

Project Number A-02002 (6724)

**Refurbishment and Demolition
Asbestos Survey Report**

**Visitor Centre
Lanwades Park
Newmarket
CN8 7UA**



Working in Partnership with Shield Services Group



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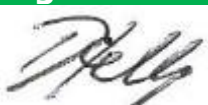
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Section 1: Contact Details

Client Details:		Instructing Party:	
<p>Lochailort Investments Ltd (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>Animal Health Trust (in Liquidation) (Royal Charter Company Number: RC000011 and Registered Charity Number: 209642) acting by the Receivers; and</p> <p>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")</p>		<p>Lochailort Investments Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE</p>	
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:	
<p>Visitor Centre Lanwades Park Newmarket CN8 7UA</p>		<p>Armour Analytical Services Unit 6 Guardian Street Industrial Estate Warrington WA5 1SJ</p>	
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	Hessian Pipework Insulation - Woven Product	First Floor Workshop 001	N.A.D.I.S
DK/02	Felt to Underside of Roof - Bituminous Product	First Floor Workshop 002	N.A.D.I.S
DK/03	Sink Pad - Bituminous Product	First Floor Kitchen 003	N.A.D.I.S
DK/04	Panel above Boiler - Insulating Board	First Floor Boiler Room 004	N.A.D.I.S
DK/05	Putty to Windows - PVC / Reinforced Plastics	First Floor Offices x 3 005	N.A.D.I.S
DK/06	Cistern - PVC / Reinforced Plastics	Ground Floor Male WC 019	N.A.D.I.S
DK/07	Ceiling and Wall - Insulating Board	Ground Floor Understairs Cupboard 022	N.A.D.I.S
DK/08	Ceiling - Insulating Board	Ground Floor Lift Motor Room 026	N.A.D.I.S
DK/09	Soffit - Insulating Board	External Porch 028	N.A.D.I.S
DK/10	Undercloaking - Cement Product	External Roof 029	Chrysotile

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

A.D – Asbestos Detected

In addition to the above sampled items, the following items have been either been "Previously Sampled", "Strongly Presumed" To Contain Asbestos or "Presumed" to Contain Asbestos as they were either visually identified in being so, labelled after previously being sampled on prior surveys or not accessible at the time of the survey:

Status	Sample Type	Location
Presumed	All - No Access Gained	First Floor Lift Shaft 014

The presence of asbestos in these areas cannot be ascertained at this time. If any works are to be carried out in these areas in the future, then these works should be approached cautiously.

In accordance with current legislation, any suspect materials encountered in these areas are to be assumed to contain asbestos until proven otherwise. This will normally involve cessation of works in the affected area.

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Section 3: Site Description & Survey Information

Brief description on the general building construction

Brick construction with a pitched tiled roof

Caveat for no access areas

Limited damage possible as the building is listed.

EXTERNAL MATERIALS

Roof Type	Pitched
Roof Materials	Non-asbestos Tiles
Soffits	Insulation Board, Timber
Fascia	Timber
Walls	Brick
Verge Under cloaking	Tile
Guttering	Metal
Downpipes	Metal
Window/Door frames	Timber
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	Fiberglass
Roof Underlining	Kingspan Panels, Felt
Ceilings	Plasterboard, Timber, Lath and Plaster
Walls <i>Internal</i>	Plasterboard, Timber, Lath and Plaster, Insulation Board
Floors	Carpet, Timber
Doors/Frames	Timber
Pipework/Insulation	Hessian, Foam
Boxings	Plasterboard, Timber
Boiler Make	Non-asbestos Boiler
Flue Pipes	Metal
Storage Heaters	Radiators
Electrical Boxes/Machinery	Non-asbestos Boxes
Ducting/Risers	Metal
Stairs	Timber
Lift Shafts	No Access
Other Materials	N/A

Section 4: Positive and Presumed Photos Sheets

Item No:	14	Sample No:	N/A
Location:	First Floor - Lift Shaft 014		



Material Description:	All - No Access Gained	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	1 no	
Accessibility	Difficult	Assessment Score
Product type:	Presumed	3
Extent of Damage:	Major damage	3
Surface Treatment:	Unsealed Insulation	3
Asbestos type:	Amosite, Chrysotile, Crocidolite	3
Material Assessment Score:		12
Risk Assessment Score:		High
Action:	Further Investigation Needed	
Comments:	No access within lift shaft as no lift engineer on site.	

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Item No: 29

Sample No: DK/10

Location: External - Roof 029



Material Description:	Undercloaking - Cement Product	
Identification:	Sampled - Asbestos Detected	
Approx. quantity:	38 LM	
Accessibility	Difficult	Assessment Score
Product type:	Cement	1
Extent of Damage:	Slight / minor damage	1
Surface Treatment:	Non-friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Risk Assessment Score:		Negligible
Action:	Remove	
Comments:	Non-asbestos roof tiles	

Section 5: Negative Photos Sheets

Item No:	1	Sample No:	DK/01
Location:	First Floor - Workshop 001		



Material Description:	Hessian Pipework Insulation - Woven 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:	Located to pipework within eaves and likely found throughout building	

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Item No: 2

Sample No: DK/02

Location: First Floor - Workshop 002



Material Description:	Felt to Underside of Roof - 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:	Visible within plasterboard eave boxing. Plasterboard walls/ceilings. Rubber stair nosing	

Item No: 3

Sample No: DK/03

Location: First Floor - Kitchen 003



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:	Plasterboard and solid walls, modern lino flooring, plasterboard ceiling	

Item No: 4

Sample No: DK/04

Location: First Floor - Boiler Room 004



Material Description:	Panel above Boiler - 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:	Plasterboard walls and ceiling. Non-asbestos Thermocon boiler	

Item No: 5

Sample No: DK/05

Location: First Floor - Offices x 3 005



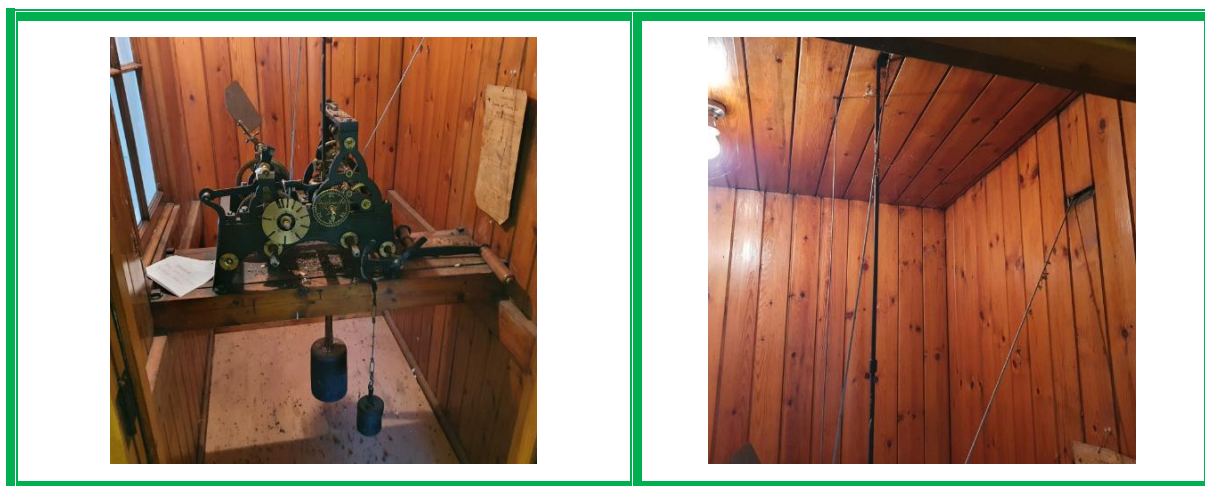
Material Description:	Putty to Windows - PVC / Reinforced Plastics	
Identification:	Sampled - No Asbestos Found	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Treat as uniform to windows throughout building. Solid panel to fireplace. Plasterboard and solid walls.	

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Item No: 6

Sample No: N/A

Location: First Floor - Winding Clock Room 006

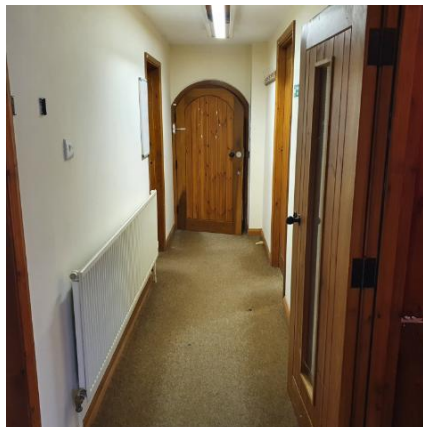


Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action: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

Item No: 7

Sample No: N/A

Location: First Floor - Winding Clock Room 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:	Plasterboard and solid walls. Solid panel fireplace. Plasterboard ceiling with loft space above	

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Item No: 8

Sample No: N/A

Location: First Floor - Loft Space 008

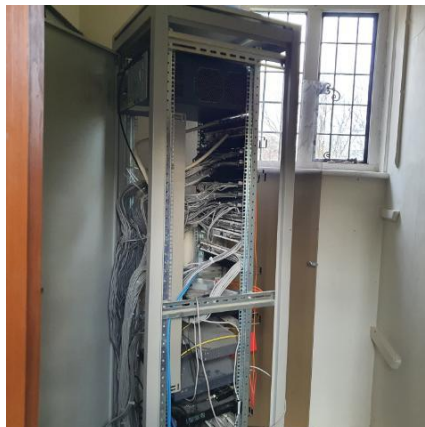


Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Timber to underside of roof, metal water tank, limited access to clock tower but no suspect materials visible. Fiberglass insulation	

Item No: 9

Sample No: N/A

Location: First Floor - Store, Stairwell and Server Room 009

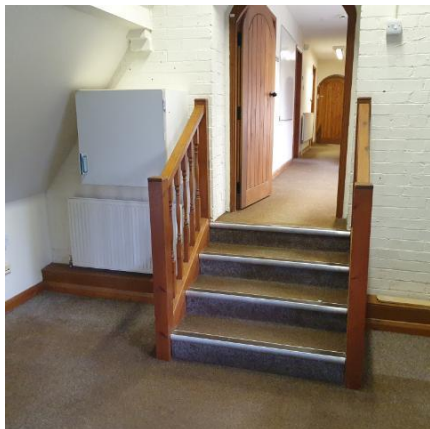


Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plasterboard and lath and plaster walls, plasterboard ceiling, timber floor, rubber stair nosing	

Item No: 10

Sample No: N/A

Location: First Floor - Store, Stairwell and Server Room 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:	Plasterboard walls, timber floor	

Item No: 11

Sample No: N/A

Location: First Floor - Server Room 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:	Plasterboard walls, timber floor	

Item No: 12

Sample No: N/A

Location: First Floor - Landing and 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:	Plasterboard walls, timber floor, rubber stair nosing	

Item No: 13

Sample No: N/A

Location: First Floor - Office 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:	Plasterboard walls, timber floor	

Item No: 15

Sample No: N/A

Location: Ground Floor - Lecture Theatre 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:	Modern foam wall panels and plaster ceiling. Rubber stair nosing. Modern electrics	

Item No: 16

Sample No: N/A

Location: Ground Floor - Breakout Area 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:	Plasterboard ceiling with lath and plaster ceiling above	

Item No: 17

Sample No: N/A

Location: Ground Floor - Stables 017



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:	Plasterboard ceiling with lath and plaster ceiling above	

Item No: 18

Sample No: N/A

Location: Ground Floor - Reception 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:	Plasterboard ceiling with lath and plaster ceiling above	

Item No: 19

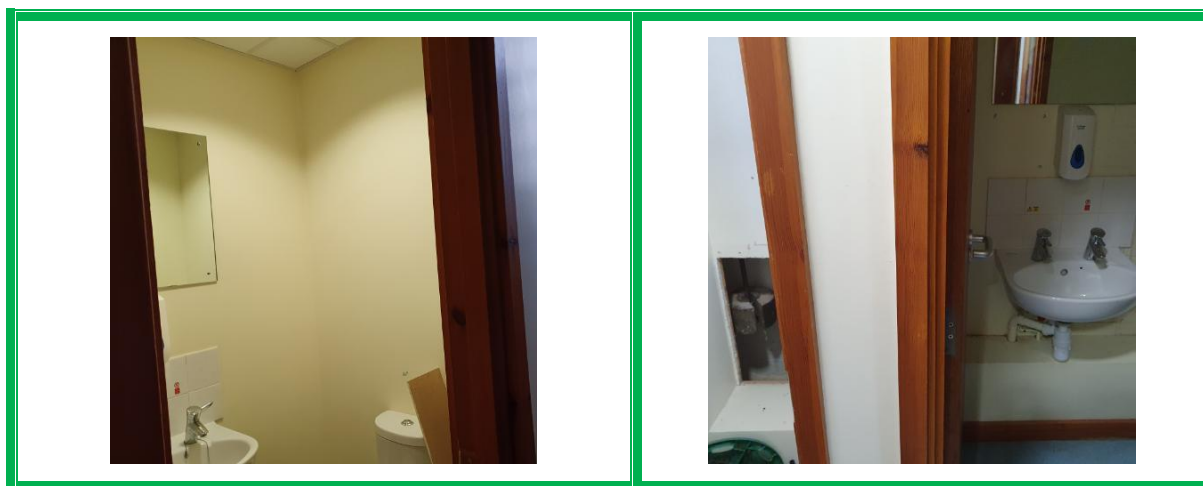
Sample No: DK/06

Location: Ground Floor - Mens WC 019



Material Description:	Cistern - PVC / Reinforced Plastics	
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:	Plasterboard walls and ceilings. Modern lino flooring	

Item No:	20	Sample No:	N/A
Location:	Ground Floor - Ladies WC and Cupboard 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:	Toilets built in 1994. Plasterboard walls and ceiling.	

Item No: 21

Sample No: N/A

Location: Ground Floor - Cupboards x 2, Lobby 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:	N/A	

Item No: 22

Sample No: DK/07

Location: Ground Floor - Understairs Cupboard 022



Material Description:	Ceiling and Wall - 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:	N/A	

Item No: 23

Sample No: N/A

Location: Ground Floor - Stables 023

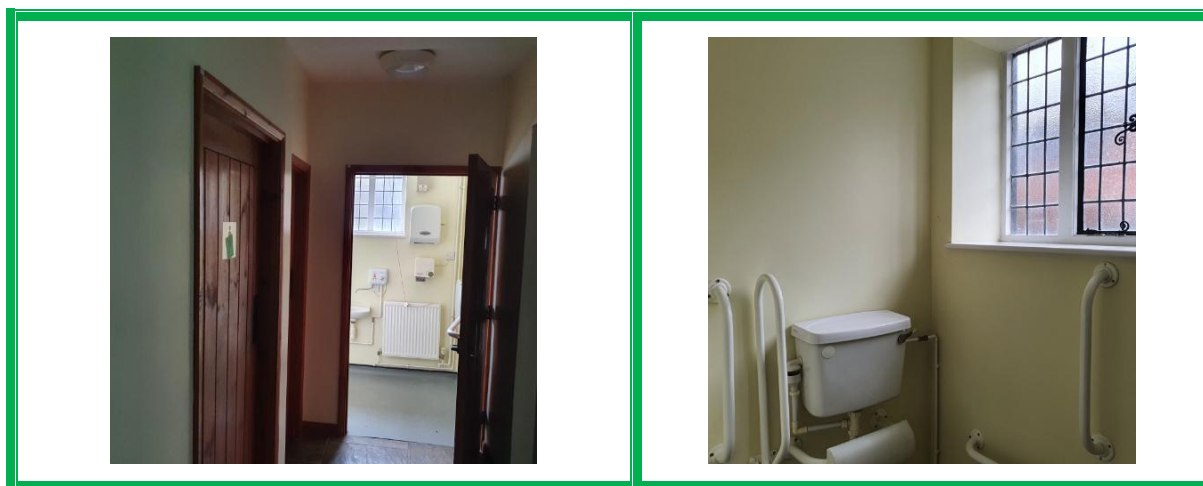


Material Description:	No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	<i>Assessment Score</i>
Product type:	N/A	N/A
Extent of Damage:	N/A	N/A
Surface Treatment:	N/A	N/A
Asbestos type:	N/A	N/A
Material Assessment Score:		N/A
Risk Assessment Score:		N/A
Action:	N/A	
Comments:	Plasterboard ceiling with lath and plaster ceiling above. Timber cladding to walls	

Item No: 24

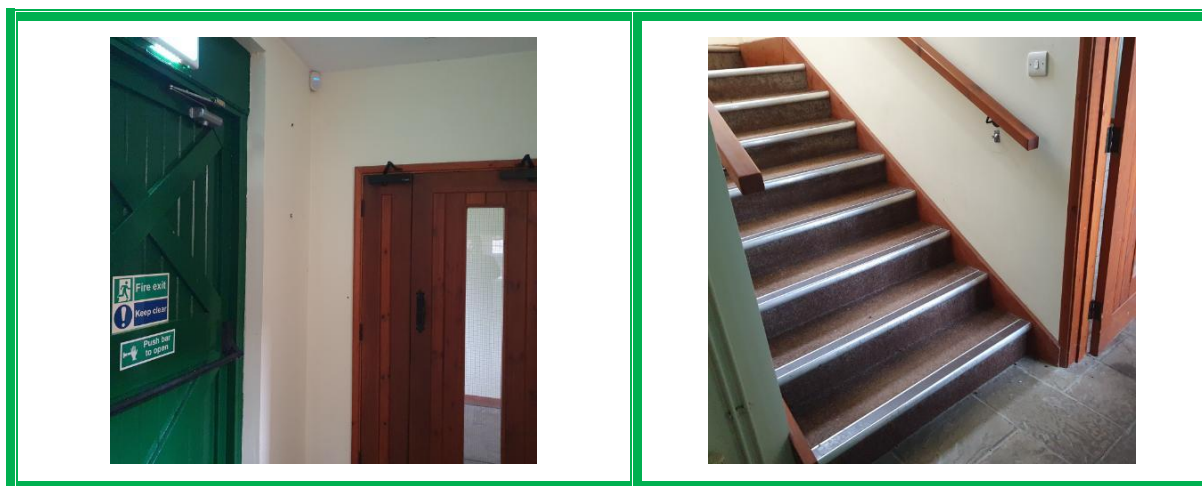
Sample No: N/A

Location: Ground Floor - WC's x 3 and Lobby 024



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:	Plasterboard ceilings, solid and plasterboard walls	

Item No:	25	Sample No:	N/A
Location:	Ground Floor - Lobby 025		



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:	Plasterboard ceilings, solid and plasterboard walls	

Item No:	26	Sample No:	DK/08
Location:	Ground Floor - Lift Motor Room 026		



Material Description:	Ceiling - 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 electrics and lift motor	

Item No: 27

Sample No: N/A

Location: Ground Floor - Dining Room/Kitchen 027



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:	Plasterboard ceilings, solid and plasterboard walls. Modern sink pads. Modern electrics	

Item No: 28

Sample No: DK/09

Location: External - Porch 028



Material Description:	Soffit - 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:	Timber high level soffits	



Section 6: Survey Objectives

Instructions were received from Hugo Haig of Lochailort Investments Ltd to carry out a Refurbishment and Demolition asbestos survey at Visitor Centre, Lanwades Park, Newmarket, CN8 7UA in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 24 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: J250177 FI: 10
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: Visitor Centre, Lanwades Park, Newmarket, CB8 7UA
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 2nd December 2022
Date analysed: 5th December 2022
Analyst/s: Raphael Mirzalans
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	BS821636	1st Floor. Workshop. Hessian pipework.	No	
DK/02	BS821637	1st Floor. Workshop. Felt to underside of roof.	No	
DK/03	BS821638	1st Floor. Kitchen. Sink pad.	No	
DK/04	BS821639	1st Floor. Boiler room. Panel above boiler.	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

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Analyst/s: Raphael Mirzatians
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

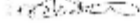
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/05	BS821640	1st Floor. Officer x 3. Putty to windows.	No	
DK/06	BS821641	Ground floor. Men's WC. Cistern.	No	
DK/07	BS821642	Ground floor. Understairs cupboard. Ceiling & wall panel.	No	
DK/08	BS821643	Ground floor. Lift motor room.	No	

NOTES:

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ANALYTICAL PROCEDURE

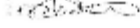
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
DK/09	BS821644	External. Porch. Soffit.	No	
DK/010	BS821645	External. Roof. Under cloaking.	Yes	Chrysotile

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
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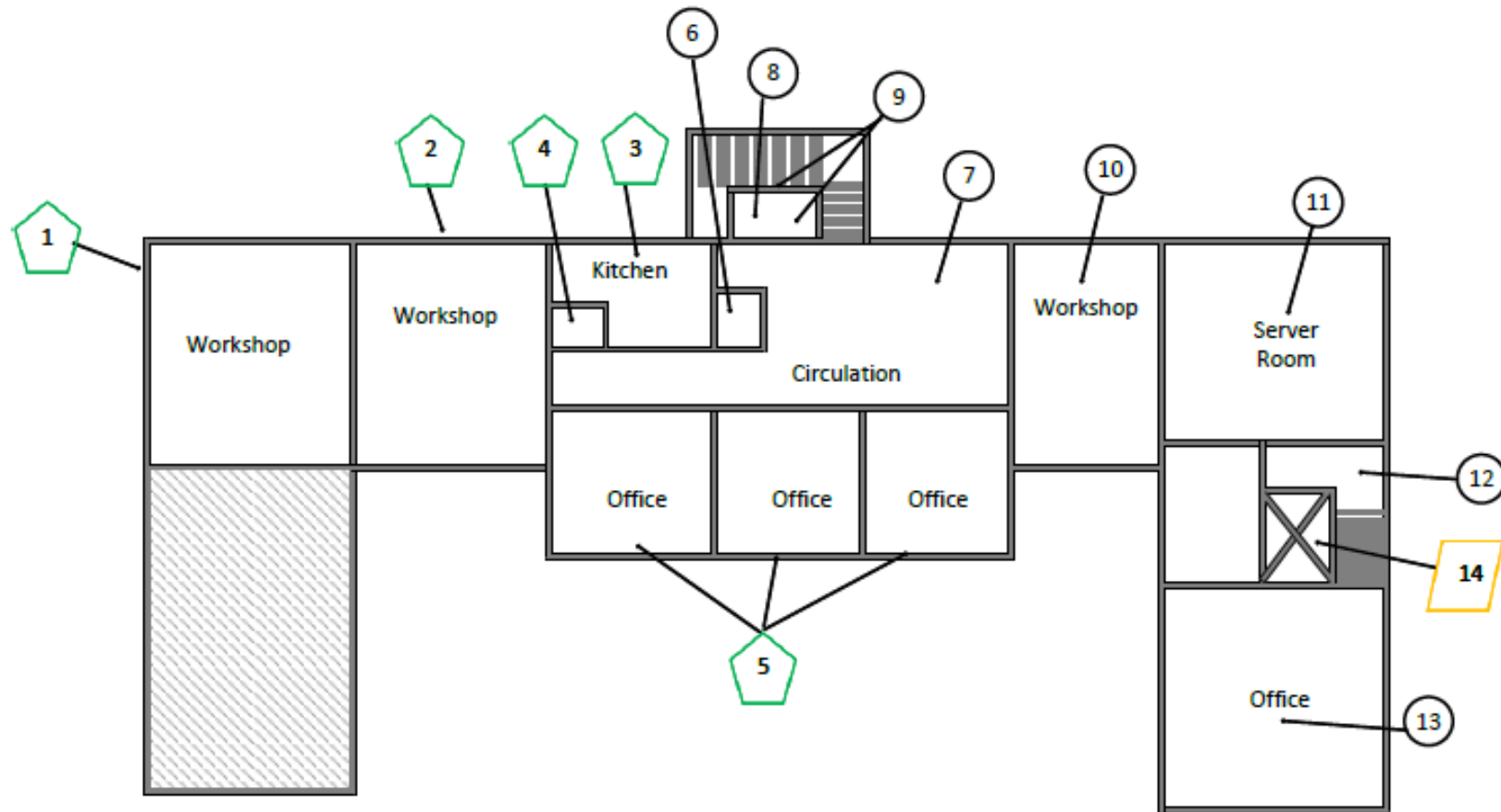
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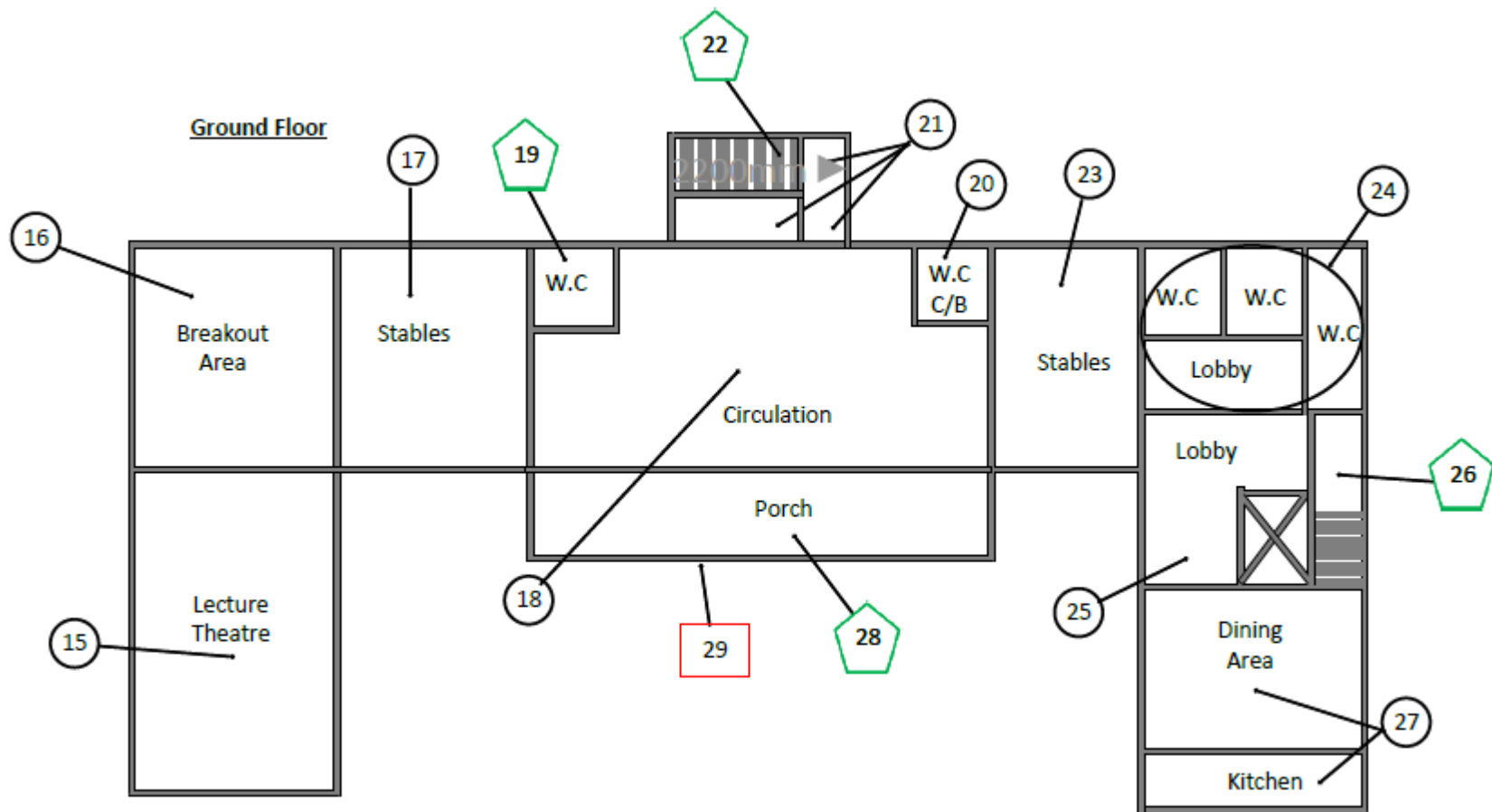
Section 12: Site Plan







First Floor



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

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

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

Checked by: Will Fyles

Date: 08/12/2022

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: 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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