

**Project Number A-01998 (6724)**

**Refurbishment and Demolition  
Asbestos Survey Report**

**Entrance Building/Workshop  
Lanwades Park  
Newmarket  
CBU 7UA**



Working in Partnership with Shield Services Group



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## **Section 1: Contact Details**

<b>Client Details:</b>		<b>Instructing Party:</b>	
<b>Lochailort Investments Ltd</b> (Company Number: 05605197) Eagle House 108-110 Jermyn Street London SW1Y 6EE; and  Such associated company of Locailhort Investments Ltd as is notified in writing to the consultant, and;  <b>Animal Health Trust (in Liquidation)</b> (Royal Charter Company Number: RC000011 and Registered Charity Number: 209642) acting by the Receivers; and  <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")		Lochailort Investments Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
<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>	
Entrance Building/Workshop Lanwades Park Newmarket CBU 7UA		Armour Analytical Services Unit 6 Guardian Street Industrial Estate Warrington WA5 1SJ	
<b>Contact Name:</b>		<b>Contact Name:</b>	Andrea Bansee
<b>Tel:</b>	<b>Fax:</b> N/A	<b>Mobile:</b> 07468535836	

<b>Lead Surveyor's Name:</b>	<b>Lead Surveyor's Authorising Signature:</b>
Jamie Houghton	

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## **Section 2: Executive Summary**

Sample Number	Sample Type	Location	Analysis
JH/01	Sink Pad - Bituminous Product	Ground Floor Entrance 001	N.A.D.I.S
JH/02	Soffit - Insulating Board	External Roof 007	N.A.D.I.S
JH/03	Roof Tiles - Cement Product	External Roof 008	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**

Two story detached building with loft space and single-story plant room.  
Estimated build circa 1990's.

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

All areas accessed ok

### **EXTERNAL MATERIALS**

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

### **INTERNAL MATERIALS**

Loft Insulation	Modern
Roof Underlining	Felt
Ceilings	Concrete
Walls <i>Internal</i>	Block
Floors	Concrete
Doors/Frames	Timber, Metal
Pipework/Insulation	N/A
Boxings	None
Boiler Make	Modern
Flue Pipes	Plastic
Storage Heaters	Modern
Electrical Boxes/Machinery	Modern
Ducting/Risers	None
Stairs	Concrete
Lift Shafts	None
Other Materials	None



## **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>JH/01</b>
<b>Location:</b>	Ground Floor - Entrance 001		



<b>Material Description:</b>	Sink Pad - 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>	Concrete ceiling, block walls, metal shutter, timber door and frame, plastic pipework, modern electrical units, concrete floor. Sink pad to metal sink.	

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**Item No:** 2

**Sample No:** N/A

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



<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 ceiling, metal ductwork, metal door, timber door and frame, modern distribution boards, block walls, modern plant, concrete floor.	



**Item No:** 3

**Sample No:** N/A

**Location:** First Floor - Mezzanine Floor 003



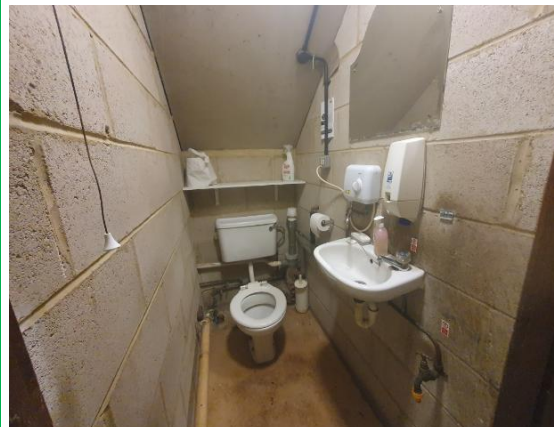
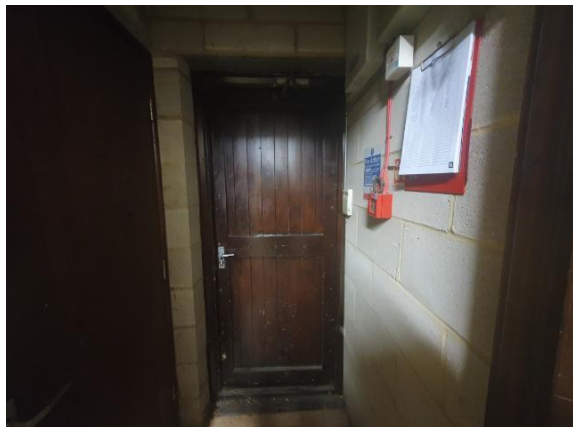
<b>Material Description:</b>	Sink Pad - Bituminous Product	
<b>Identification:</b>	As per sample JH/01 - No Asbestos Found	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos 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>	<p>Concrete ceiling, block walls, timber partitions, metal railings, plastic pipework, concrete floor.</p> <p>Sink pad to metal sink on first floor, cross referenced with sampled number 1 due to being visually similar.</p>	

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**Item No:** 4

**Sample No:** N/A

**Location:** Ground Floor - Lobby & Toilet 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>	Concrete ceiling, block walls, metal door, timber door and frame, modern facilities, metal and plastic pipework, concrete floor.	

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<b>Item No:</b>	<b>5</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Substation Rooms x 2, & Diesel Store 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>	Timber ceilings, brick walls, non-ACM electrical units, timber door and frame, concrete floor.	

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<b>Item No:</b>	<b>6</b>	<b>Sample No:</b>	<b>N/A</b>
<b>Location:</b>	Ground Floor - Roof Void 006		

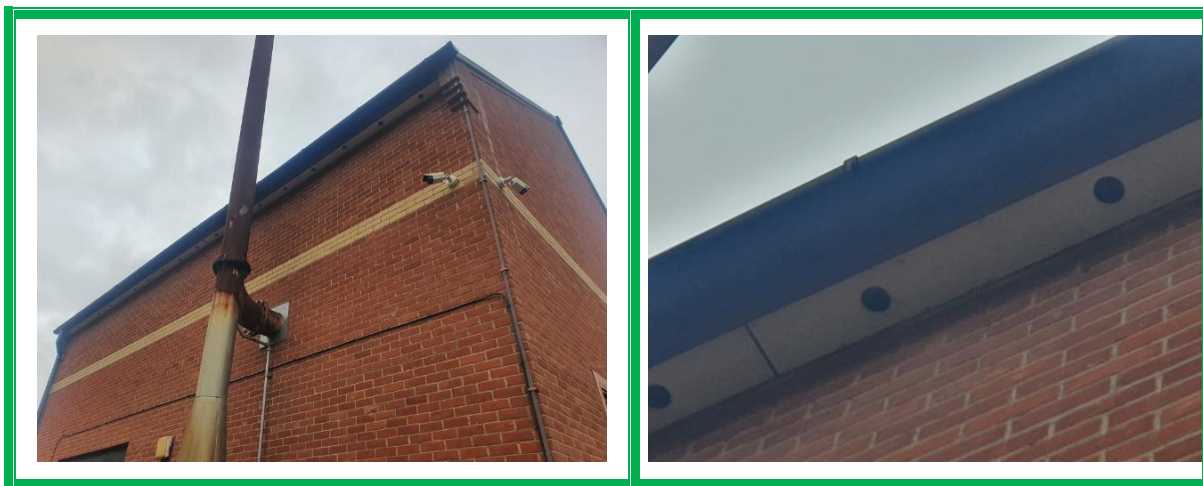


<b>Material Description:</b>	No Suspect Materials Found	
<b>Identification:</b>	N/A	
<b>Approx. quantity:</b>	N/A	
<b>Accessibility</b>	N/A	<i>Assessment Score</i>
<b>Product type:</b>	N/A	N/A
<b>Extent of Damage:</b>	N/A	N/A
<b>Surface Treatment:</b>	N/A	N/A
<b>Asbestos type:</b>	N/A	N/A
<b>Material Assessment Score:</b>		N/A
<b>Risk Assessment Score:</b>		N/A
<b>Action:</b>	N/A	
<b>Comments:</b>	Non-ACM roof felt, timber batons, modern insulation.	

**Item No:** 7

**Sample No:** JH/02

**Location:** External - Roof 007



<b>Material Description:</b>	Soffit - 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>	Soffits to high level exterior.	



**Item No:** 8

**Sample No:** JH/03

**Location:** External - Roof 008



<b>Material Description:</b>	Roof Tiles - 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>	Roof Tiles high level exterior.	



## **Section 6: Survey Objectives**

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

The survey was carried out on 22 November 2022 by Jamie Houghton 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: J250170 FI: 3  
Your Ref: 6724/ A-01998  
Date: 05/12/2022

**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: Entrance Building, Landwades Park, Newmarket, CB8 7UA  
Sampled By: Armour Analytical Services Ltd  
Date sampled/received: 2nd 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
JH/01	BS821615	Ground floor. Entrance. Sink pad.	No	
JH/02	BS821616	External Roof. Soffit.	No	
JH/03	BS821617	External Roof. Roof tiles.	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: Frances Scott

DATE AUTHORISED:  
05/12/2022

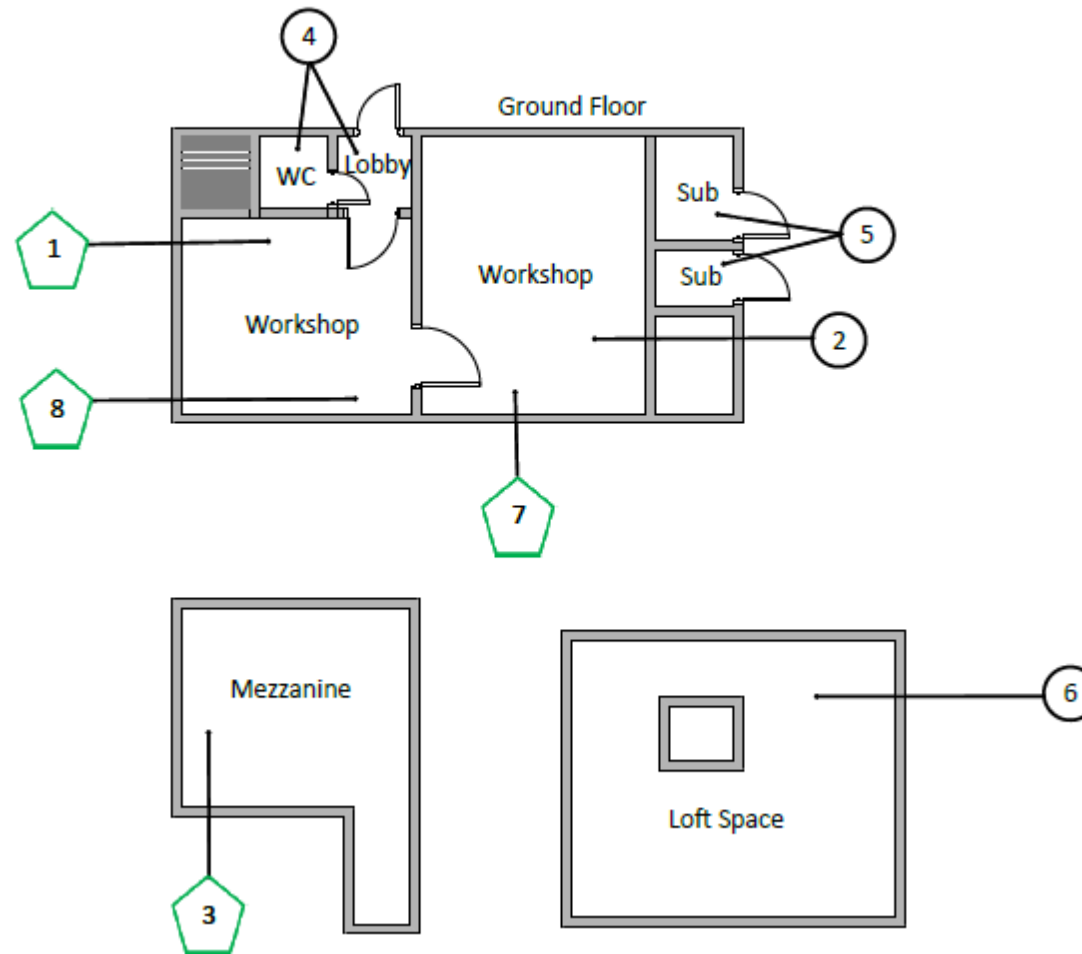
Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.







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## Section 12: Site Plan

### Entrance Building / Workshop



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: Kacey Lillis**

**Date: 08/12/2022**

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**Report Compiled By**

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

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