



ARMOUR
ANALYTICAL SERVICES

Project Number 2481

**Management
Asbestos Survey Report**

**Weston-Super-Mare Platoon, Langford Road,
Weston-Super-Mare, Somerset, BS23 3PG**



Working in Partnership with Shield Environmental Services



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Section 1: Contact Details

Client Details:		Instructing Party:	
Wessex RFCA Mount House Mount Street Taunton TA1 3QE		Shield Environmental Shield House Caxton Business Park Crown Way Bristol BS30 8XJ	
Contact Name:	Sue Morrell	Contact Name:	Chloe Smith
Tel: 01823250115	Fax: N/A	Tel: 01173012650	Fax: N/A

Site Address:		Report Author:	
Weston-Super-Mare Platoon Langford Road Weston-Super-Mare Somerset BS23 3PG		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Steve Shelley	Contact Name:	Emma Humphreys
Tel: 07506196700	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
D. Kelly	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
DK/1	Toilet Cisterns	Army Cadet Hut WC'S X2	Amosite
DK/2	Insulation Board Panels on Ceiling	Army Cadet Hut Drill Hall and Mess Room	N.A.D.I.S
DK/3	Textured Coating to Ceiling	Air Cadet Hut Office	N.A.D.I.S
DK/4	Soffit Boards	Air Cadets Hut External	N.A.D.I.S

N.A.D.I.S – No Asbestos Detected in Sample

A.D – Asbestos Detected

In addition to the above sampled items, 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:

Item 3 – Ground Floor - Army Cadet Hut – WC – Toilet Seat - Not Possible to Sample as may Damage Seat

Item 9 – Ground Floor – Air Cadet Hut - Stores – No access as locked

Item 15 - Ground Floor – Air Cadet Hut - Stores – No access as locked

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

2 x Timber Frame Buildings with Pitched Profiled Metal Roofs.
 1 X Elliot Building, Constructed Circa 2013.

Caveat for no access areas

No Access Within Stores in Air Cadet Hut as Locked and No Key Was Available.

EXTERNAL MATERIALS

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

INTERNAL MATERIALS

Loft Insulation	Fiberglass
Roof Underlining	N/A
Ceilings	Plasterboard
Walls <i>Internal</i>	Plasterboard, Wood
Floors	Lino, Timber
Doors/Frames	Timber
Pipework/Insulation	N/A
Boxings	N/A
Boiler Make	N/A
Flue Pipes	N/A
Storage Heaters	Modern Electrics
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

Item No: 2

Sample No: DK/1

Location: Ground Floor - Army Cadet Hut – WC's X 2



Material Description:	Toilet Cisterns	
Identification:	Sampled – Asbestos Detected	
Approx. quantity:	2 X Cisterns	
Accessibility	Low	<i>Assessment Score</i>
Product type:	Composite	1
Extent of Damage:	Minor	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Amosite	2
Material Assessment Score:		4
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: Ground Floor - Army Cadet Hut - WC



Material Description:	Toilet Seat	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	1 X Seat	
Accessibility	High	Assessment Score
Product type:	Composite	1
Extent of Damage:	Good	0
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		2
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	Not Possible to Sample as May Damage the Integrity of The Seat	

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**Item No: 9****Sample No: N/A****Location: Ground Floor - Air Cadet Hut – Stores**

Material Description:	No Access Within Locked Room	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	1 X Room	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Investigation Required	
Comments:	No Key was Available During Survey	

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Item No: 15

Sample No: N/A

Location: Ground Floor - Air Cadet Hut – Stores



Material Description:	No Access Within Locked Room	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	1 X Room	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Investigation Required	
Comments:	No Key was Available During Survey	

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Section 5: Negative Photos Sheets

Item No: 1

Sample No: N/A

Location: Ground Floor - Army Cadet Hut – Lobby and Kitchen



Material Description:	Visual Inspection – 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:	Modern Electrics	

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Item No: 4

Sample No: DK/2

Location: Ground Floor - Army Cadet Hut – Drill Hall and Mess Room



Material Description:	Insulation Board Panels on Ceilings	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	6 X Panels (3M2 Total)	
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	

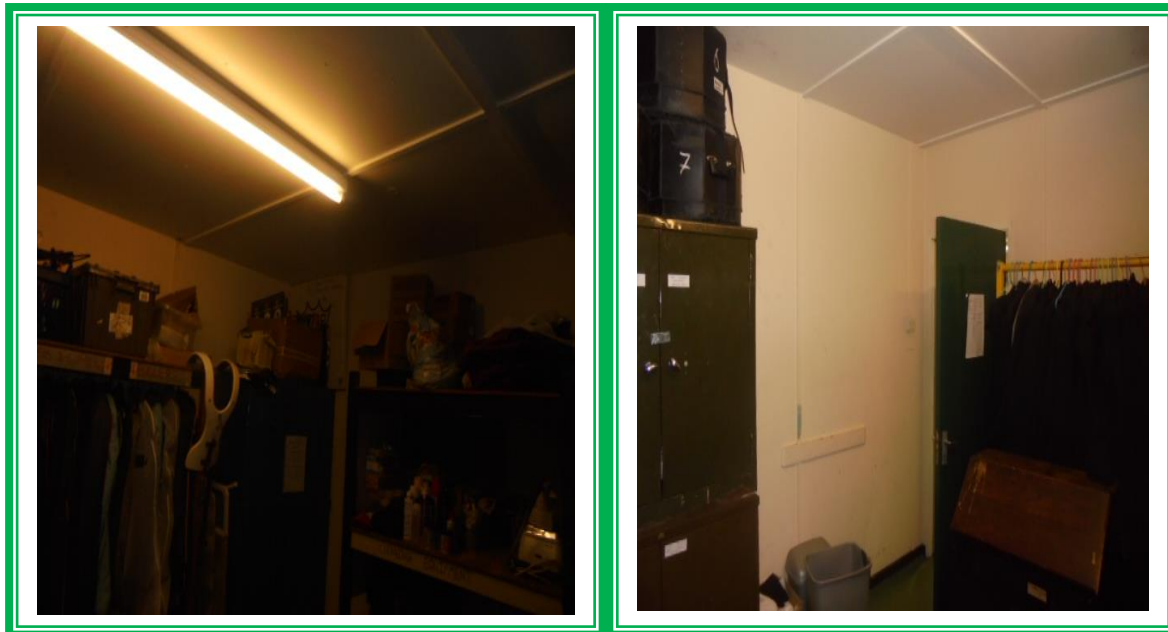
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Item No: 5

Sample No: N/A

Location: Ground Floor - Army Cadet Hut – Stores



Material Description:	Visual Inspection – 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	

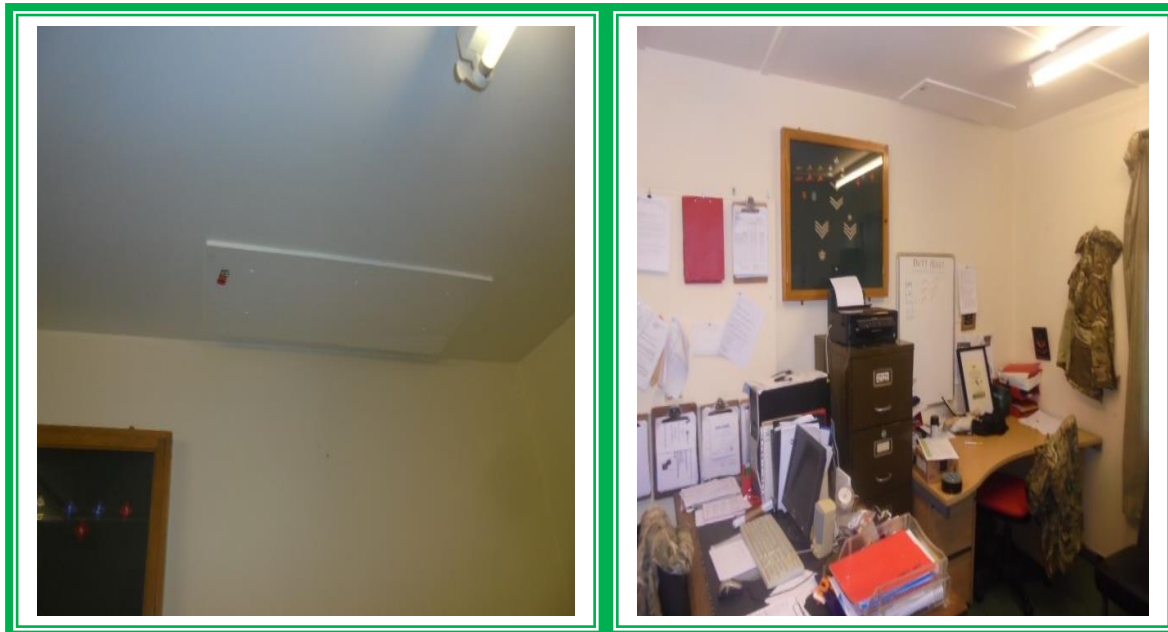
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Item No: 6

Sample No: N/A

Location: Ground Floor - Army Cadet Hut – Office



Material Description:	Insulation Board Panel on Ceiling	
Identification:	As Per Sample DK/2 – No Asbestos Detected	
Approx. quantity:	1 X Panel (<1M2)	
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	

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Item No: 7

Sample No: N/A

Location: Army Cadet Hut – Loft Space



Material Description:	Visual Inspection – 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	

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Item No: 8

Sample No: DK/3

Location: Ground Floor - Army Cadet Hut - Office



Material Description:	Textured Coating to Ceiling	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	12M2	
Accessibility	Low	<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	

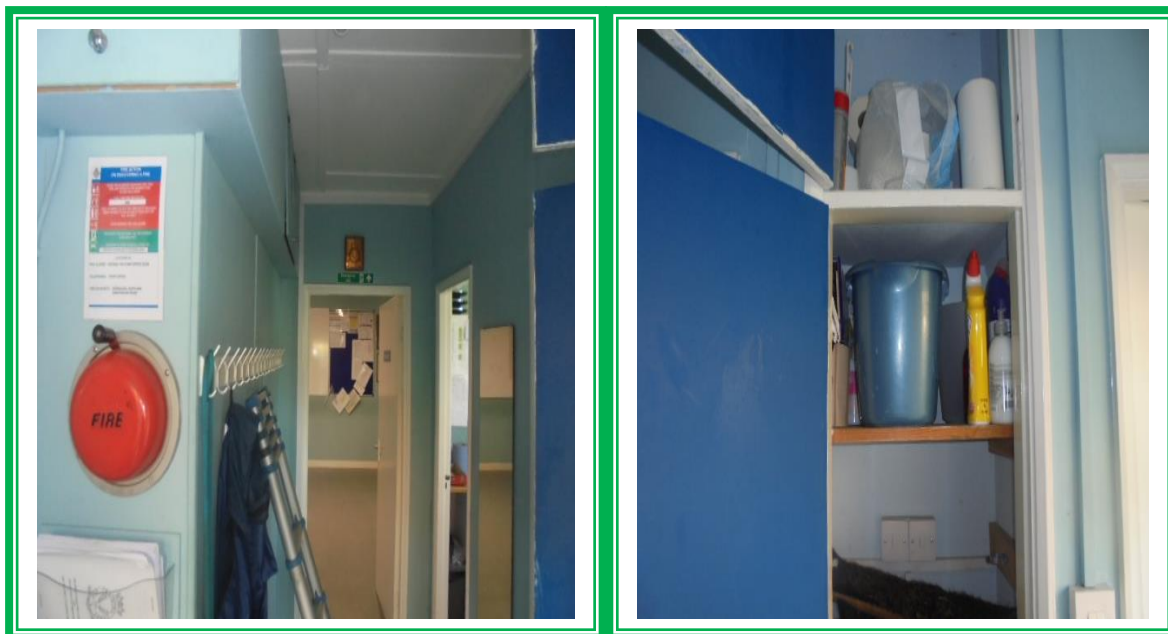
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Item No: 10

Sample No: N/A

Location: Ground Floor - Air Cadet Hut – Lobby and Cupboard



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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:	Modern Electrics	

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Item No: 11

Sample No: N/A

Location: Ground Floor - Air Cadet Hut – WC's X 2



Material Description:	Visual Inspection – 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	

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Item No: 12

Sample No: N/A

Location: Ground Floor - Air Cadet Hut - Kitchen



Material Description:	Visual Inspection – 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	

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Item No: 13

Sample No: N/A

Location: Ground Floor - Air Cadet Hut – Drill Hall



Material Description:	Visual Inspection – 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	

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Item No: 14

Sample No: N/A

Location: Ground Floor - Air Cadet Hut – Lecture Rooms 1 and 2



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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	

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Item No: 16

Sample No: DK/4

Location: Ground Floor - Air Cadet Hut – External



Material Description:	Soffit Boards	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	42LM	
Accessibility	Low	<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	

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Item No: 17

Sample No: N/A

Location: Range and Range Lobby



Material Description:	Visual Inspection – 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:	Built Circa 2013	

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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 Weston-Super-Mare Platoon, Langford Road, Weston-Super-Mare, Somerset, BS23 3PG in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 27th September 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
10 or more	High risk
7 – 9	Medium risk
5 – 6	Low risk
4 & below	Negligible risk

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Section 11: Certificates of Bulk Analysis



Our Ref: J176592 FI: 4
Your Ref: 2481
Date: 04/10/2019

ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



Tel: (01329) 287777
Fax: (01329) 287755
www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Armour Analytical Services Ltd
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR
Site Address: Weston Super Mare Platoon, Langford Road, BS23 3PG
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 2nd October 2019
Date analysed: 3rd October 2019
Analyst/s: Bradley Travis
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/1	BS578110	Army Cadet Hut - WC's x 2, Toilet cisterns	Yes	Amosite
DK/2	BS578111	Army Cadet Hut - Drill Hall and Mess Room, Insulation board panels on ceiling	No	
DK/3	BS578112	Air Cadet Hut - Office, Textured coating to ceiling	No	
DK/4	BS578113	Air Cadet Hut - External, Soffit boards	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibre: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.
7. This report shall not be reproduced except in full, without written approval of Envirochem.

SIGNATURE:

Authorised signatory

PRINT NAME: Frances Scott







Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

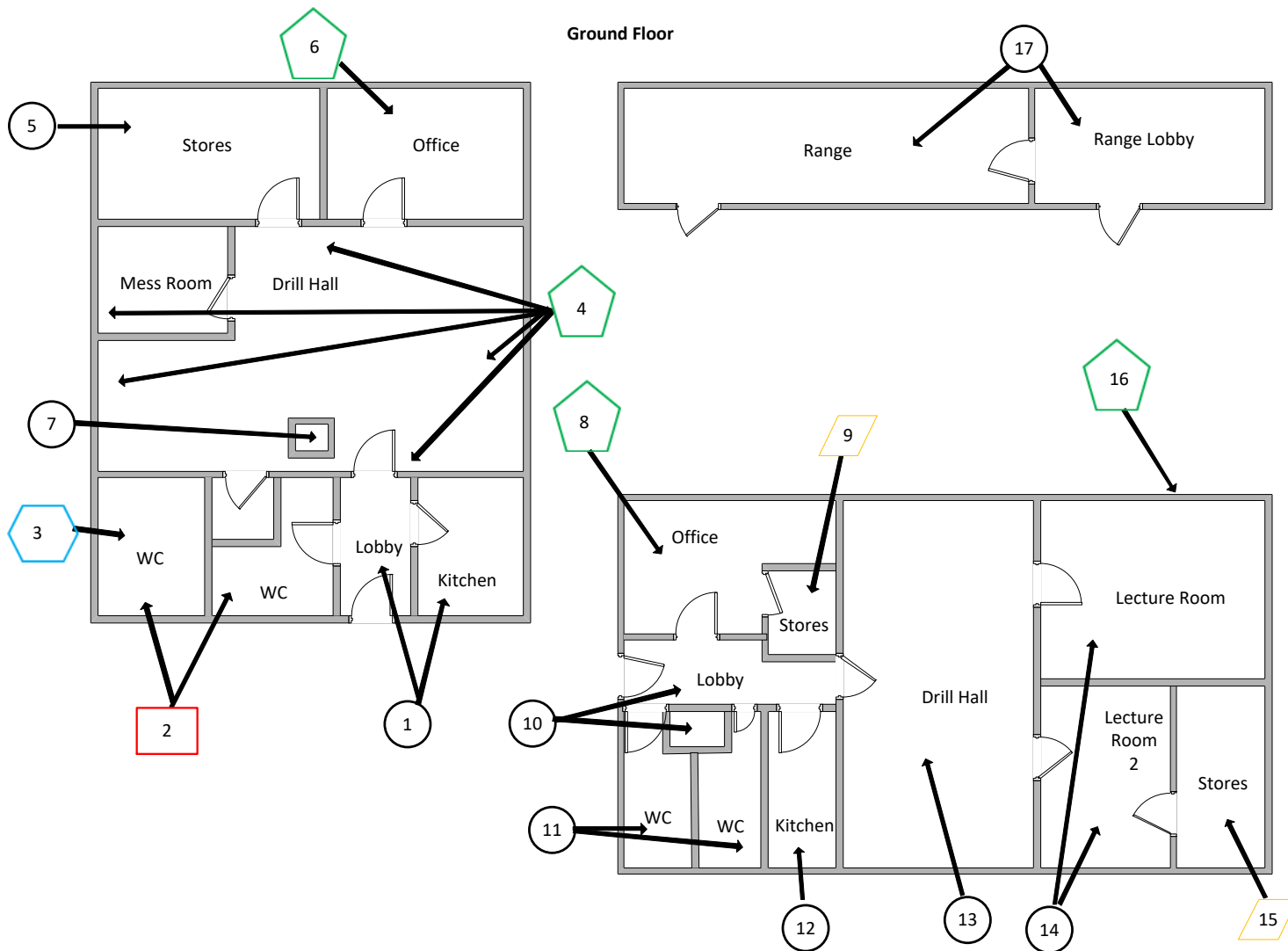
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Section 12: Site Plan

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



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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: David Kelly

Date: 28/10/2019

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: 28.10.2019

Report Compiled By

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

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