

Project Number 2481

Management Asbestos Survey Report

Wyvern Barracks, Barrack Road, Exeter, Devon, EX2 6AE (Building 1)



Working in Partnership with Shield Environmental Services Shield



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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: Wyvern Barracks Barrack Road Exeter Devon EX2 6AE (Building 1)		Report Author: Armour Analytical Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Andy Palmer	Contact Name:	David Kelly
Tel: 07775560719	Fax: N/A	Mobile: 07769707519	

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

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
1	Floor tiles and adhesive	External WC's	Chrysotile
2	Roof Slate	Gas Meter Room	N.A.D.I.S
3	Cement roof tiles	External	Chrysotile

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

The following items have been Presumed to be Asbestos Containing Materials as they were not accessible at the time of the survey:

Item 13 – Office – First Floor – No access within the safe casings Item 19 – External – Soffit Boards – No access to sample due to height

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

Rendered brick construction with a pitched tiled roof.

Caveat for no access areas

No access below flat roof covering to canopy without damaging the covering. No access within safe casings.

No access to sample soffit boards due to height.

EXTERNAL MATERIALS	
Roof Type	Pitched
Roof Materials	Slate Tiles, Cement Tiles
Soffits	Presumed Insulation Board
Fascia	Timber
Walls	Brick
Verge Under cloaking	N/A
Guttering	Metal
Downpipes	Metal
Window/Door frames	Timber
Other Materials	N/A
INTERNAL MATERIALS	
Loft Insulation	Fiberglass
Roof Underlining	Wood
Ceilings	Plasterboard, Wood
Walls <i>Internal</i>	Plasterboard, Brick
Floors	Carpet, Timber, Screed, Ceramic Tiles, Floor Tiles
Doors/Frames	Timber
Pipework/Insulation	MMMF
Boxings	Timber
Boiler Make	Modern
Flue Pipes	Metal
Storage Heaters	Radiators
Electrical Boxes/Machinery	Modern Boxes
Ducting/Risers	N/A
Stairs	Screed
Lift Shafts	N/A
Other Materials	N/A

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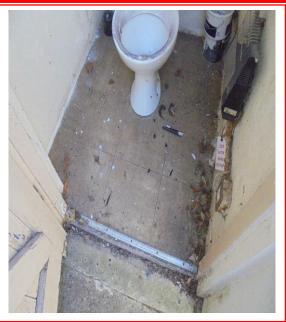


Section 4: Positive and Presumed Photos Sheets

Item No: 6 Sample No: 1

Location: External - WC's x 2





Material Description:	Floor tiles and adhesive		
Identification:	Sampled – Asbestos Detected		
Approx. quantity:	4M2		
Accessibility	High	Assessment Score	
Product type:	Composite	1	
Extent of Damage:	Minor	1	
Surface Treatment:	Non-Friable	0	
Asbestos type:	Chrysotile	1	
	Material Assessment Score:	3	
Priority Assessment Score: Negligible			
Action:	Manage		
Comments:	Non-Asbestos fibreboard ceiling panels		

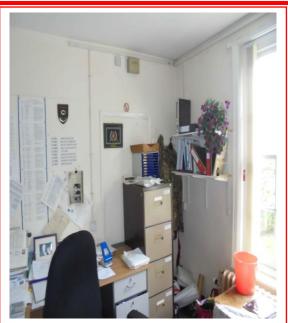
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Item No: 13 Sample No: N/A

Location: Office - First Floor





Material Description:	No access within safe casings		
Identification:	Presumed to Contain Asbestos		
Approx. quantity:	X 1 Safe		
Accessibility	Low	Assessment Score	
Product type:	No Access	2	
Extent of Damage:	No Access	2	
Surface Treatment:	No Access	2	
Asbestos type:	No Access	2	
•	Material Assessment Score:	8	
	Priority Assessment Score:	Medium	
Action:	Manage		
Comments:	N/A		

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Item No: 18 Sample No: 3

Location: External





Material Description:	Cement roof tiles		
Identification:	Sampled – Asbestos Detected		
Approx. quantity:	168M2		
Accessibility	Low	Assessment Score	
Product type:	Cement	1	
Extent of Damage:	Minor	1	
Surface Treatment:	Unsealed	1	
Asbestos type:	Chrysotile	1	
	Material Assessment Score:	4	
	Priority Assessment Score:	Negligible	
Action:	Manage		
Comments:	N/A		

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Item No: 19 Sample No: N/A

Location: External





Material Description:	Soffit Boards		
Identification:	Presumed to Contain Asbestos		
Approx. quantity:	100M2		
Accessibility	Low	Assessment Score	
Product type:	Insulation Board	2	
Extent of Damage:	Moderate	2	
Surface Treatment:	Unsealed	2	
Asbestos type:	Amosite	2	
	Material Assessment Score:	8	
	Priority Assessment Score:	Medium	
Action:	Manage		
Comments:	Small area of soffit remaining to high level roof. No access to sample due to height		

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Item No: 20 Sample No: N/A

Location: External - Canopy





Material Description:	Roof felt under modern roof covering		
Identification:	As Per Previous Sample – 8	-68880	
Approx. quantity:	15M2		
Accessibility	Low Assessment Score		
Product type:	Bitumen	1	
Extent of Damage:	Minor	1	
Surface Treatment:	Non-Friable	0	
Asbestos type:	Chrysotile 1		
	Material Assessment Score:	3	
	Priority Assessment Score:	Negligible	
Action:	Manage		
Comments:	Roof felt under modern roof covering was previously sampled and was found to contain asbestos. No access was possible under modern roof covering without irreparable damage, so it has been presumed that the old asbestos felt is still present.		

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Section 5: Negative Photos Sheets

Item No: 1 Sample No: N/A

Location: Kitchen and Lobby – Ground Floor





Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		N/A	
	Material Assessment Score:	N/A	
	Priority Assessment Score:	N/A	
Action:	N/A		
Comments:	Modern Sink Pad		

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Item No: 2 Sample No: N/A

Location: Office and Store - Ground Floor





Material Description:	Visual Inspection – No Suspect Materials Found			
Identification:	N/A	N/A		
Approx. quantity:	N/A			
Accessibility	N/A	Assessment Score		
Product type:		N/A		
Extent of Damage:		N/A		
Surface Treatment:		N/A		
Asbestos type:		N/A		
	Material Assessment Score:	N/A		
Priority Assessment Score: N/A				
Action:	N/A			
Comments:	N/A			

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Item No: 3 Sample No: N/A

Location: Main Lobby and Lobby - Ground Floor







Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		N/A	
	Material Assessment Score: N/A		
	Priority Assessment Score: N/A		
Action:	N/A		
Comments:	No access within timber box	xings throughout	

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Item No: 4 Sample No: N/A

Location: Offices x 2 and Corridor – Second Floor







Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		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: Office - Ground Floor





Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		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: Ladies WC - Ground Floor





Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		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: N/A

Location: Men's WC - First Floor





Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		N/A	
	Material Assessment Score:	N/A	
	N/A		
Action:	N/A		
Comments:	No access behind ceramic tiles		

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Item No: 9 Sample No: N/A

Location: Stairwell and Landing





Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		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: Offices x 2, Circulation and Store – First

Floor









Material Description:	Visual Inspection - No Suspe	Visual Inspection – No Suspect Materials Found		
Identification:	N/A			
Approx. quantity:	N/A			
Accessibility	N/A	Assessment Score		
Product type:		N/A		
Extent of Damage:		N/A		
Surface Treatment:		N/A		
Asbestos type:		N/A		
	Material Assessment Score:	N/A		
	Priority Assessment Score:	N/A		
Action:	N/A			
Comments:	No access within timber boxing in store			

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Item No: 11 Sample No: N/A

Location: Loft Space





Material Description:	Visual Inspection – No Suspe	Visual Inspection – No Suspect Materials Found		
Identification:	N/A			
Approx. quantity:	N/A			
Accessibility	N/A	Assessment Score		
Product type:		N/A		
Extent of Damage:		N/A		
Surface Treatment:		N/A		
Asbestos type:		N/A		
	Material Assessment Score:	N/A		
	Priority Assessment Score: N/A			
Action:	N/A			
Comments:	Limited access to inspect loft due to height and no crawl boards were available			

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Item No: 12 Sample No: N/A

Location: Admin Office - First Floor





Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		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: Office, Copy Room and Lobby – First Floor





Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		N/A	
	Material Assessment Score:	N/A	
	Priority Assessment Score:	N/A	
Action:	N/A		
Comments:	N/A		

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Item No: 15 Sample No: N/A

Location: Boiler Room





Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		N/A	
	Material Assessment Score: N/A		
Priority Assessment Score: N/A			
Action:	N/A		
Comments:	Modern boiler, electrics, pipe	ework and gasket	

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Item No: 16 Sample No: N/A

Location: Shower Room





Material Description:	Visual Inspection – No Suspe	Visual Inspection – No Suspect Materials Found		
Identification:	N/A			
Approx. quantity:	N/A			
Accessibility	N/A	Assessment Score		
Product type:		N/A		
Extent of Damage:		N/A		
Surface Treatment:		N/A		
Asbestos type:		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: DK/2

Location: Gas Meter Room





Material Description:	terial Description: Stored Roof Slate		
Identification:	Sampled - No Asbestos Detected		
Approx. quantity:	<1M2		
Accessibility	N/A Assessment Sco		
Product type:		N/A	
Extent of Damage:		N/A	
Surface Treatment:		N/A	
Asbestos type:		N/A	
	Material Assessment Score:	N/A	
	N/A		
Action:	Action: N/A		
Comments:	N/A		

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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 (Building 1) in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 6th 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, subcontractors 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
/1	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: J168938 FI: 3 Your Ref: 2481 Date: 12/06/2019

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

Wyvern Barracks, Building 1, . Site Address: Sampled By: Armour Analytical Services Ltd

Date sampled/received: 11th June 2019 Date analysed: 12th June 2019

Analyst/s: Ewelina Kowalczyk Pariyar

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' methods 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
1	BS556620	External WCs - Floor tiles and adhesive	Yes	Chrysotile
2	BS556621	Gas Meter Room - Roof slate	No	
3	BS556622	External - Cement roof tiles	Yes	Chrysotile

- He Universities and opinions are outside the scope of UKAS accreditation.

 al method in the 180/318 does not quantify the amount of absolute present, therefore UKAS accreditation does not permit quantification of the second of the second opinion opinion

SIGNATURE: Kowalczyk

Authorised signatory

PRINT NAME: Ewelina Kowalczyk Pariyar

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

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KEY

Visual

Inspection

ACM's Detected (Positive Items)

No ACM's

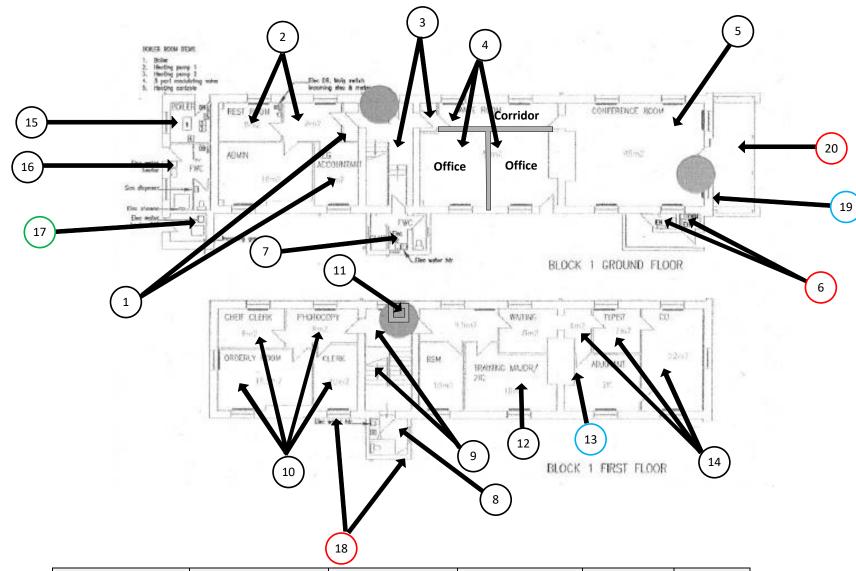
Detected

(Negative Items)

Presumed to Contain ACM's

No Access

Section 12: Site Plan



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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: 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: 01.07.2019

Report Compiled By

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

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