



Project Number 2481

**Management
Asbestos Survey Report**

**326 Hartland, East Down, Bideford,
Devon, EX39 6AQ**



Working in Partnership with Shield Services Group



Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	1

Contents

Section	
1	Contacts & Authorisation
2	Executive Summary
3	Site Description & Survey Information
4	Positive and Presumed Photos Sheets
5	Negative Photos Sheets
6	Survey Objectives
7	Survey Techniques
8	Survey Caveat
9	Survey Notes
10	Material Assessment Algorithm
11	Certificates of Bulk Analysis
12	Site Plan

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	2

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:	
326 Hartland East Down Bideford Devon EX39 6AQ		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Zoe Hill	Contact Name:	Emma Humphreys
Tel: 07817548891	Fax: N/A	Mobile: 07468535836	

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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	3

Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
DK/1	Floor Tiles and Adhesive	Entrance Hall	Chrysotile
DK/2	Textured Coating to Ceiling	Canteen	N.A.D.I.S
DK/3	Textured Coating to Ceilings	WC's x 2	N.A.D.I.S
DK/4	Floor Tiles and Adhesive	Training Room 1	Chrysotile

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

A.D – Asbestos Detected

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	4

Section 3: Site Description & Survey Information

Brief description on the general building construction

Concrete construction with a pitched tiled roof.

Caveat for no access areas

All areas were accessed on this survey.

EXTERNAL MATERIALS

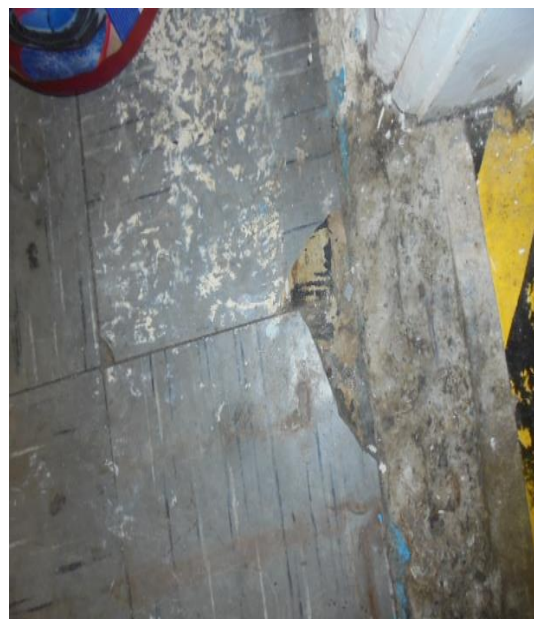
Roof Type	Pitched
Roof Materials	Ceramic Tiles
Soffits	Timber
Fascia	Timber
Walls	Concrete
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Plastic
Window/Door frames	UPVC
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	Fiberglass
Roof Underlining	Modern Material
Ceilings	Plasterboard
Walls <i>Internal</i>	Plasterboard, Brick
Floors	Tiles, Lino
Doors/Frames	Timber
Pipework/Insulation	Foam
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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	5

Section 4: Positive and Presumed Photos Sheets

Item No: 2
Sample No: DK/1
Location: Entrance Hall


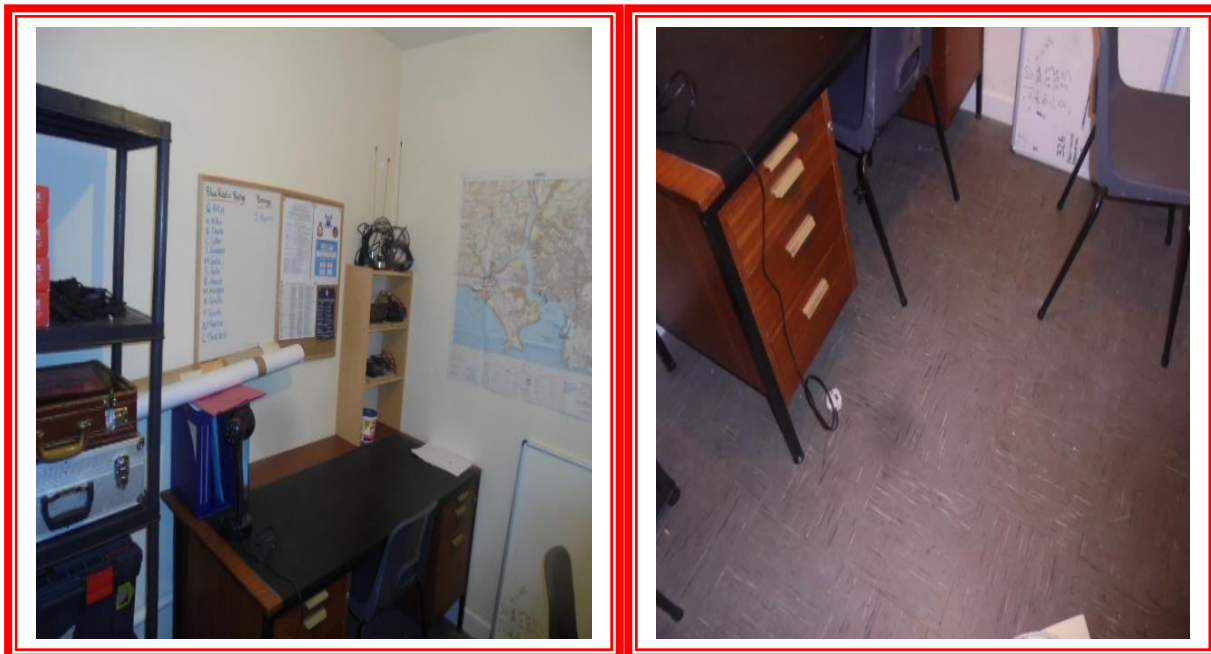
Material Description:	Floor Tiles and Adhesive	
Identification:	Sampled – Asbestos Detected	
Approx. quantity:	20M2	
Accessibility	High	Assessment Score
Product type:	Composite	1
Extent of Damage:	Minor	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	6

Item No: 4
Sample No: N/A
Location: Canteen


Material Description:	Floor Tiles and Adhesive	
Identification:	As Per Sample DK/1 – Asbestos Detected	
Approx. quantity:	9M2	
Accessibility	High	<i>Assessment Score</i>
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:	N/A	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	7

Item No: 6
Sample No: N/A
Location: Radio Room


Material Description:	Floor Tiles and Adhesive	
Identification:	As Per Sample DK/1 – Asbestos Detected	
Approx. quantity:	6M2	
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:	N/A	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	8

Item No: 8

Sample No: N/A

Location: WC's x 2



Material Description:	Floor Tiles and Adhesive	
Identification:	As Per Sample DK/1 – 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:	N/A	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	9

Item No: 9
Sample No: DK/4
Location: Training Room 1

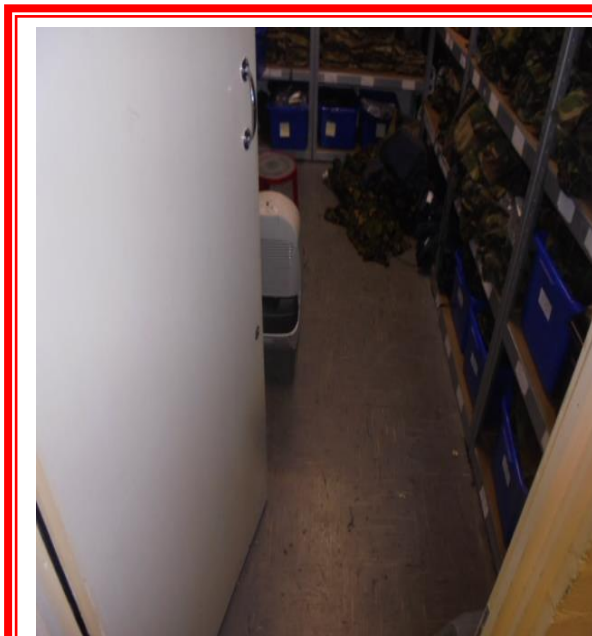

Material Description:	Floor Tiles and Adhesive	
Identification:	Sampled – Asbestos Detected	
Approx. quantity:	20M2	
Accessibility	High	Assessment Score
Product type:	Composite	1
Extent of Damage:	Minor	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	10

Item No: 11
Sample No: N/A
Location: Training Room 2


Material Description:	Floor Tiles and Adhesive	
Identification:	As Per Sample DK/4 – Asbestos Detected	
Approx. quantity:	35M2	
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:	N/A	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	11

Item No: 12
Sample No: N/A
Location: Store and Office


Material Description:	Floor Tiles and Adhesive	
Identification:	As Per Sample DK/4 – Asbestos Detected	
Approx. quantity:	14M2	
Accessibility	High	<i>Assessment Score</i>
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:	N/A	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	12

Section 5: Negative Photos Sheets

Item No: 1
Sample No: N/A
Location: 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:	N/A	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	13



Item No: 3

Sample No: DK/2

Location: Canteen



Material Description:	Textured Coating to Ceiling	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	9M2	
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	

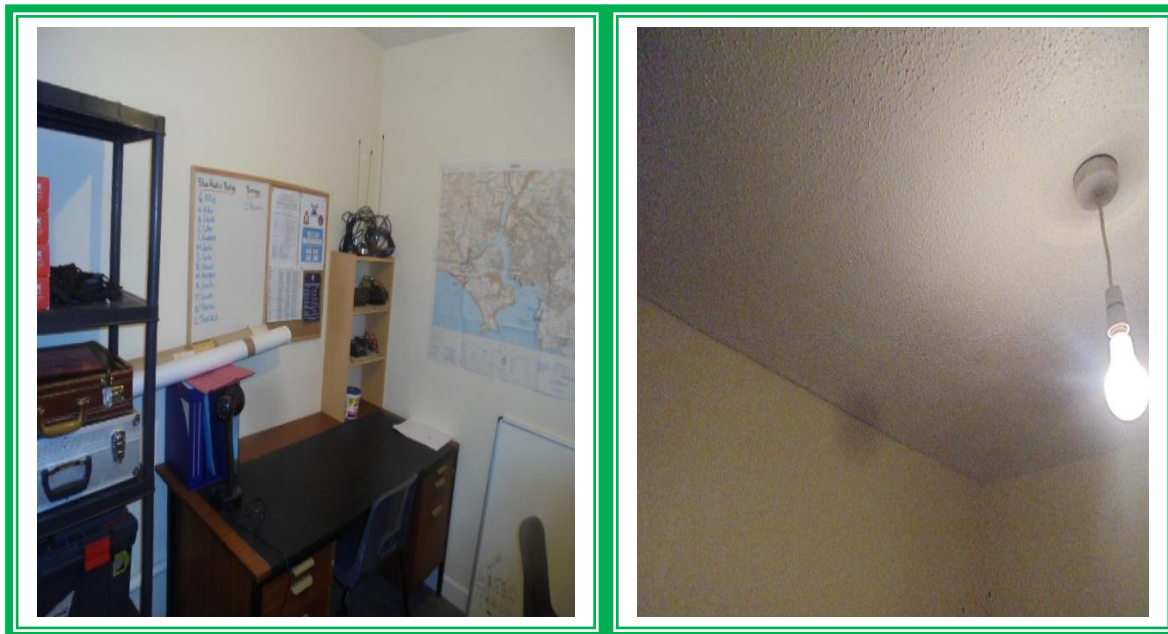
Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	14



Item No: 5

Sample No: N/A

Location: Radio Room



Material Description:	Textured Coating to Ceiling	
Identification:	As Per Sample DK/2 – No Asbestos Detected	
Approx. quantity:	6M2	
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	

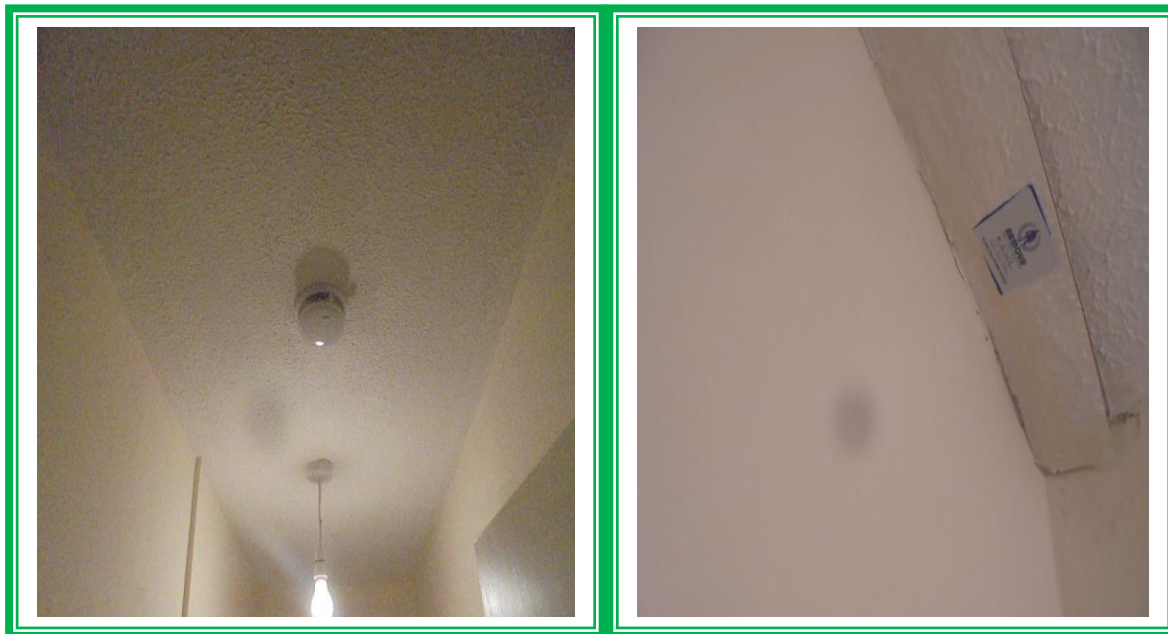
Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	15



Item No: 7

Sample No: DK/3

Location: WC's x2



Material Description:	Textured Coating to Ceilings	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	4M2	
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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	16

Item No: 10

Sample No: N/A

Location: Loft Space above Training Room



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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	17



Item No: 13

Sample No: N/A

Location: Loft Space Above Office



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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	18

Item No: 14
Sample No: N/A
Location: Main Room

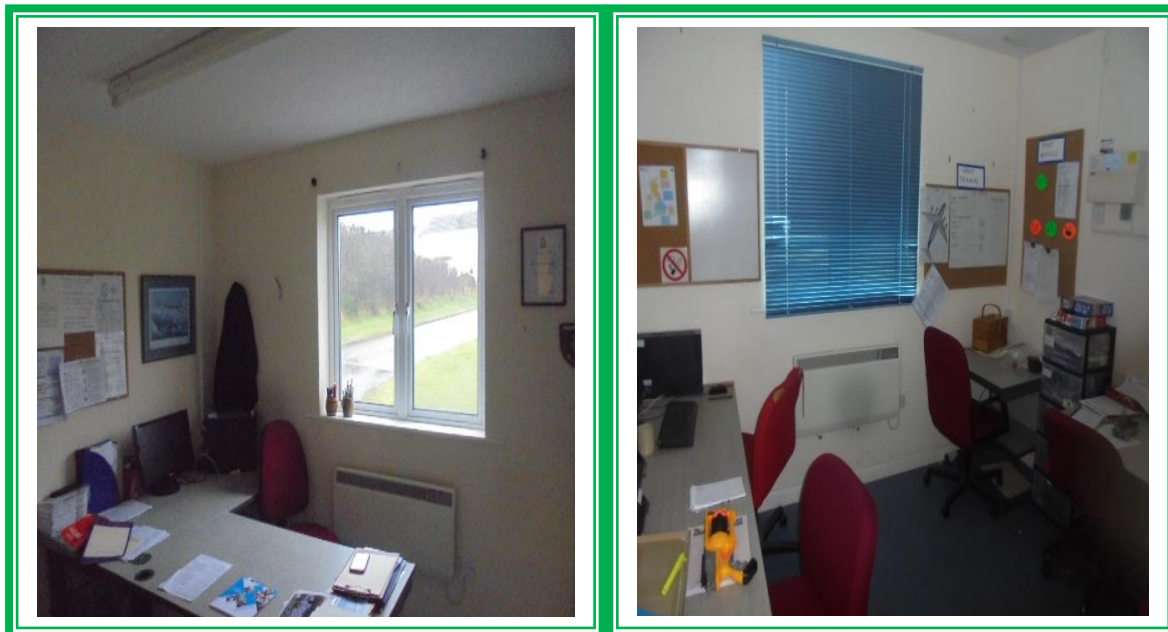

Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Priority Assessment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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	19

Item No: 15

Sample No: N/A

Location: Office and OC Office



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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	20

Item No: 16

Sample No: N/A

Location: Loft Space above Main Room and Office



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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	21

Item No: 17
Sample No: N/A
Location: Store


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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	22

Item No: 18

Sample No: N/A

Location: External



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	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	23

Section 6: Survey Objectives

Instructions were received from Sue Morrell of Wessex RFCA to carry out a Management asbestos survey at 326 Hartland, East Down, Bideford, Devon, EX39 6AQ in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 12th December 2020 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.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	24

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*.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	25

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.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	26

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.

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	27

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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	28

Section 11: Certificates of Bulk Analysis



Our Ref: J181603 FI: 4
Your Ref: 2481
Date: 17/12/2019

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: 326 Hartland, East Down, Bideford, Devon, EX39 6AQ

Sampled By: Armour Analytical Services Ltd

Date sampled/received: 16th December 2019

Date analysed: 17th December 2019

Analyst/s: Ella Hiron

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	BS592455	Entrance Hall - Floor Tile & Adhesive	Yes	Chrysotile
DK/2	BS592456	Canteen - Textured Coating to Ceiling	No	
DK/3	BS592457	WC's x2 - Textured Coating to Ceilings	No	
DK/4	BS592458	Training Room 1 - Floor Tiles and Adhesive	Yes	Chrysotile

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: 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

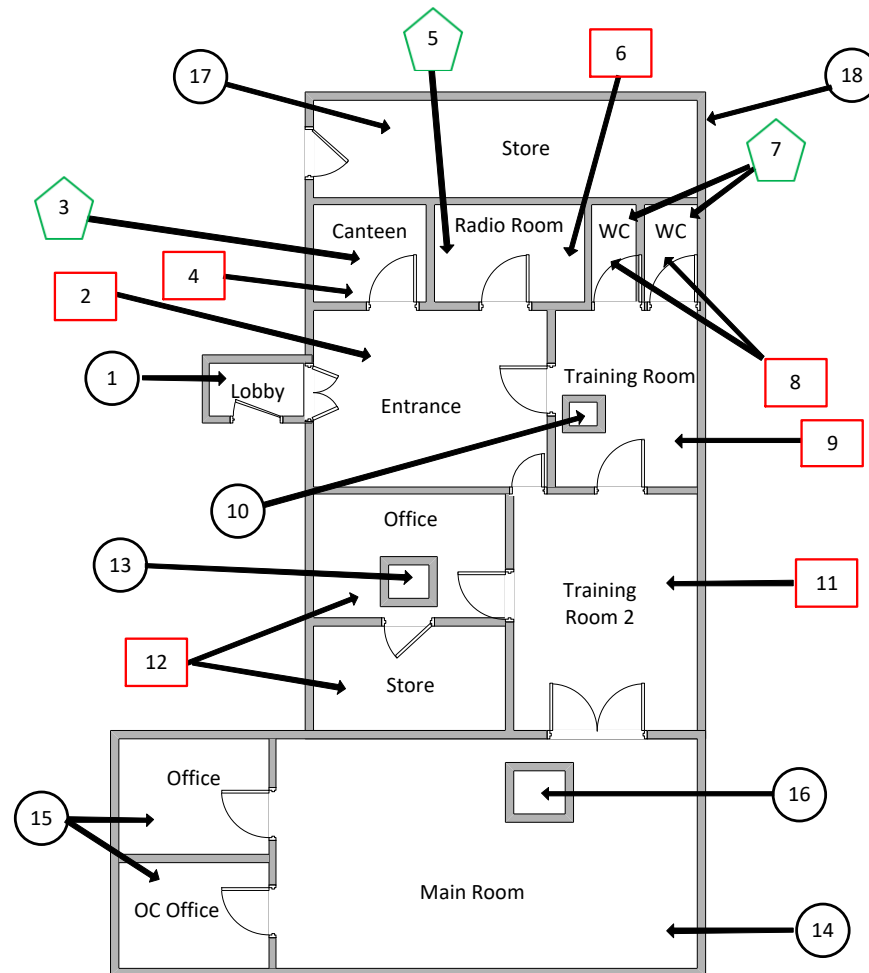
PRINT NAME: Ella Hiron







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

Page 1 of 1

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Emma Humphreys	Armour AS	0	27/01/2020	29

Section 12: 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
2019	Emma Humphreys	Armour AS	0	27/01/2020	30

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: 27/01/2020

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: 23.01.2020

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
2019	Emma Humphreys	Armour AS	0	27/01/2020	31