

Project Number 2481

Management Asbestos Survey Report

Wyvern Barracks, Barrack Road, Exeter, Devon, EX2 6AE (Building 10)



Working in Partnership with Shield Environmental Services Shield



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Section 1: Contact Details

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

Site Address: Wyvern Barracks Barrack Road Exeter Devon EX2 6AE		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	Delf

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
1	Insulation Board Boxing	Store Cupboard - First Floor	N.A.D.I.S
2	Gaskets	Boiler Room	N.A.D.I.S
3	Damp Proof Course	External	N.A.D.I.S

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

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

Item 5 – Corridor – Electrical Box – No access to sample as live

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

Brick and Block construction with a pitched tiled roof.

Caveat for no access areas

No access within live electrical panels.

EVERNAL MATERIALC	
EXTERNAL MATERIALS	Du L
Roof Type	Pitched
Roof Materials	Ceramic Tiles
Soffits	Timber
Fascia	Timber
Walls	Brick
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Plastic, Metal
Window/Door frames	UPVC
Other Materials	N/A
INTERNAL MATERIALS	
Loft Insulation	Fiberglass
Roof Underlining	Timber
Ceilings	Plasterboard, Concrete
Walls Internal	Brick, Plasterboard
Floors	Carpet, Lino, Screed
Doors/Frames	Timber
Pipework/Insulation	MMMF, Metal
Boxings	N/A
Boiler Make	Modern
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	No access within live electrics
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	N/A
Other Materials	N/A

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Section 4: Positive and Presumed Photos Sheets

Item No: 5 Sample No: N/A

Location: Corridor – Ground Floor





Material Description:	No access within electrical box		
Identification:	Presumed to Contain Asbestos		
Approx. quantity:	X 1 Box		
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:	No access as live		

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Section 5: Negative Photos Sheets

Item No: 1 Sample No: N/A

Location: Locker Room and Bedroom 5 – 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: 2 Sample No: N/A

Location: Bedrooms 3, 4 and 5 - 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:		
Action:	N/A		
Comments:	N/A		

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Item No: 3 Sample No: N/A

Location: Bedroom 2 and 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: 4 Sample No: N/A

Location: Kitchen and Store - 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. Limited access into store due to stored items		

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Item No: 6 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:	Non-asbestos fiberboard wall panels		

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Item No: 7 Sample No: N/A

Location: Bedroom 7 - 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		

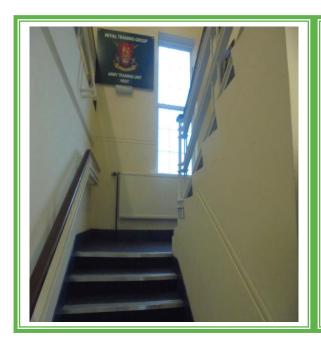
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Item No: 8 Sample No: N/A

Location: Lobby, Cupboard and Stairwell - 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:	Plasterboard infill panels to sides of blue door		

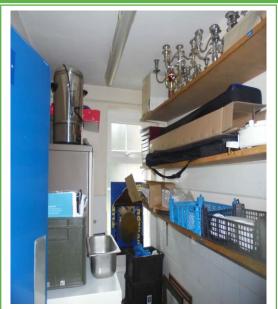
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Item No: 9 Sample No: N/A

Location: Cupboards x 2 and Corridors – 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:	Limited access into cupboards	Limited access into cupboards due to stored items	

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Item No: 10 Sample No: N/A

Location: Men's WC and Shower Area - 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:	Metal panels in between toilets		

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Item No: 11 Sample No: N/A

Location: Cupboards x 3 - 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:	N/A			

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Item No: 12 Sample No: 1

Location: Store Cupboard - First Floor





Material Description:	Insulation Board boxing		
Identification:	Sampled – No Asbesto	os Detected	
Approx. quantity:	3M2		
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: 13 Sample No: N/A

Location: Loft Spaces





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:	N/A		

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Item No: 14 Sample No: N/A

Location: Ladies WC, Shower Area – 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:	Metal panels between toilets		

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Item No: 15 Sample No: N/A

Location: Classrooms x 2 and Corridor – 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:	No access within high level loft space due to height		

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Item No: 16 Sample No: N/A

Location: Landing - First Floor





Comments:	No access within high level loft space due to height			
Action:	N/A			
	Priority Assessment Score: N/A			
	Material Assessment Score: N/A			
Asbestos type:		N/A		
Surface Treatment:		N/A		
Extent of Damage:		N/A		
Product type:		N/A		
Accessibility	N/A	Assessment Score		
Approx. quantity:	N/A			
Identification:	N/A	N/A		
Material Description:	Visual Inspection – No Suspect Materials Found			

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Item No: 17 Sample No: N/A

Location: Offices x 2 and Classroom - 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: 18 Sample No: N/A

Location: Offices x 3 - First 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	N/A		

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Item No: 19 Sample No: N/A

Location: Main Office - First Floor





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

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Item No: 20 Sample No: N/A

Location: Corridor - First Floor





Material Description:	Visual Inspection – No Suspe	ct Materials Found		
Identification:	N/A			
Approx. quantity:	N/A	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:			
Action:	N/A			
Comments:	N/A			

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Item No: 21 Sample No: 2

Location: Boiler Room - Ground Floor





Material Description:	Gaskets	Gaskets		
Identification:	Sampled – No Asbestos Detected			
Approx. quantity:	X 8	X 8		
Accessibility	N/A Assessment Scor			
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:			
Action:	N/A			
Comments:	Modern Remeda boilers	and Electrics		

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Item No: 22 Sample No: N/A

Location: Boiler Room





Material Description:	Insulation board	Insulation board boxing		
Identification:	As Sample 1 - No Asbestos Detected			
Approx. quantity:	2M2			
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: 23 Sample No: 3

Location: External





Material Description:	Damp proof co	Damp proof course		
Identification:	Sampled – No Asbesto	Sampled – No Asbestos Detected		
Approx. quantity:	To entire perimeter of	To entire perimeter of the building		
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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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 in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 10th July 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: J168940 FI: 3

Your Ref: 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

Site Address: Wyvern Barracks, Building 10, . Sampled By: Armour Analytical Services Ltd

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

Ewelina Kowalczyk Pariyar Analyst/s:

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	BS556624	Store Cupboard, First Floor - Insulation board bricks	No	
2	BS556625	Boiler Room - Gaskets	No	
3	BS556626	External - Damp proof course	No	

SIGNATURE: Kowalczyk

PRINT NAME: Ewelina Kowalczyk Pariyar Authorised signatory

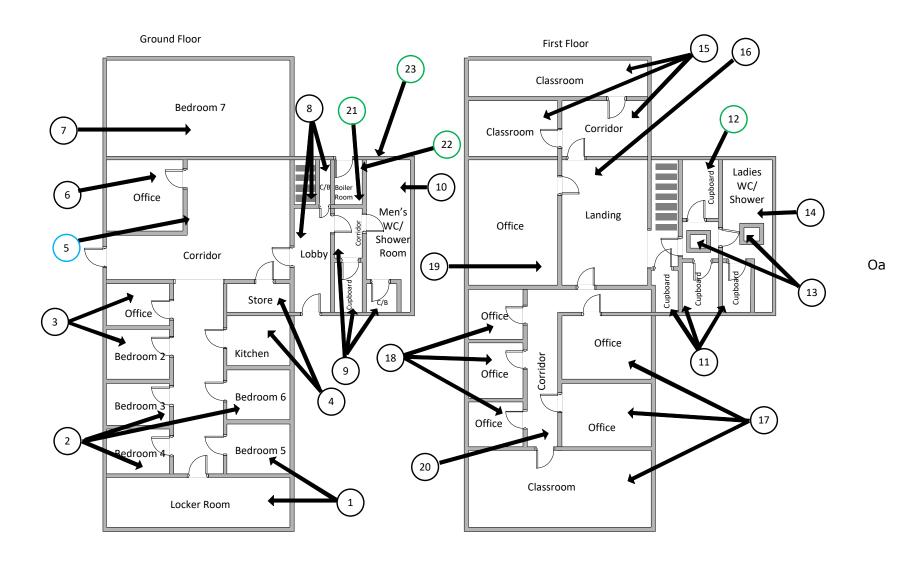
Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

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Section 12: Site Plan



KEY					
\bigcirc	Visual Inspection				
\bigcirc	ACM's Detected (Positive Items)				
	No ACM's Detected (Negative Items)				
\bigcirc	Presumed to Contain ACM's				
	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: 10/07/2019

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: 09.07.2019

Report Compiled By

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

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