

Project Number A-01994

Refurbishment and Demolition
Asbestos Survey Report

**Equine Clinic
Lanwades Park
Newmarket
CB8 7UA**



Working in Partnership with Shield Services Group



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2022	David Kelly	Armour AS	0	06/12/2022	1

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Investments Ltd (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; Animal Health Trust (in Liquidation) (Royal Charter Company Number: RC000011 and Registered Charity Number: 209642) acting by the Receivers; and Andrew Burton Hughes and Julian Paul Smith 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	
Contact Name:	Hugo Haig	Contact Name:	Hugo Haig
Tel: 0203 468 4933	Fax: N/A	Tel: 0203 468 4933	Fax: N/A

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

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
David Kelly	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
DK/01	Wall Panels - Insulating Board	Second Floor Plant Room 001	N.A.D.I.S
DK/02	Gaskets - Gaskets (compressed)	Second Floor Plant Room 002	N.A.D.I.S
DK/03	Panel to Door - Insulating Board	First Floor Riser Cupboard 004	N.A.D.I.S
DK/04	Sink Pad - Bituminous Product	First Floor Laboratory 005	N.A.D.I.S
DK/05	Soffits - Insulating Board	External Roof 008	N.A.D.I.S
DK/06	Roof Tiles - Cement Product	External Roof 017	N.A.D.I.S
DK/07	Soffits - Insulating Board	External Treadmill Building 023	N.A.D.I.S
DK/08	Roof Tiles - Cement Product	External Treadmill Building 024	N.A.D.I.S
DK/09	Ceiling and Boxing Panels - Insulating Board	Ground Floor Stables 9-15 027	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 1996.

Caveat for no access areas

All areas were surveyed.

EXTERNAL MATERIALS

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

INTERNAL MATERIALS

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

Item No:	1	Sample No:	DK/01
Location:	Second Floor - Plant Room 001		



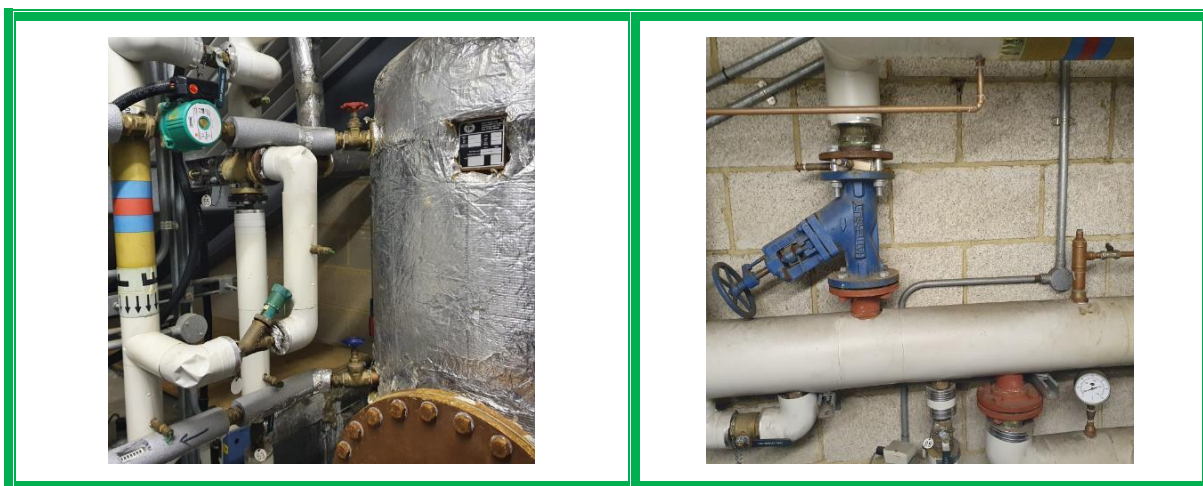
Material Description:	Wall Panels - Insulating Board	
Identification:	Sampled - No Asbestos Found	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Modern AHU, ductwork, pipework insulation and electrics.	

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Item No: 2

Sample No: DK/02

Location: Second Floor - Plant Room 002



Material Description:	Gaskets - Gaskets (compressed)	
Identification:	Sampled - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To pipework and calorifier	

Item No: 3

Sample No: N/A

Location: Second Floor - Plant Room 003



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Modern ductwork, plasterboard, and blockwork walls. Modern lift shaft	

Item No: 4

Sample No: DK/03

Location: First Floor - Riser Cupboard 004



Material Description:	Panel to Door - Insulating Board	
Identification:	Sampled - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Modern ductwork and pipework insulation	

Item No: 5

Sample No: DK/04

Location: First Floor - Laboratory 005



Material Description:	Sink Pad - Bituminous Product	
Identification:	Sampled - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	One suspect sink, all others are non-asbestos	

Item No: 6

Sample No: N/A

Location: First Floor - Lab Stores x 5 006

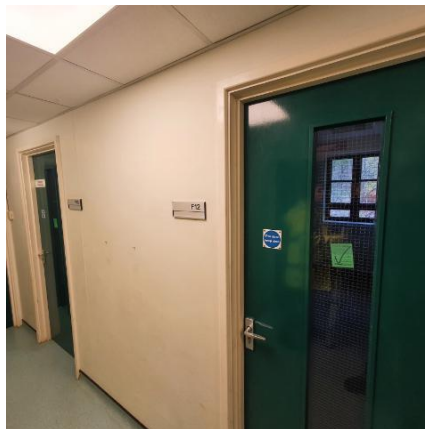
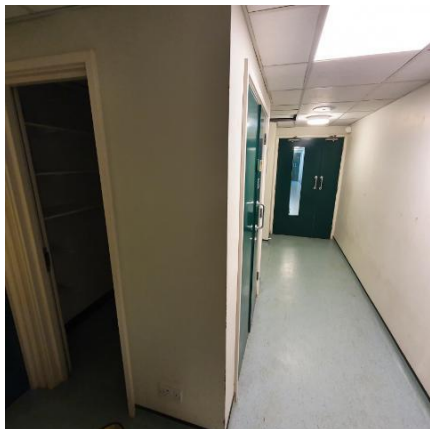


Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Solid and plasterboard walls. Modern lino on concrete	

Item No: 7

Sample No: N/A

Location: First Floor - Rooms x 4 and Corridor 007



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Solid walls. Concrete floor. Metal roof and timber ceiling above modern ceiling tiles. Modern electrics	

Item No: 8

Sample No: DK/05

Location: External - Roof 008



Material Description:	Soffits - Insulating Board	
Identification:	Sampled - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To all roof areas	

Item No: 9

Sample No: N/A

Location: First Floor - Rooms x 5 and Corridor 009

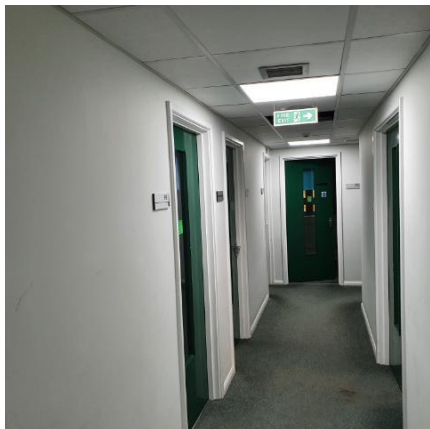


Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action: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

Item No: 10

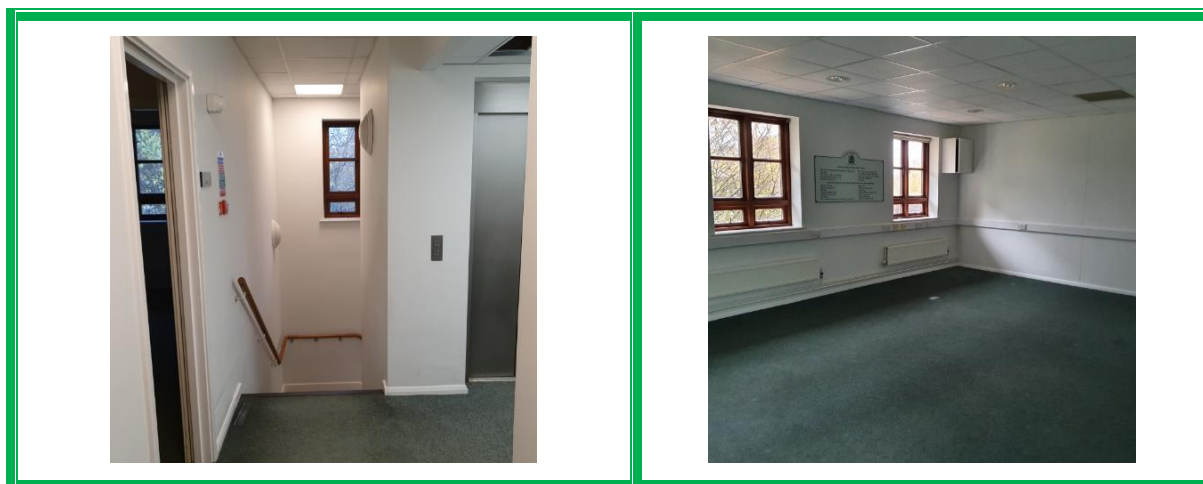
Sample No: N/A

Location: First Floor - Rooms x 8 and Corridor 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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Solid walls. Concrete floor. Metal roof and timber ceiling above modern ceiling tiles	

Item No:	11	Sample No:	N/A
Location:	First Floor - Room, WC's x 2, Landing and Stairwell 011		

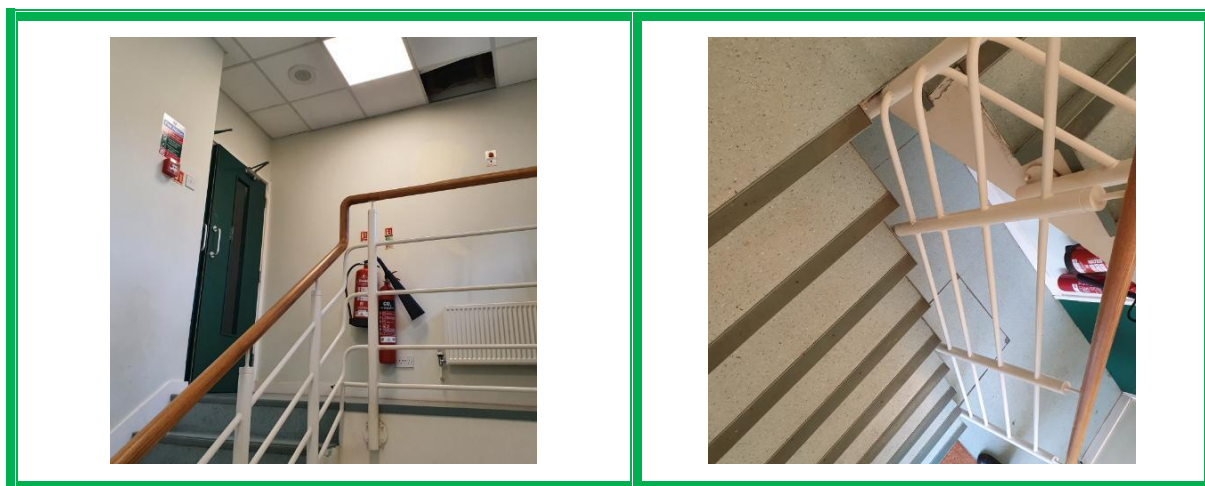


Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action: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

Item No: 12

Sample No: N/A

Location: First Floor - Stairwell 012



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Rubber stair nosing	

Item No: 13

Sample No: N/A

Location: Ground Floor - Equine X-ray Areas 013



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Concrete above ceiling tiles. Solid walls.	

Item No: 14

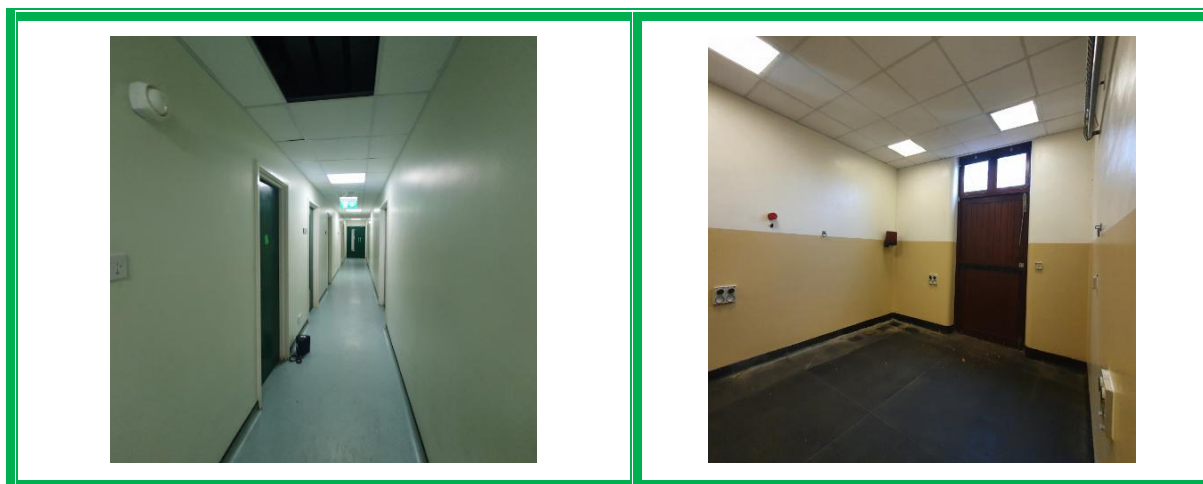
Sample No: N/A

Location: Ground Floor – X-ray/Machinery Rooms, Changing Rooms, and Corridor 014



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Concrete above ceiling tiles. Solid walls. Timber and plasterboard boxings.	

Item No:	15	Sample No:	N/A
Location:	Ground Floor - Corridor, Rooms, Stores and Stables 015		



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Concrete above ceiling tiles. Solid walls. Timber and plasterboard boxings. Timber doors	

Item No:	16	Sample No:	N/A
Location:	Ground Floor - Corridor, Rooms, WC's, and Lobby 016		



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Concrete above ceiling tiles. Solid walls. Timber and plasterboard boxings. Timber doors Modern electrics	

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Item No: 17

Sample No: DK/06

Location: External - Roof 017



Material Description:	Roof Tiles - Cement Product	
Identification:	Sampled - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To all high- and low-level roofs	

Item No: 18

Sample No: N/A

Location: Ground Floor - Cages and Store 018



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

Item No:	19	Sample No:	N/A
Location:	Ground Floor - Treadmill Building - Office and Lobby 019		



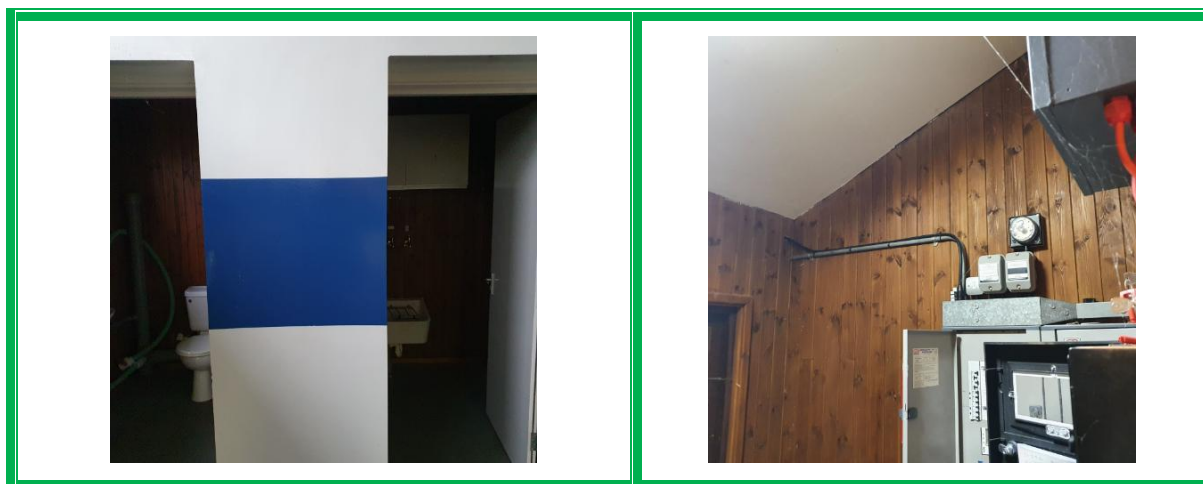
Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action: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

Item No:	20	Sample No:	N/A
Location:	Ground Floor - Treadmill Building - Treadmill Mill 020		



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Solid walls. Metal roof above ceiling tiles	

Item No:	21	Sample No:	N/A
Location:	Ground Floor - Treadmill Building - Lobby, WC, and Store 021		



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Timber walls, plasterboard ceilings	

Item No: 22

Sample No: N/A

Location: Ground Floor - Treadmill Building - Boiler Room 022

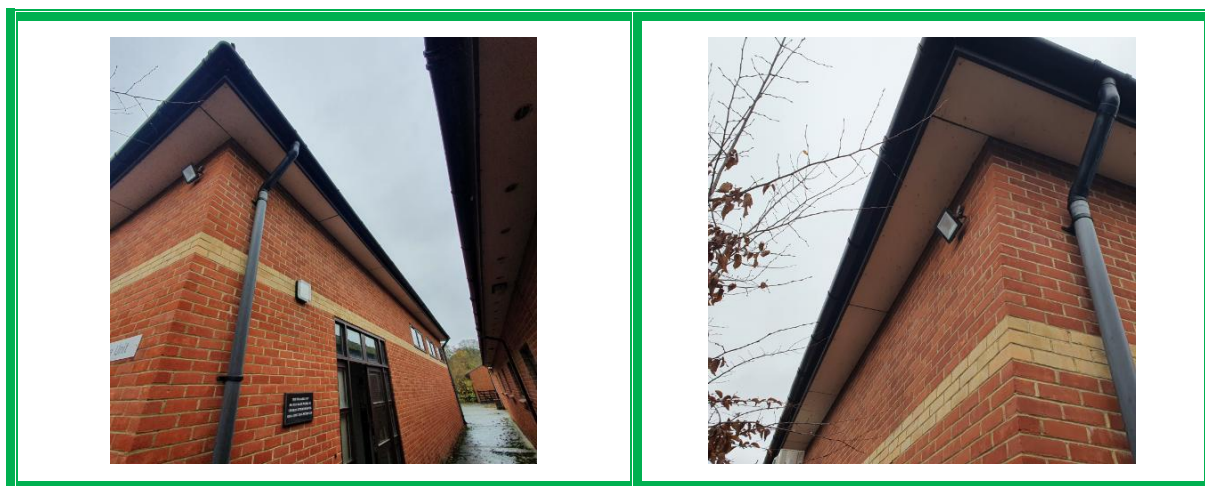


Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action: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

Item No: 23

Sample No: DK/07

Location: External - Treadmill Building 023



Material Description:	Soffits - Insulating Board	
Identification:	Sampled - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plastic rainwater goods. Built in 1990's.	

Item No: 24

Sample No: DK/08

Location: External - Treadmill Building 024



Material Description:	Roof Tiles - Cement Product	
Identification:	Sampled - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

Item No:	25	Sample No:	N/A
Location:	External - Stables 9-15 025		



Material Description:	Soffits - Insulating Board	
Identification:	As per sample DK/07 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plastic rainwater goods. Built in 1990's.	

Item No:	26	Sample No:	N/A
Location:	External - Stables 9-15 026		



Material Description:	Roof Tiles - Cement Product	
Identification:	As per sample DK/08 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Sample No: DK/09

Location: Ground Floor - Stables 9-15 027



Material Description:	Ceiling and Boxing Panels - Insulating Board	
Identification:	Sampled - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To all rooms. Solid walls and floors.	

Item No: 28

Sample No: N/A

Location: External - Stables 1-8 and Adjoining Rooms 028



Material Description:	Soffits - Insulating Board	
Identification:	As per sample DK/07 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plastic rainwater goods. Built in 1990's.	

Item No: 29

Sample No: N/A

Location: External - Stables 1-8 and Adjoining Rooms 029



Material Description:	Roof Tiles - Cement Product	
Identification:	As per sample DK/08 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

Item No:	30	Sample No:	N/A
Location:	Ground Floor - Stables 1-8 and Adjoining Rooms 030		



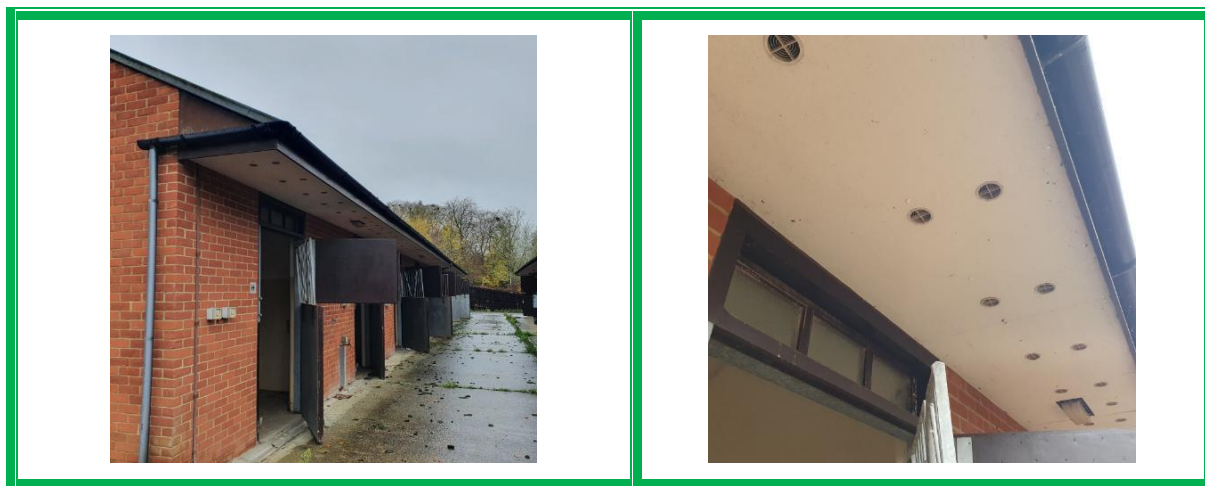
Material Description:	Ceiling and Boxing Panels - Insulating Board	
Identification:	As per sample DK/09 - No Asbestos Found	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To all stables and above plasterboard ceilings. Solid walls and floors.	

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Item No: 31

Sample No: N/A

Location: External - Stables A-H 031



Material Description:	Soffits - Insulating Board	
Identification:	As per sample DK/07 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plastic rainwater goods. Built in 1990's.	

Item No: 32

Sample No: N/A

Location: External - Stables A-H 032



Material Description:	Roof Tiles - Cement Product	
Identification:	As per sample DK/08 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

Item No: 33

Sample No: N/A

Location: Ground Floor - Stables A-H 033



Material Description:	Ceiling and Boxing Panels - Insulating Board	
Identification:	As per sample DK/09 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To all rooms. Solid walls and floors.	

Item No: 34

Sample No: N/A

Location: Ground Floor - Barn 034



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Timber walls, metal roof, non-asbestos electrics	

Item No:	35	Sample No:	N/A
Location:	External - Stables 035		



Material Description:	Soffits - Insulating Board	
Identification:	As per sample DK/07 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plastic rainwater goods. Built in 1990's.	

Item No:	36	Sample No:	N/A
Location:	External - Stables 036		



Material Description:	Roof Tiles - Cement Product	
Identification:	As per sample DK/08 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

Item No: 37

Sample No: N/A

Location: Ground Floor - Stables and Adjoining Rooms 037



Material Description:	Ceiling and Boxing Panels - Insulating Board	
Identification:	As per sample DK/09 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To all rooms. Solid walls and walls.	

Item No: 38

Sample No: N/A

Location: External - Stables R1 to R6 038



Material Description:	Soffits - Insulating Board	
Identification:	As per sample DK/07 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plastic rainwater goods. Built in 1990's.	

Item No: 39

Sample No: N/A

Location: External - Stables R1 to R6 039



Material Description:	Roof Tiles - Cement Product	
Identification:	As per sample DK/08 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

Item No: 40

Sample No: N/A

Location: Ground Floor - Stables R1 to R6 040



Material Description:	Ceiling and Boxing Panels - Insulating Board	
Identification:	As per sample DK/09 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To all rooms. Solid walls and walls.	

Item No: 41

Sample No: N/A

Location: External - Isolation Stables 041



Material Description:	Soffits - Insulating Board	
Identification:	As per sample DK/07 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plastic rain water goods. Built in 1990's.	

Item No: 42

Sample No: N/A

Location: External - Isolation Stables 042



Material Description:	Roof Tiles - Cement Product	
Identification:	As per sample DK/08 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

Item No: 43

Sample No: N/A

Location: Ground Floor - Isolation Stables 043



Material Description:	Ceiling and Boxing Panels - Insulating Board	
Identification:	As per sample DK/09 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	To all rooms. Solid walls and walls.	

Item No:	44	Sample No:	N/A
Location:	Ground Floor - Isolation Stables - Electrical Rooms x 6 044		



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Modern electrics	

Item No: 45

Sample No: N/A

Location: External - Forge 045



Material Description:	Soffits - Insulating Board	
Identification:	As per sample DK/07 - No Asbestos Found	
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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plastic rainwater goods. Built in 1990's.	

Item No:	46	Sample No:	N/A
Location:	External - Forge 046		



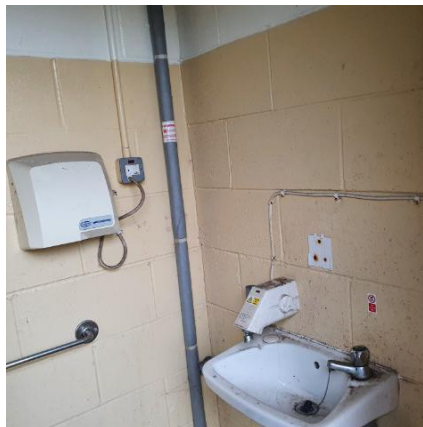
Material Description:	Roof Tiles - Cement Product	
Identification:	As per sample DK/08 - No Asbestos Found	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plasterboard ceilings, modern electrics, modern roof felt	

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Item No: 47

Sample No: N/A

Location: External - Forge, Lobby and WC 047



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
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Modern electrics, plasterboard ceilings, non asbestos boarding above windows	



Section 6: Survey Objectives

Instructions were received from Hugo Haig of Lochailort Investments Ltd to carry out a Refurbishment and Demolition asbestos survey at Equine 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 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
10 or more	High risk
7 – 9	Medium risk
5 – 6	Low risk
4 & below	Negligible risk

Section 11: Certificates of Bulk Analysis



Our Ref: J250190 FI: 9
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: Equine Clinic, Lanwades Park, Newmarket, CB8 7UA
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 2nd December 2022
Date analysed: 5th December 2022
Analyst/s: Maria Koumpoura
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.

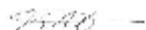
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/01	BS821683	2nd Floor. Plant room. Wall panels.	No	
DK/02	BS821684	2nd Floor. Plant room. Gaskets.	No	
DK/03	BS821685	1st Floor. Riser cupboard. Panel to door.	No	
DK/04	BS821686	1st Floor. Lab. 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.
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: Maria Koumpoura

DATE AUTHORISED:
05/12/2022

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

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Hampshire
PO16 8SS



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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: Equine Clinic, Lanwades Park, Newmarket, CB8 7UA
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 2nd December 2022
Date analysed: 5th December 2022
Analyst/s: Maria Koumpoura
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.

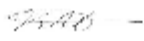
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/05	BS821687	External. Soffits.	No	
DK/06	BS821688	External. Roof tiles.	No	
DK/07	BS821689	Treadmill Building. Soffits.	No	
DK/08	BS821690	Treadmill Building. 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.
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SIGNATURE:



Authorised signatory PRINT NAME: Maria Koumpoura

DATE AUTHORISED:
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Asbestos Fibre Identification Report

Client: Armour Analytical Services Ltd
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR
Site Address: Equine Clinic, Lanwades Park, Newmarket, CB8 7UA
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 2nd December 2022
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Analyst/s: Maria Koumpoura
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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.

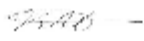
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/09	BS821691	Treadmill Building. Ceiling panel & Boxing.	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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8. Samples are retained for 6 months, report kept for 5 years from the date of authorisation of this report.

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PRINT NAME: Maria Koumpoura

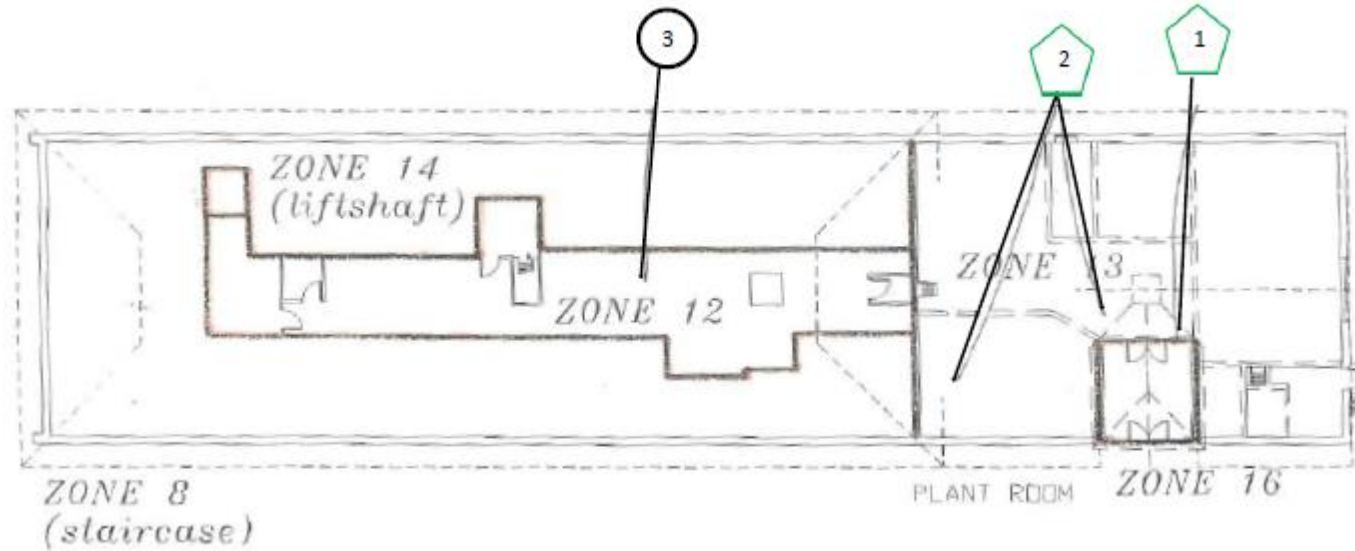
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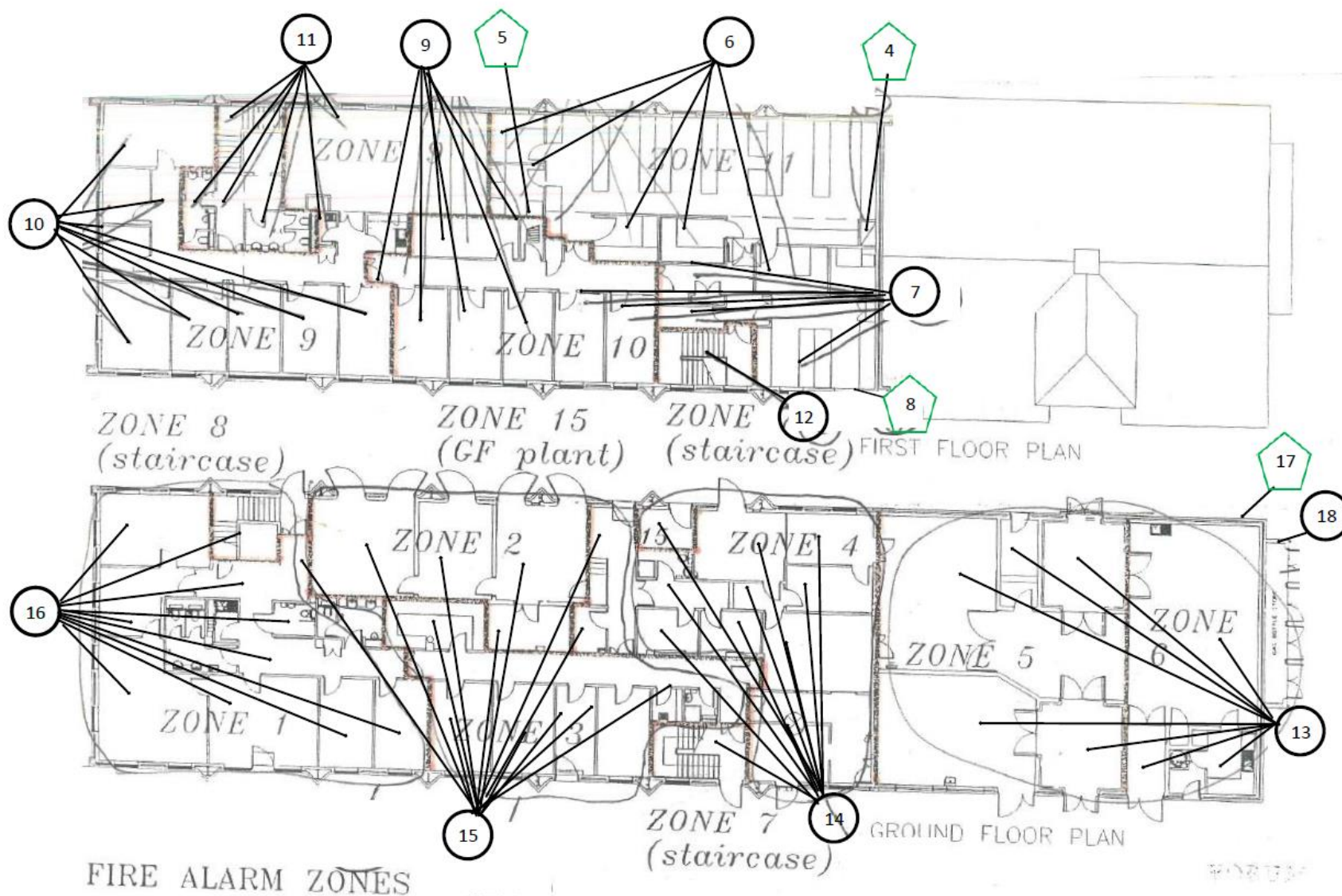
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Section 12: Site Plan

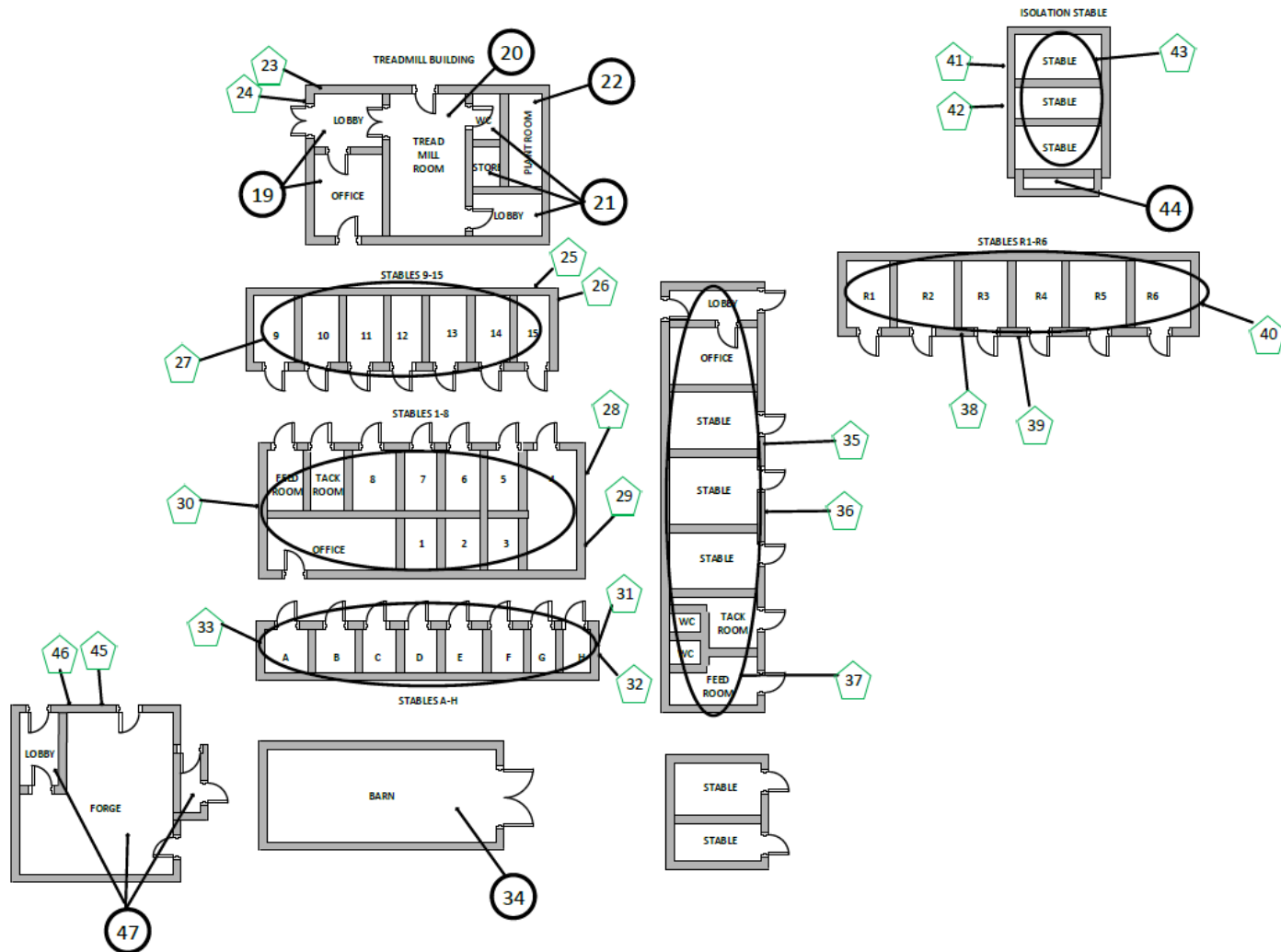


Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
	No Asbestos Detected (Negative Item)
	Presumed to Contain Asbestos
	Strongly Presumed to Contain Asbestos
	No Access

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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: 06/12/2022

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: 06/12/2022

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Report Compiled By

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

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