

Project Number A-00525 (3700)

**Re-Inspection
Asbestos Survey Report**

**39 Skinners
Horfield Common
Bristol
BS7 0XL**



Working in Partnership with Shield Services Group



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Section 1: Contact Details

Client Details:		Instructing Party:	
Wessex RFCA Mount House Mount Street Taunton TA1 3QE		Shield Caxton Business Park Warmley BS30 8XJ	
Contact Name:	Kelvin Walker	Contact Name:	Chloe Smith
Tel: 01823 250116	Fax: N/A	Tel: 01173012650	Fax: N/A

Site Address:		Report Author:	
39 Skinners Horfield Common Bristol BS7 0XL		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Kelvin Walker	Contact Name:	Emma Humphreys
Tel: 01823 250116	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
James Roberts	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
JR/01	Garages - Cement Product	External Outside 011	Chrysotile

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:

Status	Sample Type	Location
Previously Sampled	Door Panel - Insulating Board	First Floor Door Next to Range 003
Strongly Presumed	Safe - No Access Gained	First Floor Co's Office 004
Strongly Presumed	Safe - No Access Gained	First Floor Isoc Office 005
Strongly Presumed	Safe - No Access Gained	First Floor Regt Ops Office 006
Strongly Presumed	Safe - No Access Gained	First Floor Rao Office 007
Strongly Presumed	Pipework - Limited Access Gained	First Floor Basement Boiler Room 008
Strongly Presumed	Roof Tiles - No Access Gained	External Outside 009
Strongly Presumed	Roof - Limited Access Gained	External Workshop 012

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

Masonry Built with Various out Buildings.

Caveat for no access areas

Re-Inspection to the positive and presumed items only.

EXTERNAL MATERIALS

Roof Type	Pitched, Flat
Roof Materials	Masonry Tiles, Felt, Cement tiles
Soffits	Not in Scope
Fascia	Plastic
Walls	Brick
Verge Under cloaking	Not in Scope
Guttering	Plastic
Downpipes	Plastic
Window/Door frames	Metal, Wood
Other Materials	None

INTERNAL MATERIALS

Loft Insulation	Not in scope
Roof Underlining	Not in Scope
Ceilings	Concrete, Plasterboard, Suspended
Walls <i>Internal</i>	Plasterboard, Brick, Block
Floors	Concrete
Doors/Frames	Wood
Pipework/Insulation	Metal, MMMF Pipe Insulation
Boxings	Not in Scope
Boiler Make	Not in Scope
Flue Pipes	Not in Scope
Storage Heaters	Not in Scope
Electrical Boxes/Machinery	Live - Modern
Ducting/Risers	Not in Scope
Stairs	Concrete
Lift Shafts	None
Other Materials	None

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Section 4: Positive, Presumed or No Access Items

Item No:	3	Sample No:	N/A
Location:	First Floor - Door next to Range 003		



Material Description:	Door Panel - Insulating Board	
Identification:	Previously Sampled - Asbestos Detected	
Approx. quantity:	1 LM	
Accessibility	Easy	Assessment Score
Product type:	Asbestos Insulating Board	2
Extent of Damage:	Good	0
Surface Treatment:	Encapsulated AIB	1
Asbestos type:	Amosite, Chrysotile	2
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	N/A	

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Item No: 4 **Sample No:** N/A

Location: First Floor - Co's Office 004

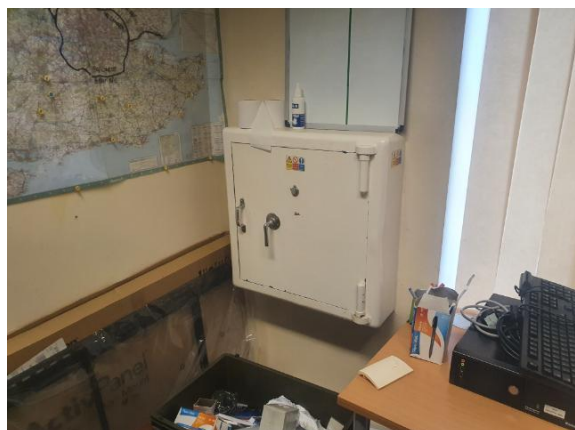


Material Description:	Safe - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Friable Debris	3
Extent of Damage:	Good	0
Surface Treatment:	Unsealed AIB	2
Asbestos type:	Presumed	3
Material Assessment Score:		8
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	No access into safe no codes or keys	

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Item No: 5 **Sample No:** N/A

Location: First Floor - ISOC Office 005



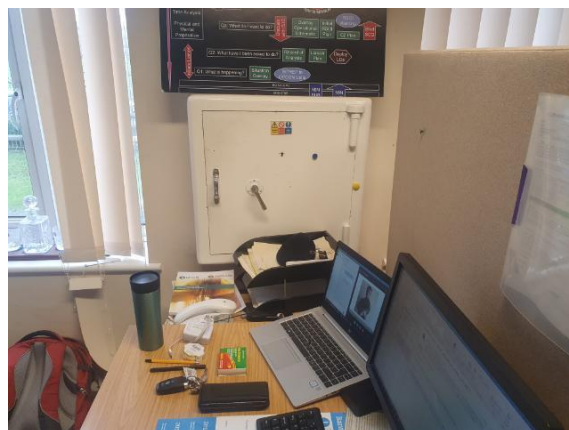
Material Description:	Safe - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Friable Debris	3
Extent of Damage:	Good	0
Surface Treatment:	Unsealed AIB	2
Asbestos type:	Presumed	3
Material Assessment Score:		8
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	No access into safe no codes or keys	

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Item No: 6

Sample No: N/A

Location: First Floor - Regt Ops Office 006



Material Description:	Safe - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Friable Debris	3
Extent of Damage:	Good	0
Surface Treatment:	Unsealed AIB	2
Asbestos type:	Presumed	3
Material Assessment Score:		8
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	No access into safe no codes or keys	

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Item No: 7 **Sample No:** N/A

Location: First Floor - RAO Office 007



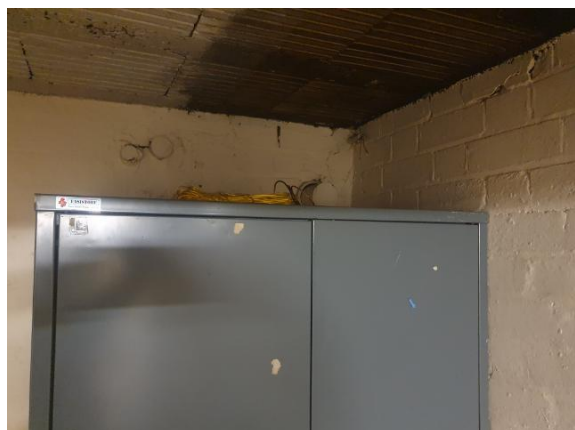
Material Description:	Safe - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Friable Debris	3
Extent of Damage:	Good	0
Surface Treatment:	Unsealed AIB	2
Asbestos type:	Presumed	3
Material Assessment Score:		8
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	No access into safe no codes or keys	

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Item No: 8

Sample No: N/A

Location: First Floor - Basement Boiler Room 008



Material Description:	Pipework - Limited Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	4 LM	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Pipe Insulation	3
Extent of Damage:	Good	0
Surface Treatment:	Encapsulated Insulation	2
Asbestos type:	Presumed	3
Material Assessment Score:		8
Priority Assessment Score:		Medium
Action:	Manage	
Comments:	limited access due to equipment	

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Item No: 9 **Sample No:** N/A

Location: External - Outside 009



Material Description:	Roof tiles - No Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	250 m ²	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Cement	1
Extent of Damage:	Good	0
Surface Treatment:	Non-friable	0
Asbestos type:	Presumed	3
Material Assessment Score:		4
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	Cement Roof tiles too high to sample	

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Item No: 11

Sample No: JR/01

Location: External - Outside 011

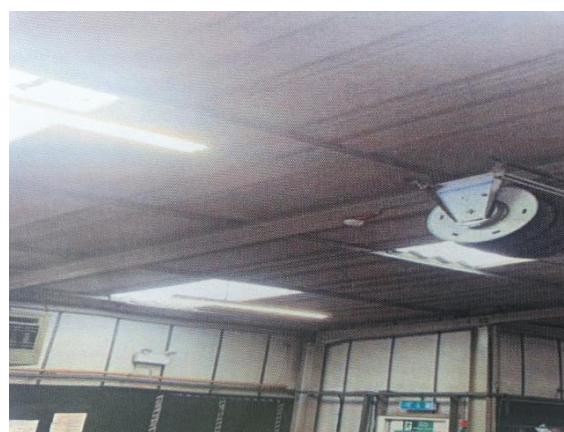


Material Description:	Garages - Cement Product	
Identification:	Sampled - Asbestos Detected	
Approx. quantity:	45 m ²	
Accessibility	Easy	<i>Assessment Score</i>
Product type:	Cement	1
Extent of Damage:	Moderate damage	2
Surface Treatment:	Unsealed Cement	1
Asbestos type:	Chrysotile	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Remove	
Comments:	Cement product to roof areas of small garages	

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Item No: 12 **Sample No:** N/A

Location: External - Workshop 012



Material Description:	Roof - Limited Access Gained	
Identification:	Strongly Presumed to Contain Asbestos	
Approx. quantity:	50 m ²	
Accessibility	Difficult	<i>Assessment Score</i>
Product type:	Cement	1
Extent of Damage:	Good	0
Surface Treatment:	Unsealed Cement	1
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	No access into workshop	

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Section 5: Negative Items

Item No:	1	Sample No:	N/A
Location:	Ground Floor - Room G46 001		



Material Description:	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: 2

Sample No: N/A

Location: Ground Floor - Boiler Store 002



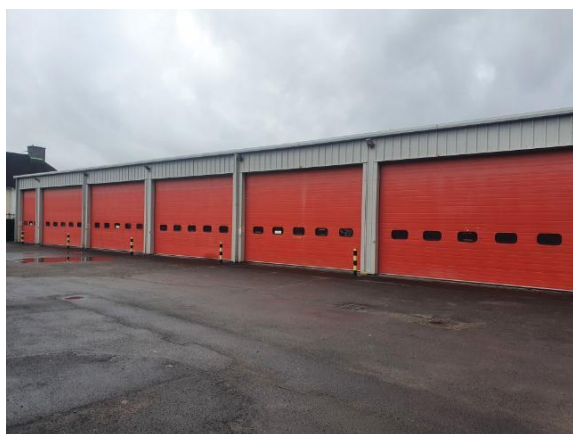
Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Priority Assessment Score:		N/A
Action: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

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Item No: 10

Sample No: N/A

Location: External - Main Garages 010



Material Description:	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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Section 6: Survey Objectives

Instructions were received from Kelvin Walker of Wessex RFCA to carry out a Re-Inspection asbestos survey at 39 Skinners, Horfield Common, Bristol, BS7 0XL in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 02 February 2021 by James Roberts with the objective of facilitating a Re-Inspection report.

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Section 7: 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 may 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.

Due to the artex being non-homogenous, it is recommended to treat all areas as containing asbestos if you have a positive sample of artex.

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Section 8: Material Assessment Algorithm

Variable	Score	Examples
Product type	1	Vinyl, 'Bakelite', Cement, Textured Coating, Non-Friable Debris, Floor Tiles, Bitumen, Reinforced Plastics, Mastic (putty), Windowsills
	2	Asbestos Insulating Board, Paper, Rope, Burned Cement Debris, Flashguards, Gaskets
	3	Pipe Insulation, Spray Coating, Friable Debris, Loose Fill Asbestos
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, Unsealed Cement, Woven Material, Paper
	2	Unsealed AIB, Encapsulated Insulation, Encapsulated Pipe Lagging
	3	Unsealed Insulation, Spray Coating, Unsealed Pipe Lagging
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

Section 9: Certificates of Bulk Analysis



Our Ref: J202574 FI: 1
Your Ref: 3700
Date: 08/02/2021

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: 39 Skinners, Horfield Common, Bristol, BS7 0XL
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 5th February 2021
Date analysed: 8th February 2021
Analyst/s: Raphael Mirzaizans
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.

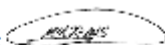
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
JR/1	BS654197	Garage Roof	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 relate 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

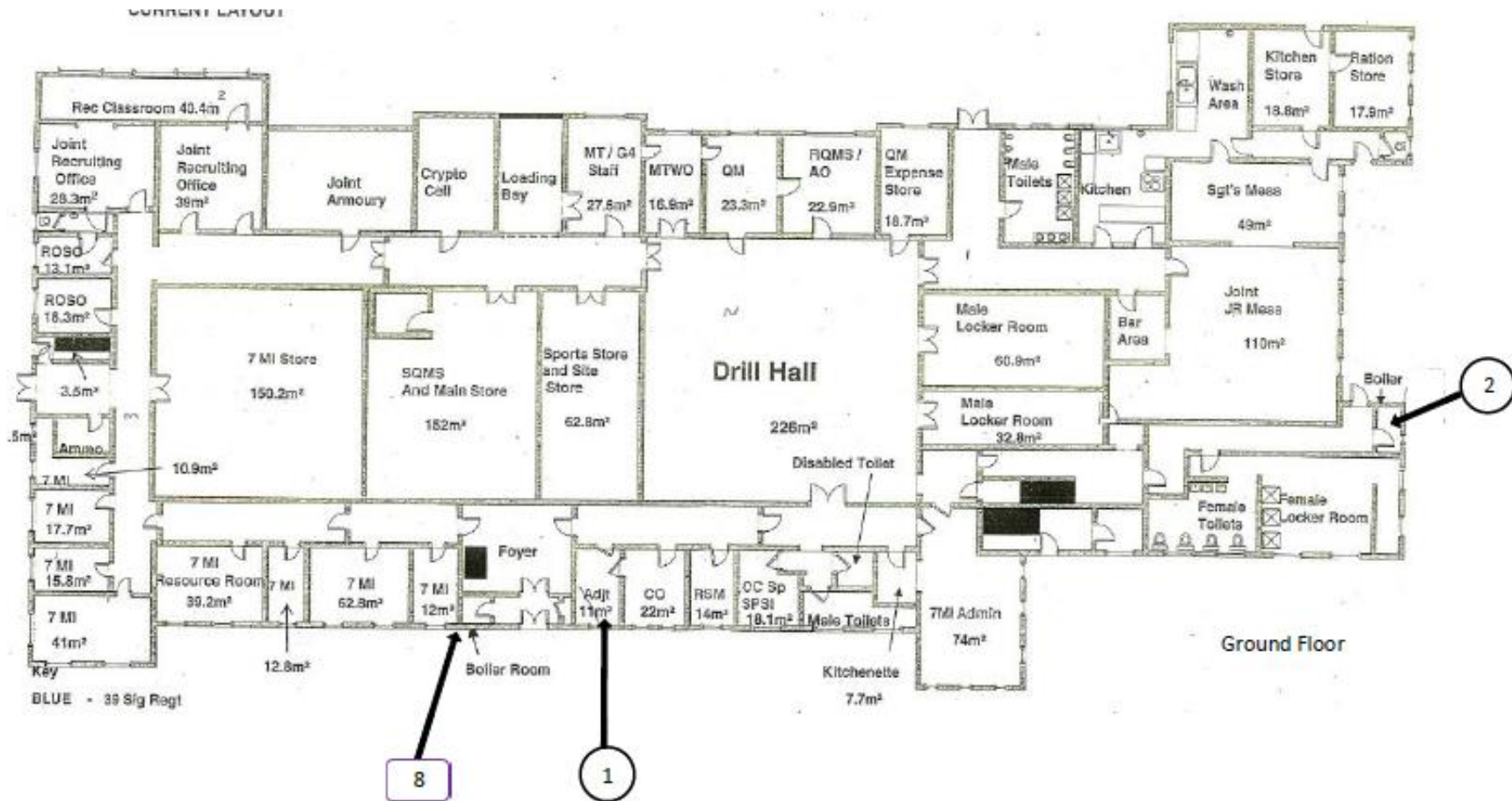
PRINT NAME: Raphael Mirzaizans

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

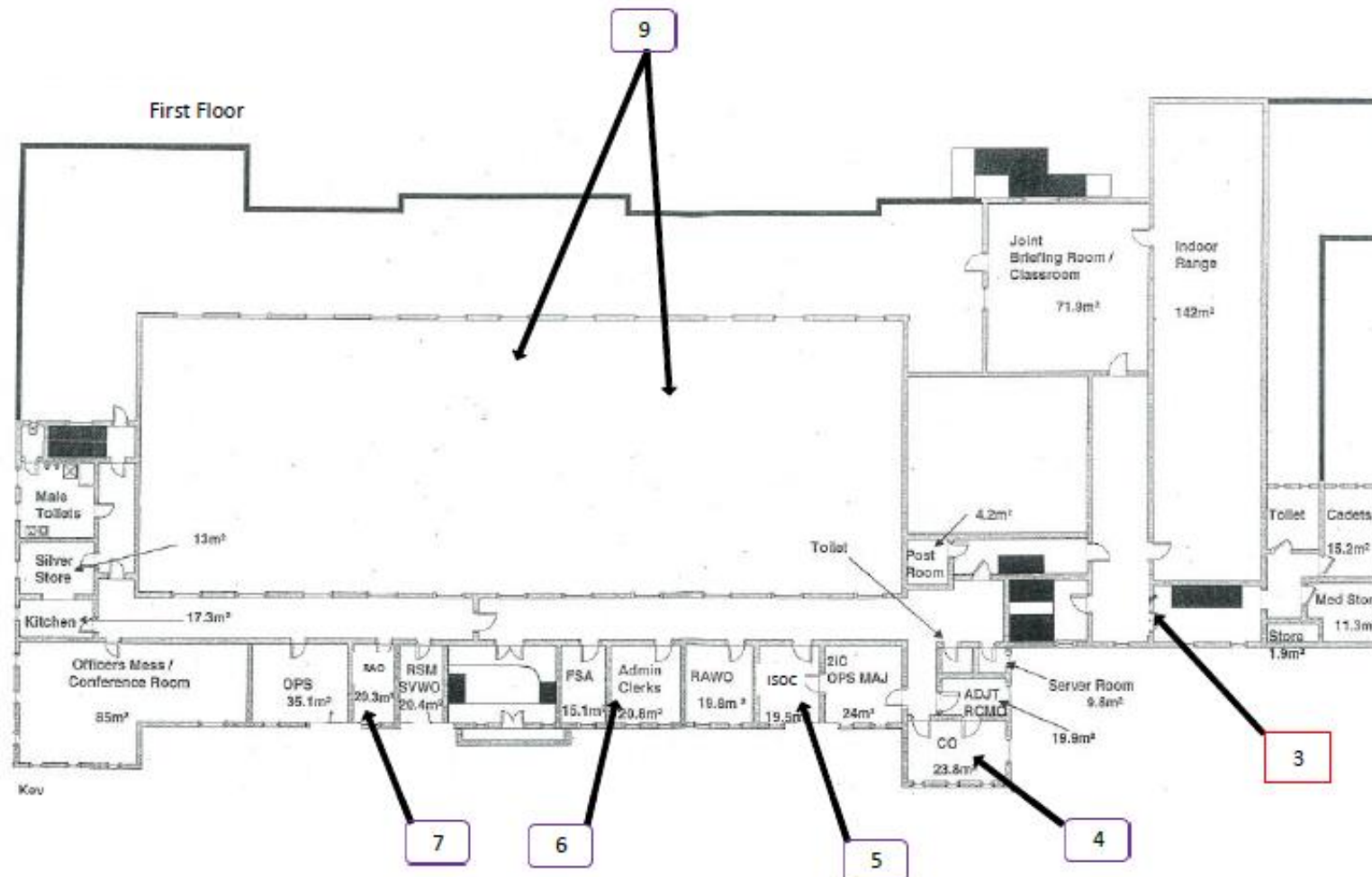
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Section 10: Site Plan



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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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MOD Vehicle Garages

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Outside

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Inside







Workshop

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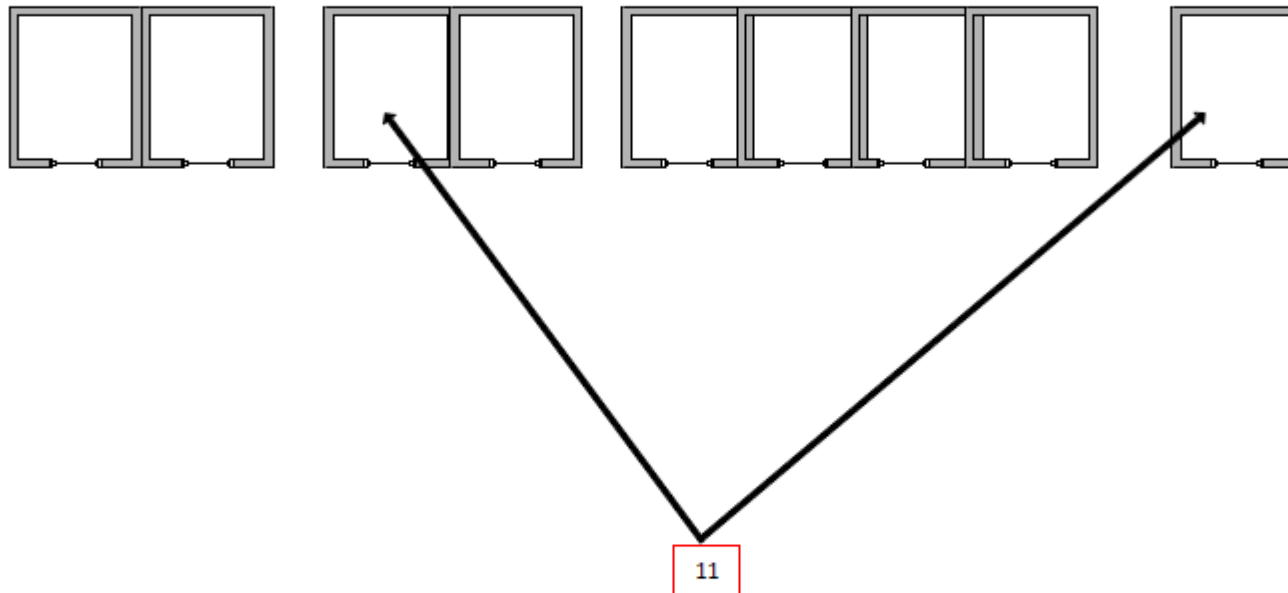
Roof and Rear Vally







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10

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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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: Paul Lillis

Date: 15.02.2021

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: 09.02.2021

Report Compiled By

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

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