

Project Number 2481

Management Asbestos Survey Report

Plymstock Platoon, Pomphlett Close, Plymstock, PL1 7QT



Working in Partnership with Shield Environmental Services Shield



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Section 1: Contact Details

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

Site Address:		Report Author:		
Plymstock Platoon, Pomphlett Close, Plymstock, PL1 7QT		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR		
Contact Name:	Steve Greenly	Contact Name:	Emma Humphreys	
Tel: 07384252560	Fax: N/A	Mobile: 07468535836		

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

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
1	Floor Tiles	Lobby	N.A.D.I.S.
2	Adhesive to Floor	Ladies WC	N.A.D.I.S.
3	Sink Pad	Kitchen	N.A.D.I.S.
4	Profiled Cement Roof	External	Chrysotile

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 - Men's WC – Toilet Seat – Not Possible to Sample as May Damage Integrity of Seat

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

Blockwork Construction with a Pitched Profiled Cement Roof.

Caveat for no access areas

N/A

EXTERNAL MATERIALS	
Roof Type	Pitched
Roof Materials	Profiled Cement
Soffits	N/A
Fascia	Timber
Walls	Blockwork
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Plastic
Window/Door frames	Aluminium, Timber
Other Materials	N/A
INTERNAL MATERIALS	
Loft Insulation	N/A
Roof Underlining	N/A
Ceilings	Plasterboard
Walls Internal	Plasterboard, Block
Floors	Tiles, Carpet, Screed
Doors/Frames	Timber
Pipework/Insulation	Copper
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: 3 Sample No: N/A

Location: Ground Floor - Men's WC





	T 11 1 0 1		
Material Description:	Toilet Seat		
Identification:	Presumed to Contain Asbe	estos	
Approx. quantity:	1 X Seat		
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:	Not Possible to Sample as may Damage Integrity of The Seat		

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Item No: 11 Sample No: 4

Location: External - Roof





Material Description:	Profiled Cement Roof			
Identification:	Sampled – Asbestos Dete	Sampled – Asbestos Detected		
Approx. quantity:	46M2			
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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Section 5: Negative Photos Sheets

Item No: 1 Sample No: 1

Location: Ground Floor - Lobby





Material Description:	Floor Tiles		
Identification:	Sampled – No Asbesto	os Detected	
Approx. quantity:	4M2		
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		

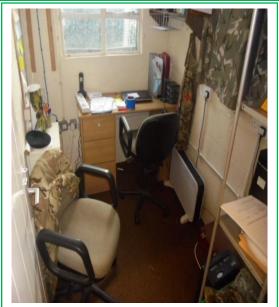
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Item No: 2 Sample No: N/A

Location: Ground Floor - Office





Material Description:	Floor Tiles Under Carpet		
Identification:	As Per Sample 1 – No Asb	estos Detected	
Approx. quantity:	4M2		
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: 4 Sample No: N/A

Location: Ground Floor - Men's WC and Ladies WC





Material Description:	Floor Tiles		
Identification:	As Per Sample 1 – No Asb	estos Detected	
Approx. quantity:	8M2		
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: 5 Sample No: 2

Location: Ground Floor - Ladies WC





Material Description:	Adhesive to Floor		
Identification:	Sampled – No Asbesto	s Detected	
Approx. quantity:	4M2		
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:	May Be Found Under Floor Tiles Throughout – Apply Caution.		

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Item No: 6 Sample No: N/A

Location: Ground Floor - Stores





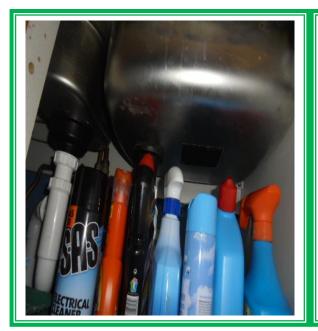
Material Description:	Visual Inspection – No Suspect Materials Found		
Identification:	N/A		
Approx. quantity:	N/A		
Accessibility	N/A	Assessment Score	
Product type:	N/A	N/A	
Extent of Damage:	N/A	N/A	
Surface Treatment:	N/A	N/A	
Asbestos type:	N/A	N/A	
	Material Assessment Score:	N/A	
Priority Assessment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

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Item No: 7 Sample No: 3

Location: Ground Floor - Kitchen





Material Description:	Sink Pad	Sink Pad		
Identification:	Sampled - No Asbesto	Sampled – No Asbestos Detected		
Approx. quantity:	1 X Sink	1 X Sink		
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			

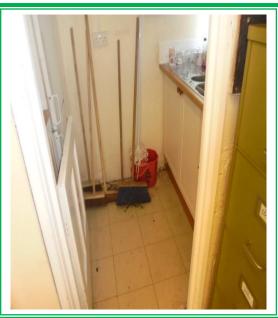
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Item No: 8 Sample No: N/A

Location: Ground Floor - Kitchen





Material Description:	Floor Tiles	Floor Tiles		
Identification:	As Per Sample 1 – No Asbestos detected			
Approx. quantity:	2M2			
Accessibility	High Assessment Sco			
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: 9 Sample No: N/A

Location: Ground Floor - Drill Hall





Material Description:	Floor Tiles			
Identification:	As Per Sample 1 – No Asb	As Per Sample 1 – No Asbestos Detected		
Approx. quantity:	60M2			
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: 10 Sample No: N/A

Location: Ground Floor - Lecture Room





Material Description:	Floor Tiles		
Identification:	As Per Sample 1 – No Asbestos Detected		
Approx. quantity:	24M2		
Accessibility	High	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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Section 6: Survey Objectives

Instructions were received from Sue Morrell of Wessex RFCA to carry out a Management asbestos survey at Plymstock Platoon, Pomphlett Close, Plymstock, PL1 7QT in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on Thursday 19th 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, 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
-77	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: J175961 FI: 4 Your Ref: 2481 Date: 25/09/2019

Site Address:

ENVIROCHEM

Analytical Laboratories Ltd.

12 The Gardens Broadcut, Fareham Hampshire PO168SS



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 Plymstock Platoon, Pomphlett Close, Plymstock, PL9 7QT

Sampled By: Armour Analytical Services Ltd.

Date sampled/received: 23rd September 2019 Date analysed: 24th September 2019 Analyst/s: Stefan Kitchener

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	BS576302	Lobby - Floor Tiles	No	
2	BS576303	Ladies WC - Adhesive to floor	No	
3	BS576304	Kitchen - Sink Pad	No	
4	BS576305	External - Profilled Cement Roof	Yes	Chrysotile

SIGNATURE:

Authorised signatory

PRINT NAME: Frances Scott

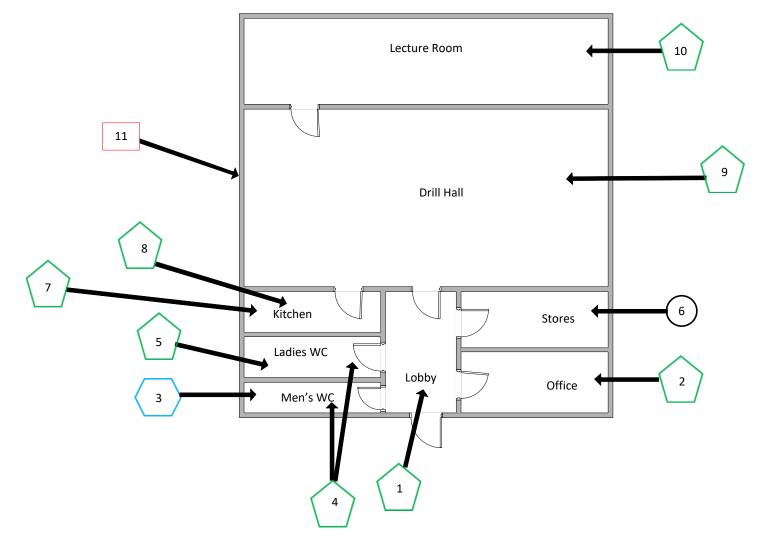
Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

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Section 12: Site Plan



Key	
$\Big(\Big)$	Visual Inspection
	Asbestos
	Detected
	(Positive Item)
	No Asbestos
$\langle \ \rangle$	Detected
	(Negative Item)
	Presumed to
	Contain Asbestos
	Strongly
	Presumed to
\bigcup	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: 27/10/2019

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: 24.10.2019

Report Compiled By

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

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