

**Project Number A-02000 (6724)**

**Refurbishment and Demolition  
Asbestos Survey Report**

**Small Animal Clinic  
Lanwades Park  
Newmarket  
CB8 7UA**



Working in Partnership with Shield Services Group



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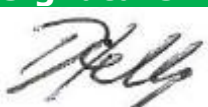
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## **Section 1: Contact Details**

<b>Client Details:</b>		<b>Instructing Party:</b>	
<p><b>Lochailort Investments Ltd</b> (Company Number: 05605197) Eagle House 108-110 Jermyn Street London SW1Y 6EE; and</p> <p>Such associated company of Locailhort Investments Ltd as is notified in writing to the consultant, and;</p> <p><b>Animal Health Trust (in Liquidation)</b> (Royal Charter Company Number: RC000011 and Registered Charity Number: 209642) acting by the Receivers; and</p> <p><b>Andrew Burton Hughes and Julian Paul Smith</b> of Alder King LLP (Company Number: OC306796) whose registered office is at, Pembroke House, Clifton, Bristol BS8 3BA acting in their capacity as joint receivers of the Premises (the "Receivers")</p>		<p>Lochailort Investments Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE</p>	
<b>Contact Name:</b>	Hugo Haig	<b>Contact Name:</b>	Hugo Haig
<b>Tel:</b> 0203 468 4933	<b>Fax:</b> N/A	<b>Tel:</b> 0203 468 4933	<b>Fax:</b> N/A

<b>Site Address:</b>		<b>Report Author:</b>	
<p>Small Animal Clinic Lanwades Park Newmarket CB8 7UA</p>		<p>Armour Analytical Services Unit 6 Guardian Street Industrial Estate Warrington WA5 1SJ</p>	
<b>Contact Name:</b>	Hugo Haig	<b>Contact Name:</b>	Andrea Bansee
<b>Tel:</b> 0203 468 4933	<b>Fax:</b> N/A	<b>Mobile:</b> 07468 535 836	

<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	DPC within Wall Cavity - Bituminous Product	First Floor Plant Room 001	N.A.D.I.S
DK/02	Putty to Ductwork Joints - PVC / Reinforced Plastics	First Floor Plant Room 002	N.A.D.I.S
DK/03	Gaskets - Gaskets (compressed)	First Floor Plant Room 007	N.A.D.I.S
DK/04	Wall Panels - Insulating Board	First Floor Plant Room 008	N.A.D.I.S
DK/05	Soffits - Insulating Board	External Soffits 017	N.A.D.I.S
DK/06	Ceiling Panels - Insulating Board	Ground Floor Hut 020	N.A.D.I.S
DK/07	Sink Pads - Bituminous Product	Ground Floor Consulting Rooms x 6 023	N.A.D.I.S

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

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

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

Brick construction with a pitched tiled roof, built in 1994.  
Cancer unit has timber walls and a metal roof and was built in 2012.

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

All areas were surveyed

### **EXTERNAL MATERIALS**

Roof Type	Pitched
Roof Materials	Metal Roof
Soffits	Insulation Board
Fascia	Timber
Walls	Brick, Timber
Verge Under cloaking	None
Guttering	Plastic
Downpipes	Plastic
Window/Door frames	Timber, Metal
Other Materials	N/A

### **INTERNAL MATERIALS**

Loft Insulation	Fiberglass
Roof Underlining	Timber
Ceilings	Plasterboard, Concrete, Modern Ceiling Tiles, Insulation Board
Walls <i>Internal</i>	Plasterboard, Solid, Timber
Floors	Concrete, Lino, Carpet, Ceramic Tiles
Doors/Frames	Timber, Metal
Pipework/Insulation	MMMF
Boxings	Plasterboard, Timber, Insulation Board
Boiler Make	Modern AHU
Flue Pipes	Metal
Storage Heaters	Modern
Electrical Boxes/Machinery	Modern
Ducting/Risers	Metal, MMMF
Stairs	Concrete
Lift Shafts	None
Other Materials	N/A



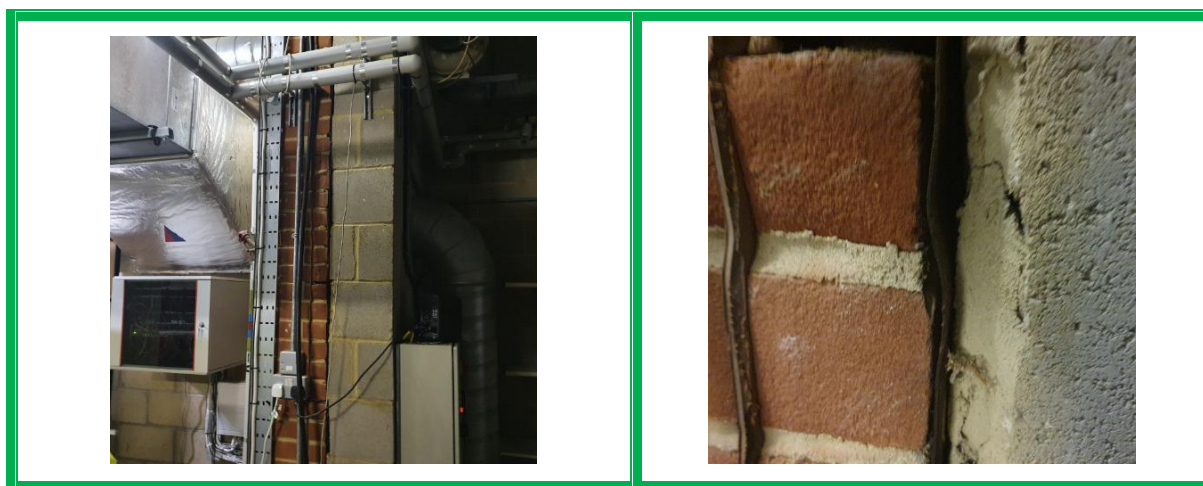
## **Section 4: Positive and Presumed Photos Sheets**

No positive or presumed items were found during this survey

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## Section 5: Negative Photos Sheets

<b>Item No:</b>	<b>1</b>	<b>Sample No:</b>	<b>DK/01</b>
<b>Location:</b>	First Floor - Plant Room 001		



<b>Material Description:</b>	DPC within Wall Cavity - Bituminous 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>	Presume to be within walls throughout	

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**Item No:** 2

**Sample No:** DK/02

**Location:** First Floor - Plant Room 002



<b>Material Description:</b>	Putty to Ductwork Joints - PVC / Reinforced Plastics	
<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>	Presume to be ductwork throughout. Plasterboard and solid walls. Modern electrics	



<b>Item No:</b>	<b>3</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Offices x 2 003		

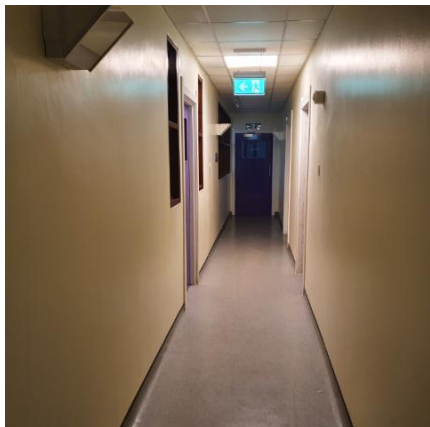


<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material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

**Item No:** 4

**Sample No:** N/A

**Location:** First Floor - Corridor 004



<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>	N/A	

**Item No:** 5

**Sample No:** N/A

**Location:** First Floor - Plant Room 005



<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>	Modern AHU and pipework throughout	

**Item No:** 6

**Sample No:** N/A

**Location:** First Floor - Offices x 3 006



<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 walls, metal above modern ceiling tiles	

**Item No:** 7

**Sample No:** DK/03

**Location:** First Floor - Plant Room 007



<b>Material Description:</b>	Gaskets - Gaskets (compressed)	
<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>	Treat as uniform to gaskets throughout building. Modern pipework, ductwork and electrics	

**Item No:** 8

**Sample No:** DK/04

**Location:** First Floor - Plant Room 008



<b>Material Description:</b>	Wall Panels - Insulating Board	
<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>	Panels are non-asbestos masterboard. Building was built in 1994 and no asbestos insulation board is present.	

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**Item No:** 9

**Sample No:** N/A

**Location:** First Floor - Stores x 2 and Corridor/Stairwell 009



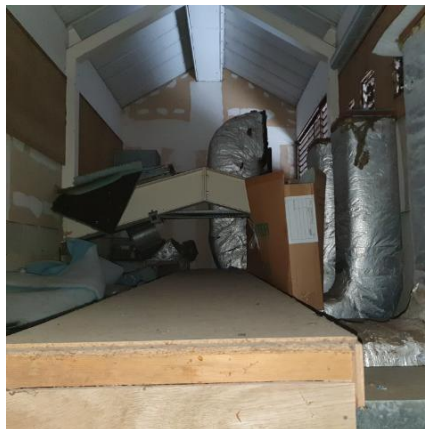
<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material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



**Item No:** 10

**Sample No:** N/A

**Location:** First Floor - Loft Space 010



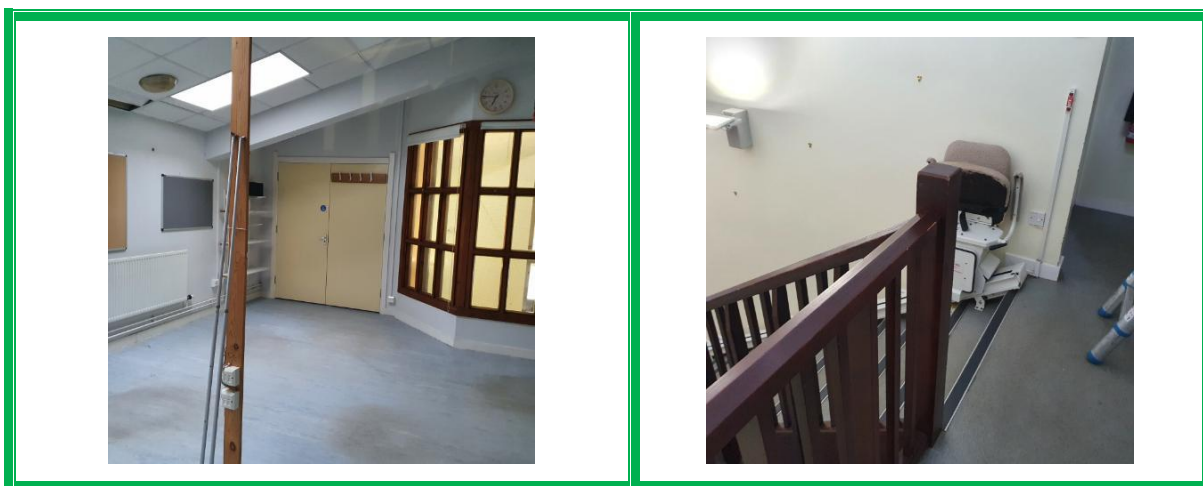
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<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard walls. Modern ductwork	



**Item No:** 11

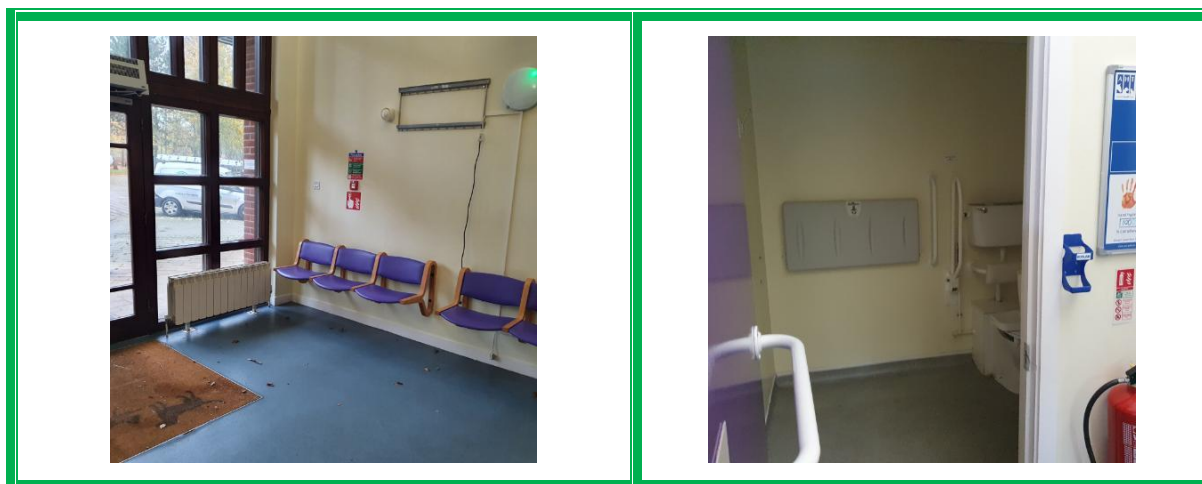
**Sample No:** N/A

**Location:** First Floor - Office and Landing 011



<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 and solid walls. Concrete under modern lino	

<b>Item No:</b>	<b>12</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	First Floor - Entrance Hall, W.C and Cleaners Cupboard 012		



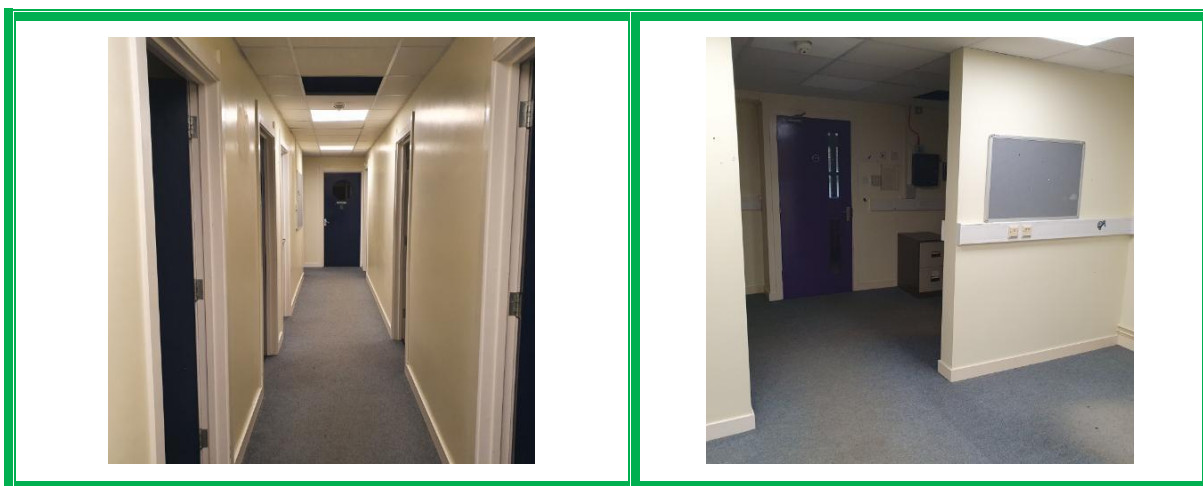
<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Metal and concrete above modern ceiling tiles. Concrete under modern lino. Solid walls.	

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**Item No:** 13

**Sample No:** N/A

**Location:** First Floor - Offices x 10 and Corridor 013



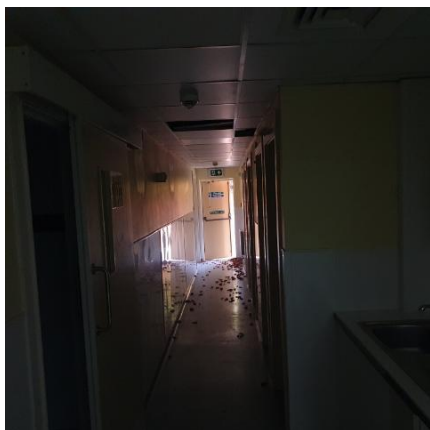
<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Metal and concrete above modern ceiling tiles. Concrete under modern lino and carpet. Timber boxings. Modern MMMF pipework throughout	

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**Item No:** 14

**Sample No:** N/A

**Location:** First Floor - Offices x 3, Corridor, Stores, WC's and Changing Rooms 014



<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>	Concrete above modern ceiling tiles. Concrete under modern lino and carpet. Ceramic floor tiles in changing rooms. Modern pipework and electrical boxes. Modern sink pad.	

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**Item No:** 15

**Sample No:** N/A

**Location:** First Floor - Offices x 6 015



<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>	Concrete and metal roof above modern ceiling tiles. Concrete under modern lino. Plasterboard and solid walls. Modern MMMF pipework throughout	

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**Item No:** 16

**Sample No:** N/A

**Location:** First Floor - Offices x 4, Switchroom and Store 016



<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>	Concrete above modern ceiling tiles. Concrete under modern lino. Modern MMMF pipework throughout. Modern electrics	

**Item No:** 17

**Sample No:** DK/05

**Location:** External - Soffits 017



<b>Material Description:</b>	Soffits - Insulating Board	
<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>	To all externals	



**Item No:** 18

**Sample No:** N/A

**Location:** External - Electric Room 018



<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>	Modern constructed building	



**Item No:** 19

**Sample No:** N/A

**Location:** Ground Floor - Hut 019



<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>	Built within the last few years - No asbestos present	

**Item No:** 20

**Sample No:** DK/06

**Location:** Ground Floor - Hut 020



<b>Material Description:</b>	Ceiling Panels - Insulating Board	
<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>	Blockwork and timber walls	

<b>Item No:</b>	<b>21</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Entrance Hall and Central Corridor 021		



<b>Material Description:</b>	High Level Bulkhead Panels and Boxing - Insulating Board	
<b>Identification:</b>	As per sample DK/05 - 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>	Found high level throughout roof apex to bulkheads and to apex boxing. Same panels as soffits	

<b>Item No:</b>	<b>22</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Central Corridor 022		



<b>Material Description:</b>	Ceiling below Walkway - Insulating Board	
<b>Identification:</b>	As per sample DK/05 - 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>	Same panels and high-level bulkhead panels. Modern electrics	

**Item No:** 23

**Sample No:** DK/07

**Location:** Ground Floor - Consulting Rooms x 6 023



<b>Material Description:</b>	Sink Pads - Bituminous 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>	Solid walls, Concrete and Metal roof above modern ceiling tiles. Concrete under lino	

<b>Item No:</b>	<b>24</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Consulting Rooms x 2, WC and Switchroom 024		



<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>	Modern electrics	

**Item No:** 25

**Sample No:** N/A

**Location:** Ground Floor - Ward and Store 025



<b>Material Description:</b>	Sink Pads - Bituminous Product	
<b>Identification:</b>	As per sample DK/07 - 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>	Solid walls, Concrete and Metal roof above modern ceiling tiles. Concrete under lino	

**Item No:** 26

**Sample No:** N/A

**Location:** Ground Floor - Corridor and Stores x 5 026



<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>	N/A	



<b>Item No:</b>	<b>27</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Stores x 3, Corridor and Shower Room 027		



<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>	N/A	

**Item No:** 28

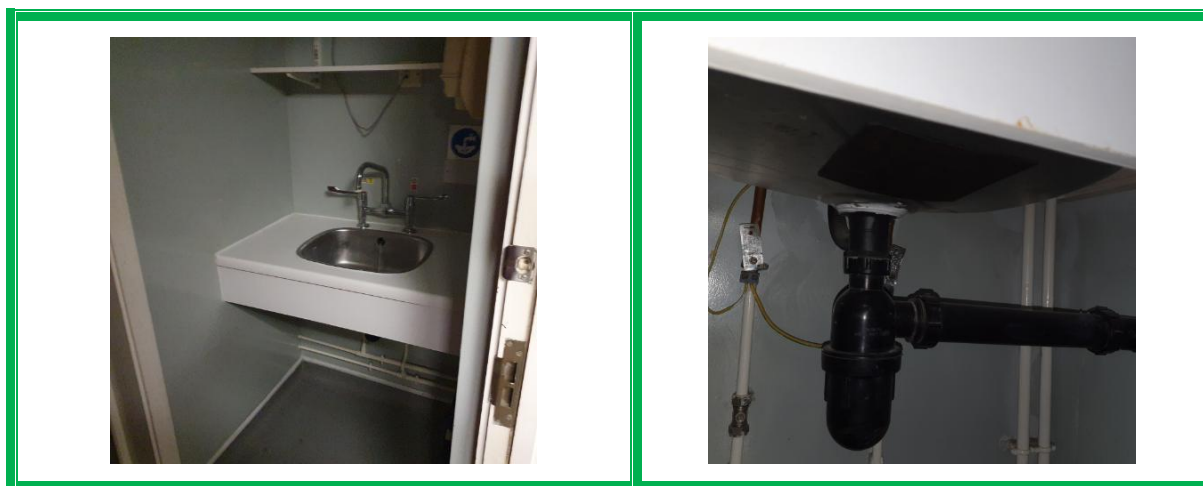
**Sample No:** N/A

**Location:** Ground Floor - Showers, Kitchen, Office and Lab 028



<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>	Concrete and metal rood above ceiling tiles. Ceramic floor tiles	

<b>Item No:</b>	<b>29</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Store 029		



<b>Material Description:</b>	Sink Pad - Bituminous Product	
<b>Identification:</b>	As per sample DK/07 - 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	

**Item No:** 30

**Sample No:** N/A

**Location:** Ground Floor - Showers 030



<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>	N/A	

**Item No:** 31

**Sample No:** N/A

**Location:** Ground Floor - Showers, Quiet Room, Chemotherapy Room 031



<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>	N/A	

**Item No:** 32

**Sample No:** N/A

**Location:** Ground Floor - Hydrotherapy Centre 032



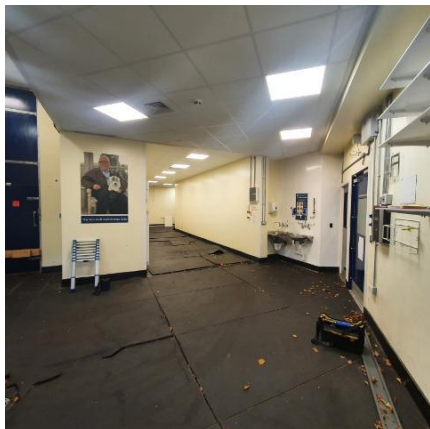
<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Plasterboard walls and ceilings, timber to underside of roof, modern pipework and water heater, ceramic tile and modern lino floors. Chemical stores are timber	

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**Item No:** 33

**Sample No:** N/A

**Location:** Ground Floor - Cancer Unit - All Rooms 033



<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>	Building was built in 2012 and does not contain asbestos. Timber walls, modern soffits, metal roof, internal solid walls, modern ceiling tiles, modern electrics, modern sink pads, modern ductwork and pipework	

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## **Section 6: Survey Objectives**

Instructions were received from Hugo Haig of Lochailort Investments Ltd to carry out a Refurbishment and Demolition asbestos survey at Small Animal Clinic, Lanwades Park, Newmarket, CB8 7UA in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 22 November 2022 to 23 November 2022 by David Kelly with the objective of facilitating Refurbishment or Demolition works.

This Refurbishment & Demolition survey is characterised as a 'Full Access Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as are 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. A Refurbishment survey should be undertaken in an unoccupied building.

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 fabric of the building, prior to said buildings major refurbishment or demolition.

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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 destructive 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 areas of the building which are subject to future refurbishment or demolition works.

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 Refurbishment 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

## Section 11: Certificates of Bulk Analysis



Our Ref: J250180 FI: 7  
Your Ref: 6724  
Date: 05/12/2022

**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: Small Animal Clinic, Lanwades Park, Newmarket, CB8 7UA  
Sampled By: Armour Analytical Services Ltd  
Date sampled/received: 5th December 2022  
Date analysed: 5th December 2022  
Analyst/s: Matt Hurst  
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	BS821648	1st Floor. Plant room. DPC within wall cavity.	No	
DK/02	BS821649	1st Floor. Plant room. Putty to ductwork.	No	
DK/03	BS821650	1st Floor. Plant room. Gaskets	No	
DK/04	BS821651	1st Floor. Plant room. Wall panels.	No	

#### 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.
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: Chloe Bowman

DATE AUTHORISED:  
05/12/2022

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

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Our Ref: J250180 FI: 7  
Your Ref: 6724  
Date: 05/12/2022

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Analytical Laboratories Ltd.  
12 The Gardens  
Broadcut, Fareham  
Hampshire  
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1227  
Tel: (01329) 287777  
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Client: Armour Analytical Services Ltd  
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR  
Site Address: Small Animal Clinic, Lanwades Park, Newmarket, CB8 7UA  
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Analyst/s: Matt Hurst  
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/05	BS821652	External. Soffits.	No	
DK/06	BS821653	HUT. Ceiling panels.	No	
DK/07	BS821654	Ground floor. Consulting room. Sink pad.	No	

#### 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.
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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.

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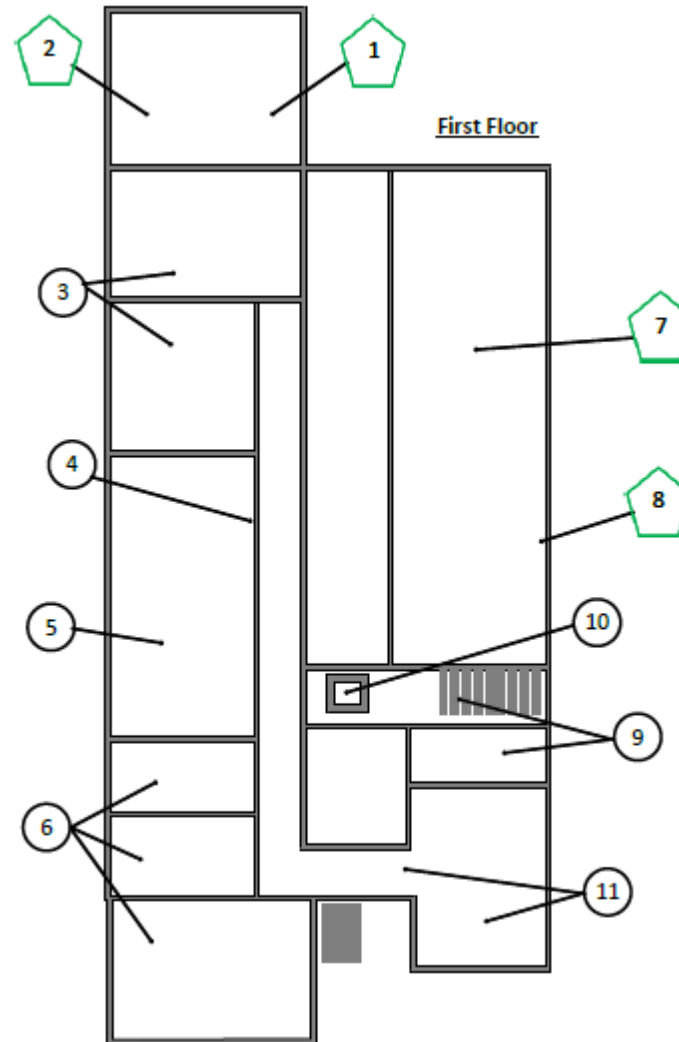
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DATE AUTHORISED:  
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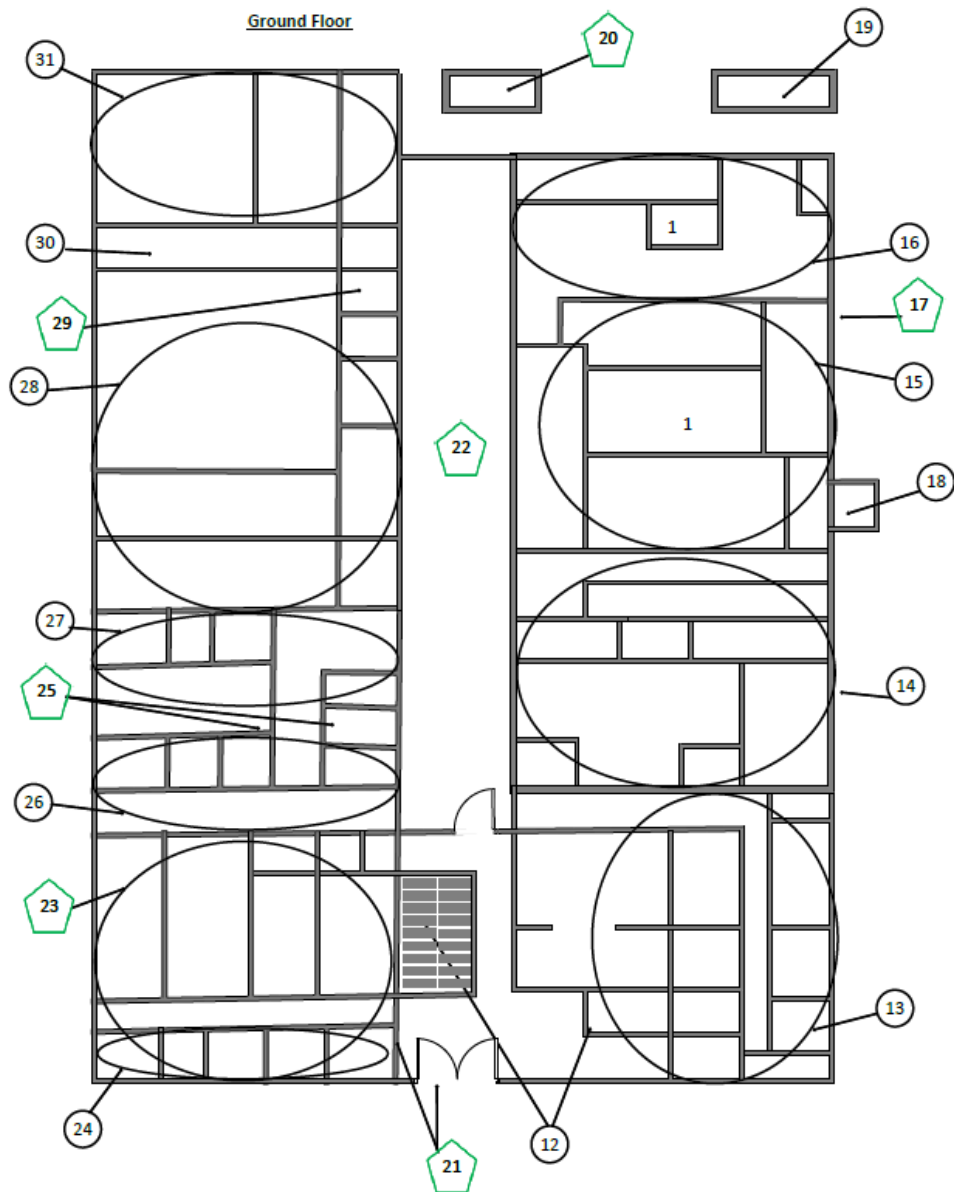
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Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

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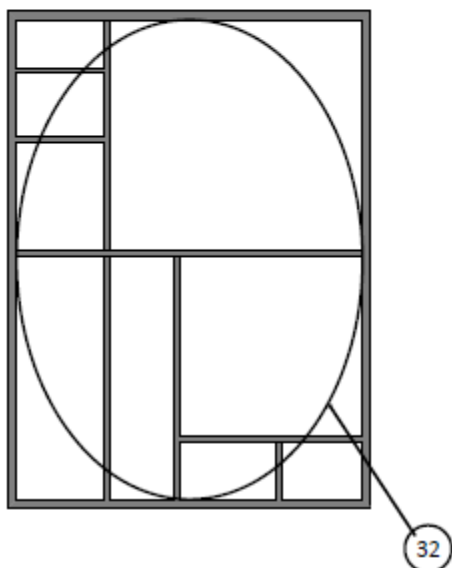


Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

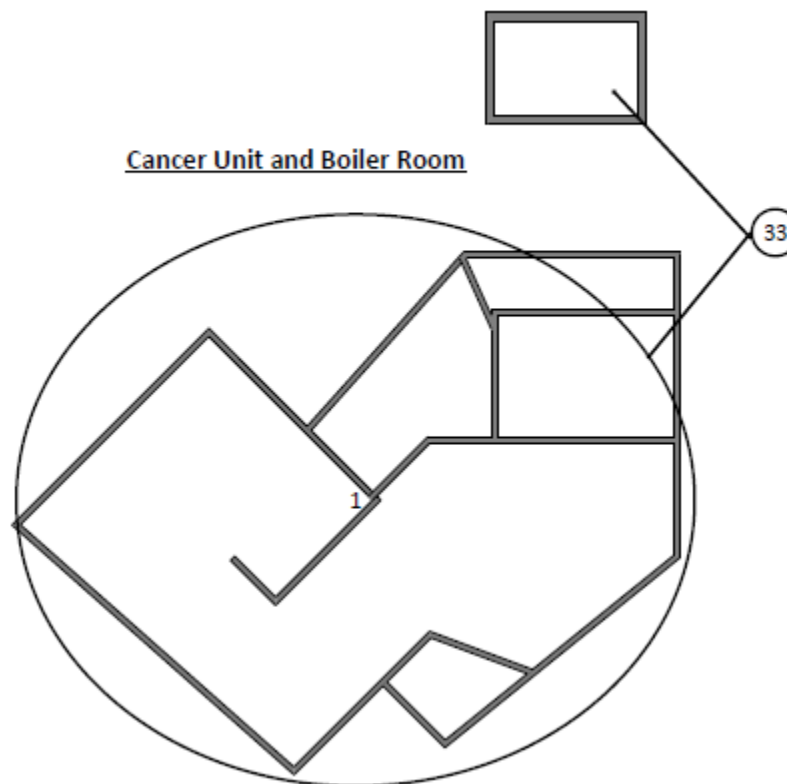
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Hydro Centre



Cancer Unit and Boiler Room



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: Will Fyles**

**Date: 09/12/2022**

**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: 09/12/2022**

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**Report Compiled By**

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

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