino
Doors/Frames	Timber
Pipework/Insulation	MMMF
Boxings	Timber, Plasterboard, Supalux
Boiler Make	No Access Within Live Boilers
Flue Pipes	Metal, Cement
Storage Heaters	Gas Blow Heaters
Electrical Boxes/Machinery	Modern
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	N/A
Other Materials	N/A

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	5

Section 4: Positive, Presumed or No Access Items

Item No:	1	Sample No:	N/A
Location:	Ground Floor - Hall 001		



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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	6

Item No: 2

Sample No: N/A

Location: Ground Floor - Store 002



Material Description:	Rope Seals within Skylights - Gaskets (rope/woven)	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	2 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Rope	2
Extent of Damage:	Major damage	3
Surface Treatment:	Unsealed Insulation	3
Asbestos type:	Chrysotile	1
Material Assessment Score:		9
Priority Assessment Score:		N/A
Action:	Manage	
Comments:	No access due to height restrictions	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	7

Item No: 3

Sample No: N/A

Location: Ground Floor - Lobby and Circulation 003



Material Description:	Floor Tiles and Adhesive - Vinyl Products	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	8 m ²	
Accessibility	Easy	<i>Assessment Score</i>
Product type:	Vinyl	1
Extent of Damage:	Moderate damage	2
Surface Treatment:	Non-friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		4
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	Previously sampled ref: Armour 30/8/19 - Sample DK/2	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	8

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

Location: Ground Floor - Store 004



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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	9

Item No: 5

Sample No: N/A

Location: Ground Floor - Boiler Room and Cupboard 005



Material Description:	Floor Tiles and Adhesive - Vinyl Products	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	8 m ²	
Accessibility	Easy	<i>Assessment Score</i>
Product type:	Vinyl	1
Extent of Damage:	Major damage	3
Surface Treatment:	Non-friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Previously sampled ref: Armour 30/8/19 - Sample DK/2. Floor starting to break up. Remove broken tiles and consider removing all tiles	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	10

Item No: 6

Sample No: N/A

Location: Ground Floor - Boiler Room 006



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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	11

Item No: 7

Sample No: N/A

Location: Ground Floor - Lobby, Office and Store 007



Material Description:	Floor Tiles and Adhesive - Vinyl Products	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	30 m ²	
Accessibility	Easy	<i>Assessment Score</i>
Product type:	Vinyl	1
Extent of Damage:	Moderate damage	2
Surface Treatment:	Non-friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		4
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	Previously sampled ref: Armour 30/8/19 - Sample DK/6	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	12

Item No: 8

Sample No: N/A

Location: Ground Floor - Kitchen 008



Material Description:	Lino Flooring under Carpet - Paper Product	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	12 m ²	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Paper	2
Extent of Damage:	Moderate damage	2
Surface Treatment:	Paper	1
Asbestos type:	Chrysotile	1
Material Assessment Score:		6
Priority Assessment Score:		Low
Action:	Manage	
Comments:	Previously sampled ref: Armour 30/8/19 - Sample DK/7	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	13

Item No: 9

Sample No: N/A

Location: Ground Floor - Ladies WC 009



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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	14

Item No: 10

Sample No: N/A

Location: Ground Floor - Ladies WC 010



Material Description:	Flue Pipe - Cement Product	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	1 LM	
Accessibility	Medium	<i>Assessment Score</i>
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:	Previously sampled ref: Armour 30/8/19 - Sample DK/11	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	15

Item No: 12

Sample No: N/A

Location: External - Outside Ladies WC 012



Material Description:	Flue Pipe - Cement Product	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	7 LM	
Accessibility	Difficult	<i>Assessment Score</i>
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:	Previously sampled ref: Armour 30/8/19 - Sample DK/11	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	16

Item No: 13

Sample No: N/A

Location: External - Roof to Hall 013



Material Description:	Roof Tiles - Cement Product	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	270 m ²	
Accessibility	Difficult	<i>Assessment Score</i>
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:	No access to sample due to height restrictions	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	17

Item No: 14

Sample No: N/A

Location: First Floor - Office 014



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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	18

Section 5: Negative Items

Item No:	11	Sample No:	N/A
Location:	Ground Floor – Men's WC 011		



Material Description:	Toilet Cistern - No asbestos suspected	
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:	Toilet Cistern replaced	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	19



Section 6: Survey Objectives

Instructions were received from Kelvin Walker of Wessex RFCA to carry out a Re-Inspection asbestos survey at Tiverton Platoon, King Street, Devon, EX16 5JJ in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 24 February 2021 by David Kelly with the objective of facilitating a Re-Inspection report.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	20



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	David Kelly	Armour AS	0	02/03/2021	21

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

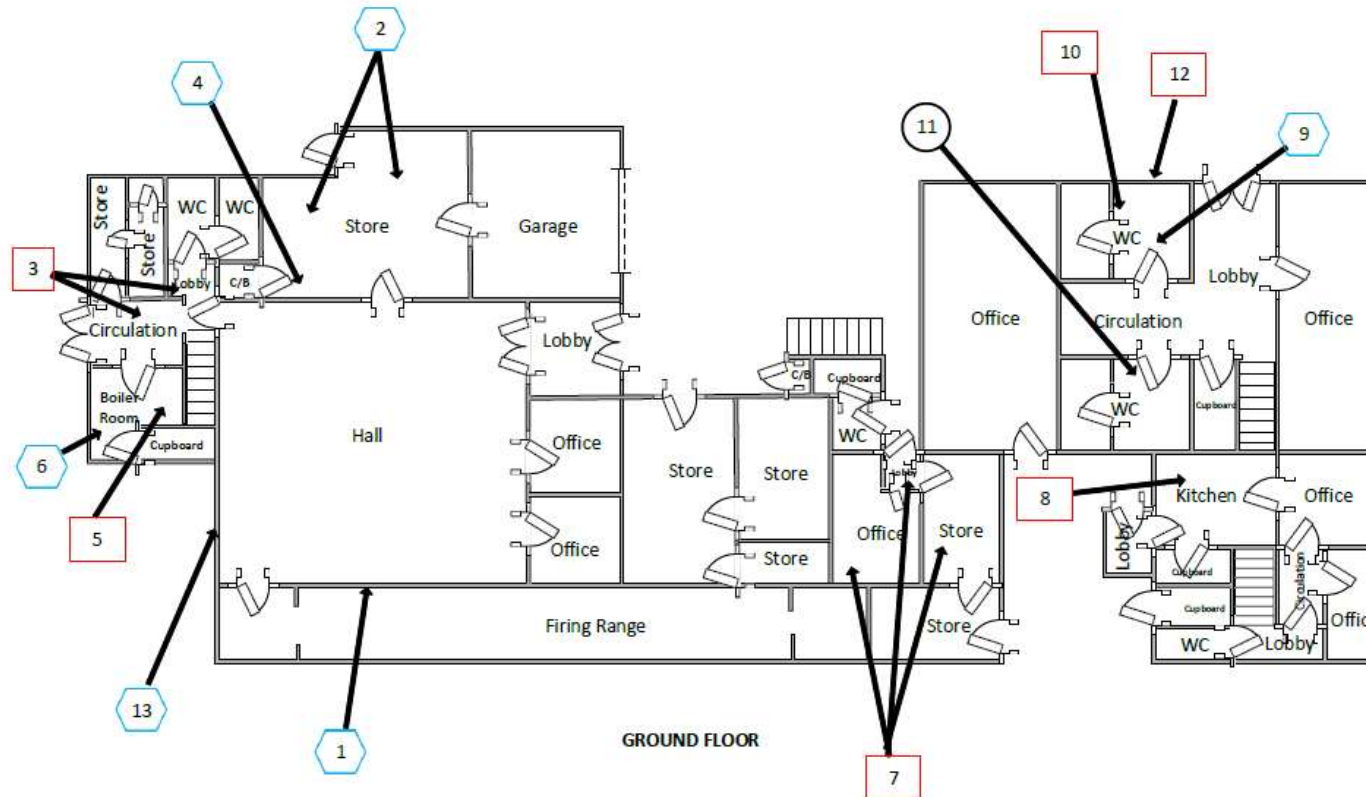


Section 9: Certificates of Bulk Analysis

No samples were taken during this survey.

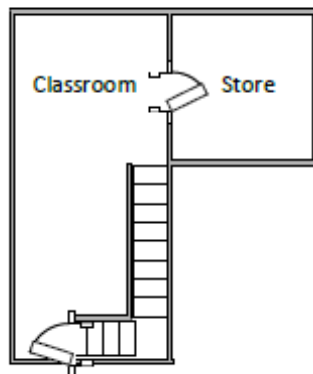
Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	23

Section 10: Site Plan

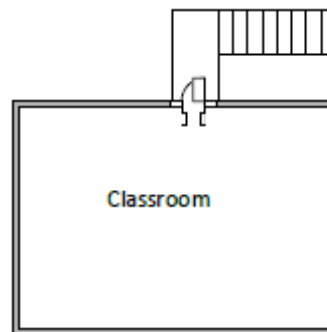


Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

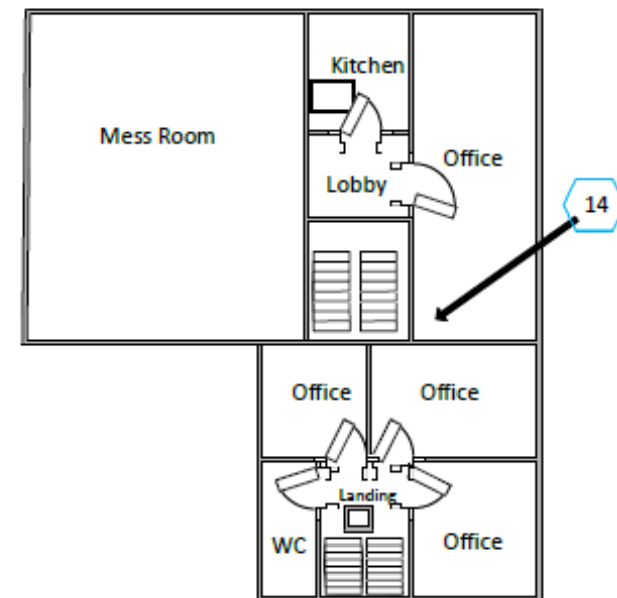
Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2021	David Kelly	Armour AS	0	02/03/2021	24



Above Boiler Room Area



Above Store Rooms



Office Area

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	David Kelly	Armour AS	0	02/03/2021	25



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: 02.03.2021

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: 01.03.2021

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	David Kelly	Armour AS	0	02/03/2021	26