

**Project Number A-01756 (6146)**

**Management  
Asbestos Survey Report**

**Bryher Fire Station**

**TR23**



Working in Partnership with Shield Services Group



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## **Section 1: Contact Details**

<b>Client Details:</b>		<b>Instructing Party:</b>	
Council of the Isles of Scilly Town Hall St Marys Isles of Scilly TR21 0LW		Council of the Isles of Scilly Town Hall St Marys Isles of Scilly TR21 0LW	
<b>Contact Name:</b>	Serena Balkwill	<b>Contact Name:</b>	Serena Balkwill
<b>Tel:</b> 07516 112 590	<b>Fax:</b> N/A	<b>Tel:</b> 07516 112 590	<b>Fax:</b> N/A

<b>Site Address:</b>		<b>Report Author:</b>	
Bryher Fire Station  TR23		Armour Analytical Services Unit 6 Guardian Street Industrial Estate Warrington WA5 1SJ	
<b>Contact Name:</b>	Serena Balkwill	<b>Contact Name:</b>	Andrea Bansee
<b>Tel:</b> 07516 112 590	<b>Fax:</b> N/A	<b>Mobile:</b> 07468535836	

<b>Lead Surveyor's Name:</b>	<b>Lead Surveyor's Authorising Signature:</b>
David Kelly	

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## **Section 2: Executive Summary**

Sample Number	Sample Type	Location	Analysis
DK/01	Profiled Cement Roof - Cement Product	External Lobby/WC 001	Chrysotile
DK/02	Roof Tiles - Cement Product	External Staff Room 002	Chrysotile
DK/03	Undercloaking - Cement Product	External Garage 003	N.A.D.I.S
DK/04	Roof Tile Undercloaking - Cement Product	External Staff Room 005	N.A.D.I.S

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

A.D – Asbestos Detected

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## **Section 3: Site Description & Survey Information**

### **Brief description on the general building construction**

Brick construction with a pitched tile and profiled roof.

### **Caveat for no access areas**

All areas accessed ok

### **EXTERNAL MATERIALS**

Roof Type	Pitched
Roof Materials	Cement Tiles, Profiled Cement, Slate Tiles
Soffits	None
Fascia	Timber
Walls	Brick
Verge Under cloaking	Cement
Guttering	Plastic
Downpipes	Plastic
Window/Door frames	Timber
Other Materials	Cement Tile Debris to External Areas

### **INTERNAL MATERIALS**

Loft Insulation	Nor accessed
Roof Underlining	Not accessed
Ceilings	Plasterboard, Timber
Walls <i>Internal</i>	Solid
Floors	Concrete, Timber
Doors/Frames	Timber
Pipework/Insulation	Copper, Plastic
Boxings	None
Boiler Make	None
Flue Pipes	Non
Storage Heaters	Non asbestos electric
Electrical Boxes/Machinery	Modern
Ducting/Risers	None
Stairs	None
Lift Shafts	None
Other Materials	N/A

## Section 4: Positive and Presumed Photos Sheets

<b>Item No:</b>	<b>1</b>	<b>Sample No:</b>	<b>DK/01</b>
<b>Location:</b>	External - Lobby/WC 001		



<b>Material Description:</b>	Profiled Cement Roof - Cement Product	
<b>Identification:</b>	Sampled - Asbestos Detected	
<b>Approx. quantity:</b>	10 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	Assessment Score
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Moderate damage	2
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		5
<b>Risk Assessment Score:</b>		Low
<b>Action:</b>	Manage	
<b>Comments:</b>	N/A	

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**Item No:** 2 **Sample No:** DK/02

**Location:** External - Staff Room 002



<b>Material Description:</b>	Roof Tiles - Cement Product	
<b>Identification:</b>	Sampled - Asbestos Detected	
<b>Approx. quantity:</b>	60 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Risk Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	N/A	



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

**Location:** External - Office 004



<b>Material Description:</b>	Profiled Cement Roof - Cement Product	
<b>Identification:</b>	As per sample DK/01 - Asbestos Detected	
<b>Approx. quantity:</b>	10 m <sup>2</sup>	
<b>Accessibility</b>	Difficult	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Slight / minor damage	1
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		4
<b>Risk Assessment Score:</b>		Negligible
<b>Action:</b>	Manage	
<b>Comments:</b>	N/A	

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**Item No:** 6 **Sample No:** N/A

**Location:** External - 006



<b>Material Description:</b>	Roof Tile Debris - Cement Product	
<b>Identification:</b>	As per sample DK/02 - Asbestos Detected	
<b>Approx. quantity:</b>	1 m <sup>2</sup>	
<b>Accessibility</b>	Easy	<i>Assessment Score</i>
<b>Product type:</b>	Cement	1
<b>Extent of Damage:</b>	Major damage	3
<b>Surface Treatment:</b>	Unsealed Cement	1
<b>Asbestos type:</b>	Chrysotile	1
<b>Material Assessment Score:</b>		6
<b>Risk Assessment Score:</b>		Low
<b>Action:</b>	Remove	
<b>Comments:</b>	Found sporadically throughout externals, including whole roof sheets	

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## Section 5: Negative Photos Sheets

<b>Item No:</b>	<b>3</b>	<b>Sample No:</b>	<b>DK/03</b>
<b>Location:</b>	External - Garage 003		



<b>Material Description:</b>	Undercloaking - Cement Product	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	N/A	

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**Item No:** 5

**Sample No:** DK/04

**Location:** External - Staff Room 005



<b>Material Description:</b>	Roof Tile Undercloaking - Cement Product	
<b>Identification:</b>	Sampled - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	N/A	

<b>Item No:</b>	<b>7</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Staff Room, Office, Lobby and WC 007		

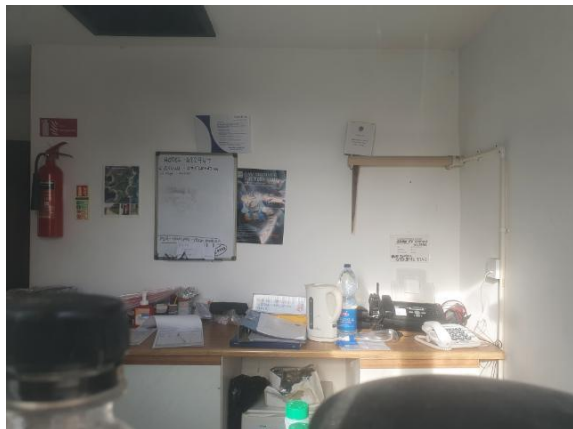


<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Timber and plasterboard ceilings	

**Item No:** 8

**Sample No:** N/A

**Location:** Ground Floor - Kitchen, Room and Corridor 008



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceilings	

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**Item No:** 9

**Sample No:** N/A

**Location:** Ground Floor - Garage 009



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard ceiling, concrete floor, modern electrics	

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**Item No:** 10

**Sample No:** N/A

**Location:** Ground Floor - Shed 010



<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Timber walls and non-asbestos felt roof	





## **Section 6: Survey Objectives**

Instructions were received from Serena Balkwill of Council of the Isles of Scilly to carry out a Management asbestos survey at Bryher Fire Station, TR23 in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 22 September 2022 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.

Inspection under floor slab is not included unless core hole sampling has been specifically requested.

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, 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 10: 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
<b>10 or more</b>	High risk
<b>7 – 9</b>	Medium risk
<b>5 – 6</b>	Low risk
<b>4 &amp; below</b>	Negligible risk

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## Section 11: Certificates of Bulk Analysis



Our Ref: J244877 FI: 4  
Your Ref: 6146  
Date: 03/10/2022

**ENVIROCHEM**  
Analytical Laboratories Ltd.  
12 The Gardens  
Broadcut, Fareham  
Hampshire  
PO16 8SS



1227  
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: Bryher Fire Station, Bryher, Isles of Scilly, Cornwall, TR23 0PR  
Sampled By: Armour Analytical Services Ltd  
Date sampled/received: 27th September 2022  
Date analysed: 3rd October 2022  
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' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

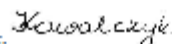
#### RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/01	BS804777	External. Lobby / WC. Profiled cement roof.	Yes	Chrysotile
DK/02	BS804778	External. Staff room. Roof tiles.	Yes	Chrysotile
DK/03	BS804779	External. Garage. Undercloaking.	No	
DK/04	BS804780	External. Staff room. Roof tile undercloaking.	No	

#### NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthrophyllite, 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.
8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

SIGNATURE:



Authorised signatory PRINT NAME: Ewelina Kowalczyk Pariyar

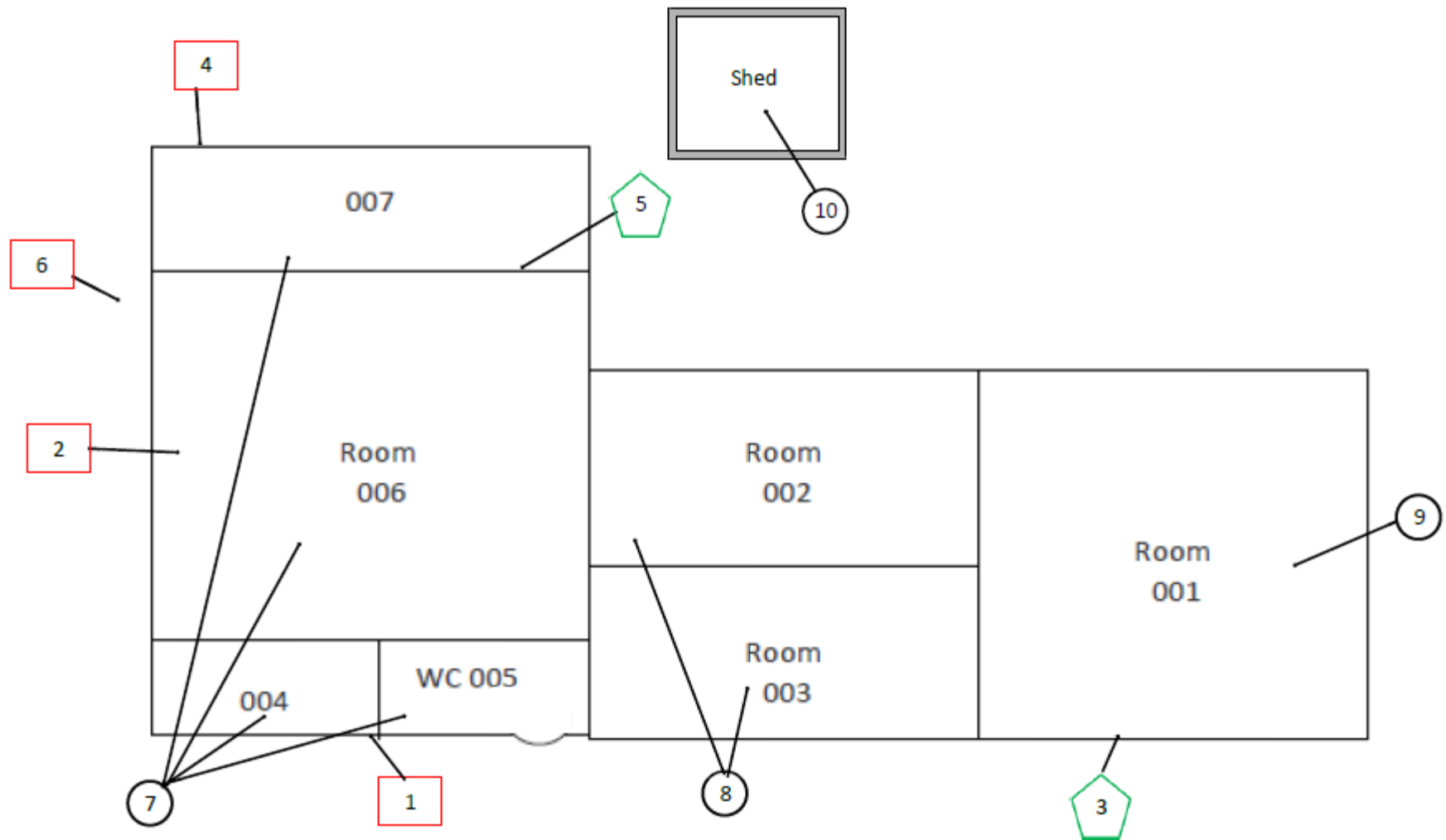
DATE AUTHORISED:  
03/10/2022







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

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## 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

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**I the surveyor can confirm that this report is accurate to my findings on site and this survey has been Content checked by myself.**

**Checked by: Will Fyles**

**Date: 05/10/2022**

**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: Andrea Bansee**

**Date: 05/10/2022**

**Report Compiled By**

**Armour Analytical Services Ltd, Unit 6, Guardian Street Industrial Estate,  
Warrington, WA5 1SJ**

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