



Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

3 Market Place and Associated Store



Working in Partnership with Shield Environmental Services



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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

No samples were taken during this survey

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Section 3: Site Description & Survey Information

Brief description on the general building construction

Part of A Large Shopping Centre with a Pitched Metal Roof, Brick/Block

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Pitched Metal (Store)
Roof Materials	Metal (Store)
Soffits	N/A
Fascia	Metal (Store)
Walls	Brick (Store)
Verge Under cloaking	N/A (Store)
Guttering	Plastic (Store)
Downpipes	Metal (Store)
Window/Door frames	Wood, Metal (Store)
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Metal (Store)
Ceilings	Concrete
Walls <i>Internal</i>	Brick, Block, Plasterboard
Floors	Timber
Doors/Frames	Metal, Wood
Pipework/Insulation	Metal
Boxings	Plasterboard, Wood
Boiler Make	N/A
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live
Ducting/Risers	N/A
Stairs	N/A
Lift Shafts	N/A
Other Materials	N/A

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: N/A
Location: 1/001 Store	



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 99/001 External



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 0/001 Shop Floor



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 0/002 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 22nd – 25th October 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

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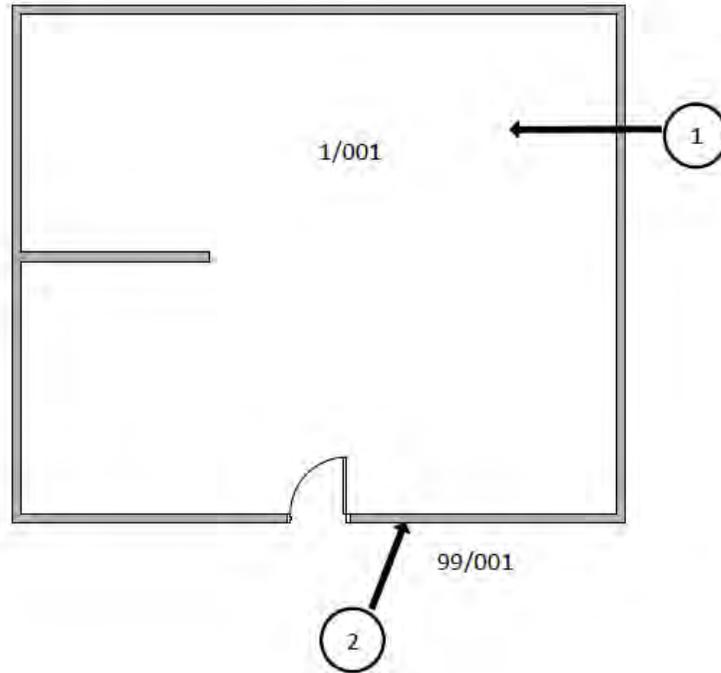
Section 11: Certificates of Bulk Analysis

No samples were taken during this survey

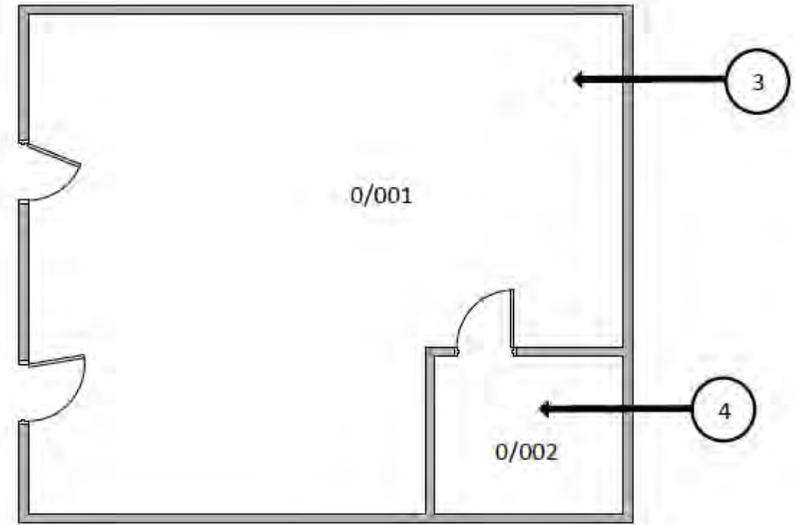
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Section 12: Site Plan

First Floor



Ground 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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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: Neale Evans

Date: 14/11/2019

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: Emma Humphreys

Date: 13.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

4 Kennet Centre



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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
NE/1	Vinyl Floor Tiles	First Floor – 003 Canteen	N.A.D.I.S

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

In addition to the above sampled items, the following items have been either been “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:

Item 5 – 1/005 Lift and Lift Shaft – No access as no lift engineer onsite
Item 10 – 0/004 Lift and Lift Shaft – No access as no lift engineer onsite

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

Part of A Large Shopping Centre

Caveat for no access areas

No Access to Lift or Shaft

EXTERNAL MATERIALS

Roof Type	Flat
Roof Materials	Bitumen Felt Sheets
Soffits	N/A
Fascia	Bitumen Felt
Walls	Brick
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Metal
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Concrete
Ceilings	Concrete, MMMF Tiles
Walls <i>Internal</i>	Brick, block, Plasterboard
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Plasterboard, Wood
Boiler Make	Ariston
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live – Modern
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	No Access – Presume to Contain Asbestos
Other Materials	New Sink Pad

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Section 4: Positive and Presumed Photos Sheets

Item No: 5	Sample No: N/A
Location: 1/005 Lift and Shaft	



Material Description:	No Access	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Lift and Lift Shaft	
Accessibility	Low	<i>Assessment Score</i>
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Inspection Required	
Comments:	No access as no lift engineer onsite	

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Item No: 10

Sample No: N/A

Location: 0/004 Lift and Shaft



Material Description:	No Access	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Lift and Lift Shaft	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Inspection Required	
Comments:	No access as no lift engineer onsite	

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: N/A
Location: 1/001 Stock Room	



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 1/002 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: NE/1

Location: 1/003 Canteen



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	3M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004 Office



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 1/006 Stairs



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: N/A

Location: 0/001 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 8

Sample No: N/A

Location: 0/002 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: 0/003 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 0/005 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 12

Sample No: N/A

Location: 0/006 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 13

Sample No: N/A

Location: 0/007 Shop Floor



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 14

Sample No: N/A

Location: 99/001 External



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 4th – 8th November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

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Section 11: Certificates of Bulk Analysis



Our Ref: J179347 FI: 1
Your Ref: 3113
Date: 14/11/2019

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: 4 Kennet Centre, Market Place, Newbury, RG14 5EN
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 12th November 2019
Date analysed: 13th November 2019
Analyst/s: Ewelina Kowalczyk Pariyar
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

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

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
NE/1	BS585803	First Floor 003 Canteen - Vinyl floor tiles	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthrophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) listed 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.

SIGNATURE:

Authorised signatory

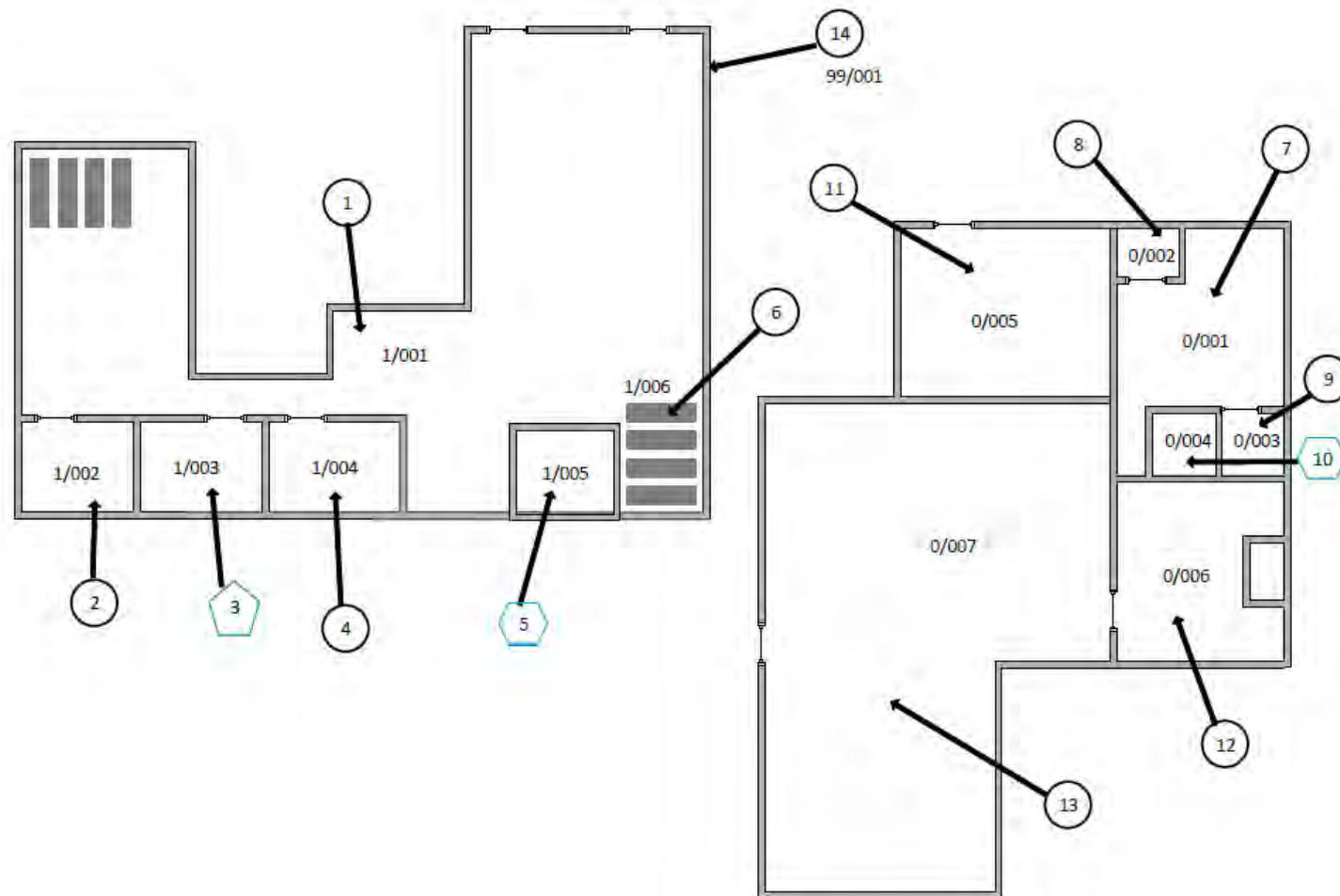
PRINT NAME: Frances Scott

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

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Section 12: Site Plan



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

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

Checked by: Neale Evans

Date: 28.11.2019

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: Emma Humphreys

Date: 27.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

5 Market Place



Working in Partnership with Shield Environmental Services



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1	Contacts & Authorisation
2	Executive Summary
3	Site Description & Survey Information
4	Positive and Presumed Photos Sheets
5	Negative Photos Sheets
6	Survey Objectives
7	Survey Techniques
8	Survey Caveat
9	Survey Notes
10	Material Assessment Algorithm
11	Certificates of Bulk Analysis
12	Site Plan

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
NE/1	Vinyl Floor Tiles	First Floor – 004 Kitchen	N.A.D.I.S
NE/2	Vinyl Floor Tiles	First Floor – 007	N.A.D.I.S
NE/3	Vinyl Floor Tiles	Ground Floor – 002 Cupboard	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

Part of A Large Shopping Centre, Brick/Block, Pitched Metal Roof

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Pitched
Roof Materials	Metal, Masonry tiles, Modern sarking felt
Soffits	Wood
Fascia	Wood
Walls	Brick
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Metal
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Metal
Ceilings	Metal, Concrete
Walls <i>Internal</i>	Block, Plasterboard, Wood
Floors	Concrete
Doors/Frames	Wood
Pipework/Insulation	Metal
Boxings	N/A
Boiler Make	N/A
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	N/A
Ducting/Risers	N/A
Stairs	Wood, Metal
Lift Shafts	N/A
Other Materials	N/A

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: N/A
Location: Ground Floor - 1/001 Store	



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: NE/1

Location: Ground Floor – 1/002 Kitchen



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	40M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 1/003 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 1/005 Office



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	8M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 1/006 - Stairs



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	10M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: NE/2

Location: 1/007



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	8M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 8

Sample No: N/A

Location: 1/008



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/2 – No Asbestos Detected	
Approx. quantity:	28M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: 0/001



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: NE/3

Location: 0/002 Cupboard



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	3M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 99/001



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 22nd – 25th October 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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2019	Kacey Lillis	Armour AS	0	18/11/2019	17

Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope.** Any asbestos that is identified within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

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Section 11: Certificates of Bulk Analysis



Our Ref: J178499 FI: 3
Your Ref: 3113
Date: 31/10/2019

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: Kennet Centre Market Place, Newbury, 5 Market Place, RG14 5EN
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 30th October 2019
Date analysed: 31st October 2019
Analyst/s: Matt Hurst
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

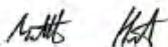
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
NE/1	BS583493	1st Floor, 004 Kitchen - Vinyl Floor Tiles	No	
NE/2	BS583494	1st Floor, 007 - Vinyl Floor Tiles	No	
NE/3	BS583495	Ground Floor, 002 Cupboard - Vinyl Floor Tiles	No	

NOTES:

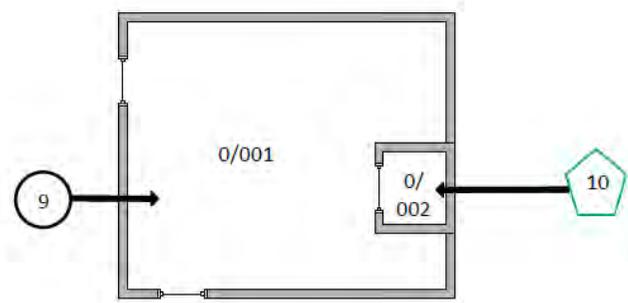
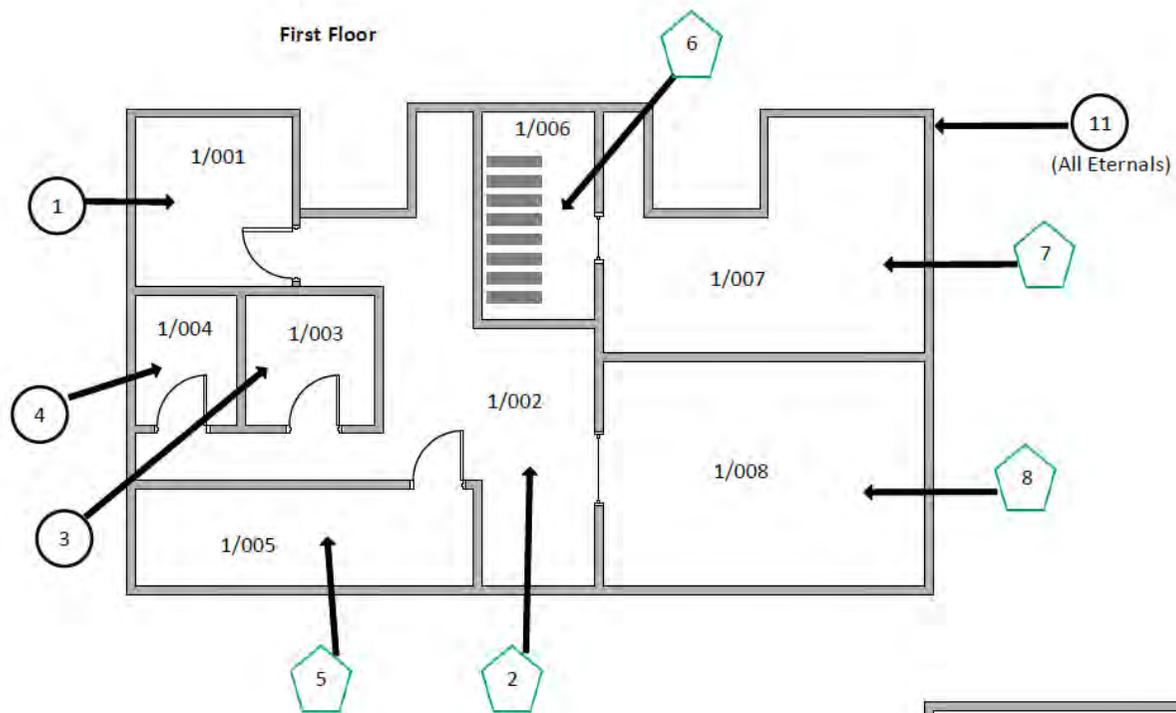
1. Sample(s) were examined for the presence of 6 types of asbestos fibre: crocidolite (blue), amosite (brown), chrysotile (white), anthrophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated and samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG 248 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.

SIGNATURE:  Authorised signatory PRINT NAME: Matt Hurst

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

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Section 12: Site Plan



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

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

Checked by: Neale Evans

Date: 14/11/2019

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: Emma Humphreys

Date: 14.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

6 Kennet Centre



Working in Partnership with Shield Environmental Services



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2	Executive Summary
3	Site Description & Survey Information
4	Positive and Presumed Photos Sheets
5	Negative Photos Sheets
6	Survey Objectives
7	Survey Techniques
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11	Certificates of Bulk Analysis
12	Site Plan

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

No samples were taken during this survey

In addition to the above sampled items, the following items have been either been “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:

- Item 2 – 1/002 Lift and lift shaft – No access as no lift engineer onsite
- Item 8 – 0/005 Strong Room – No access as no code available
- Item 16 – 0/011 – No access as no key available
- Item 20 – 0/015 Lift and Lift Shaft - No access as no lift engineer onsite

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

Part of A Large Shopping Centre, Brick/Block Flat Roof

Caveat for no access areas

No Access within Lift and Shaft
No Access to Strong Room
No Access to Room 0/011

EXTERNAL MATERIALS

Roof Type	Flat
Roof Materials	Metal, Concrete, Bitumen Felt Sheets
Soffits	N/A
Fascia	Fiberglass
Walls	Brick
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Plastic, Metal
Window/Door frames	Wood, Metal
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Concrete
Ceilings	Concrete
Walls <i>Internal</i>	Brick/Block, Plasterboard, Wood, Metal
Floors	Concrete, New Lino
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal, MMMF Duct Insulation
Boxings	Fiberglass Board
Boiler Make	Heatrae Sadia
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	N/A
Ducting/Risers	Metal
Stairs	Concrete
Lift Shafts	N/A
Other Materials	Vermiculite Board to beams, Fibreglass Board to upstands, Modern Sink Pad

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Section 4: Positive and Presumed Photos Sheets

Item No: 2

Sample No: N/A

Location: 1/002 Lift and Lift Shaft



Material Description:	No Access to Lift and Shaft	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Unknown	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Inspection Required	
Comments:	No Lift Engineer	

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Item No: 8

Sample No: N/A

Location: 0/005 Strong Room



Material Description:	No Access as no Code Available	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Unknown	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Inspection Required	
Comments:	No Code	

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Item No: 16

Sample No: N/A

Location: 0/011



Material Description:	No Access as no Key Was Available	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Unknown	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Inspection Required	
Comments:	No Key	

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Item No: 20

Sample No: N/A

Location: 0/015 Lift



Material Description:	No Access to Lift or Shaft	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Unknown	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Inspection Required	
Comments:	No Lift Engineer	

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: N/A
Location: 1/001 Store	



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 1/003 Stairs



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 0/001 Shop Floor



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 0/002 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 0/003 Office



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: N/A

Location: 0/004



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: 0/005A WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: N/A

Location: 0/006 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 0/006A Electrics Room



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 12

Sample No: N/A

Location: 0/007 Corridor



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 13

Sample No: N/A

Location: 0/008 Disabled WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 14

Sample No: N/A

Location: 0/009 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 15

Sample No: N/A

Location: 0/010 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 17

Sample No: N/A

Location: 0/12 Office



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 18

Sample No: N/A

Location: 0/013 Canteen



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 19

Sample No: N/A

Location: 0/014 Lobby Lift



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 21

Sample No: N/A

Location: 0/016 Lift Motor Room



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 22

Sample No: N/A

Location: 0/017



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 23

Sample No: N/A

Location: 0/018



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 24

Sample No: N/A

Location: 0/19



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 25

Sample No: N/A

Location: 99/001 External



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 28th October – 1st November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that** is identified within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

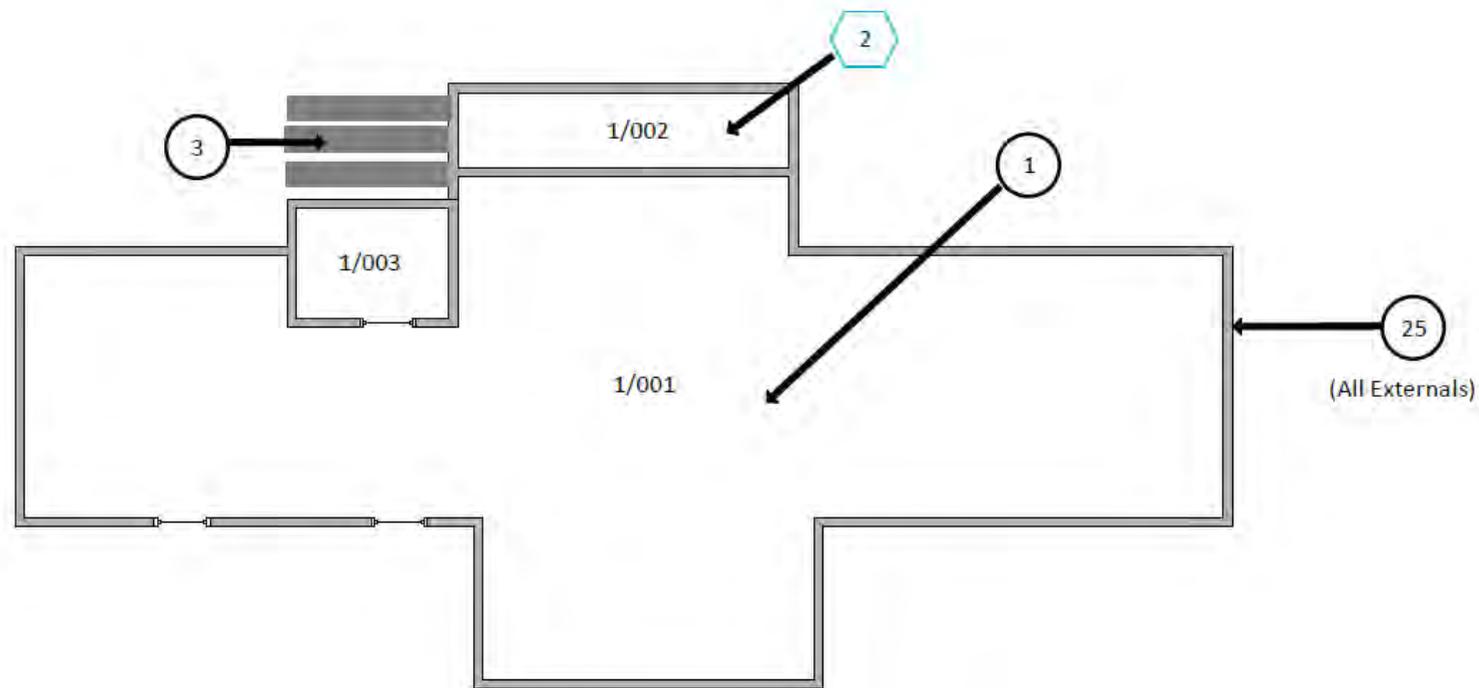
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Section 11: Certificates of Bulk Analysis

No samples were taken during this survey

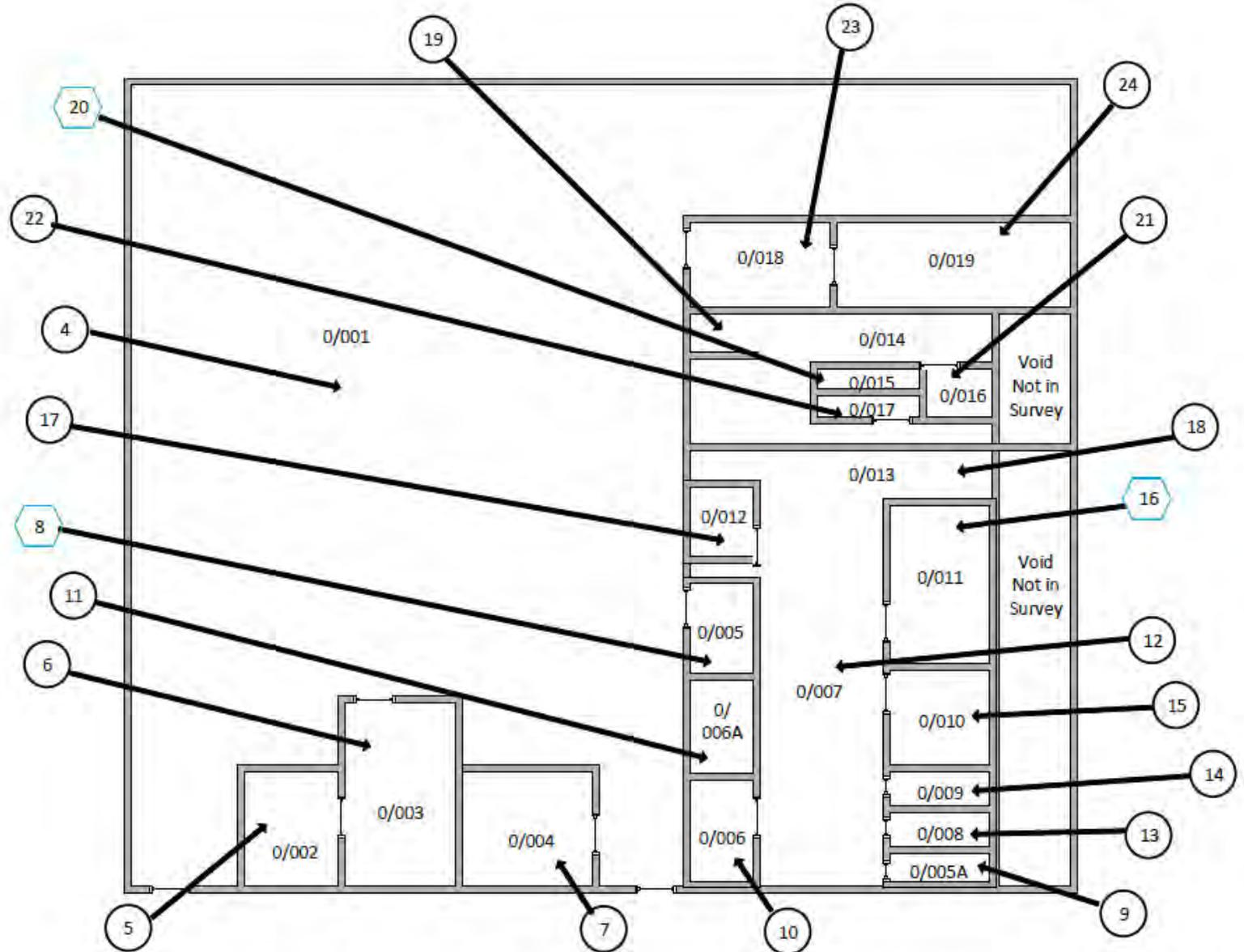
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Section 12: Site Plan



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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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: Neale Evans

Date: 28.11.2019

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: Emma Humphreys

Date: 26.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

7 Market Place



Working in Partnership with Shield Environmental Services



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7	Survey Techniques
8	Survey Caveat
9	Survey Notes
10	Material Assessment Algorithm
11	Certificates of Bulk Analysis
12	Site Plan

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
NE/1	Textured Coating to Ceiling	Ground Floor – 002 WC	N.A.D.I.S
NE/2	Bitumen Sink Pad	Ground Floor – 008 Kitchen	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

Part of A Large Shopping Centre, Brick/Block, No Roof.

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	N/A
Roof Materials	N/A
Soffits	N/A
Fascia	N/A
Walls	Brick
Verge Under cloaking	N/A
Guttering	N/A
Downpipes	Metal, Plastic
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	N/A
Ceilings	MMF Tiles, Concrete
Walls <i>Internal</i>	Brick/Block, Plasterboard
Floors	N/A
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Plasterboard
Boiler Make	New LEC
Flue Pipes	N/A
Storage Heaters	N/A
Electrical Boxes/Machinery	N/A
Ducting/Risers	N/A
Stairs	N/A
Lift Shafts	N/A
Other Materials	Rubber Step Nosing, Modern Sink Pad

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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: N/A

Location: 0/001 Lobby



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: NE/1

Location: 0/002 WC



Material Description:	Textured Coating Ceiling	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	3M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 1/003 WC



Material Description:	Textured Coating Ceiling	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	3M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004 Cupboard



Material Description:	Textured Coating Ceiling	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 0/005 Cupboard



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 0/006 Office



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 8

Sample No: NE/2

Location: 0/008 Kitchen



Material Description:	Sink Pad	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	X 2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: N/A

Location: 0/007 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: 0/009 Cupboard



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: N/A

Location: 0/010 Shop Floor



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 99/001



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 28th October – 1st November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that** is identified within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

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Section 11: Certificates of Bulk Analysis



Our Ref: J178821 FI: 2
Your Ref: 3113
Date: 06/11/2019

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: 7 Market Place, Kennet Centre, Market Place, Newbury, RG14 5EN

Sampled By: Armour Analytical Services Ltd

Date sampled/received: 5th November 2019

Date analysed: 6th November 2019

Analyst/s: Stefan Kitchener

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
NE/1	BS584556	Ground Floor, 002 WC - Textured coating to ceiling	No	
NE/2	BS584557	Ground Floor, 008 Kitchen - Bitumen 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 ISO 2464 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.

SIGNATURE:

Authorised signatory

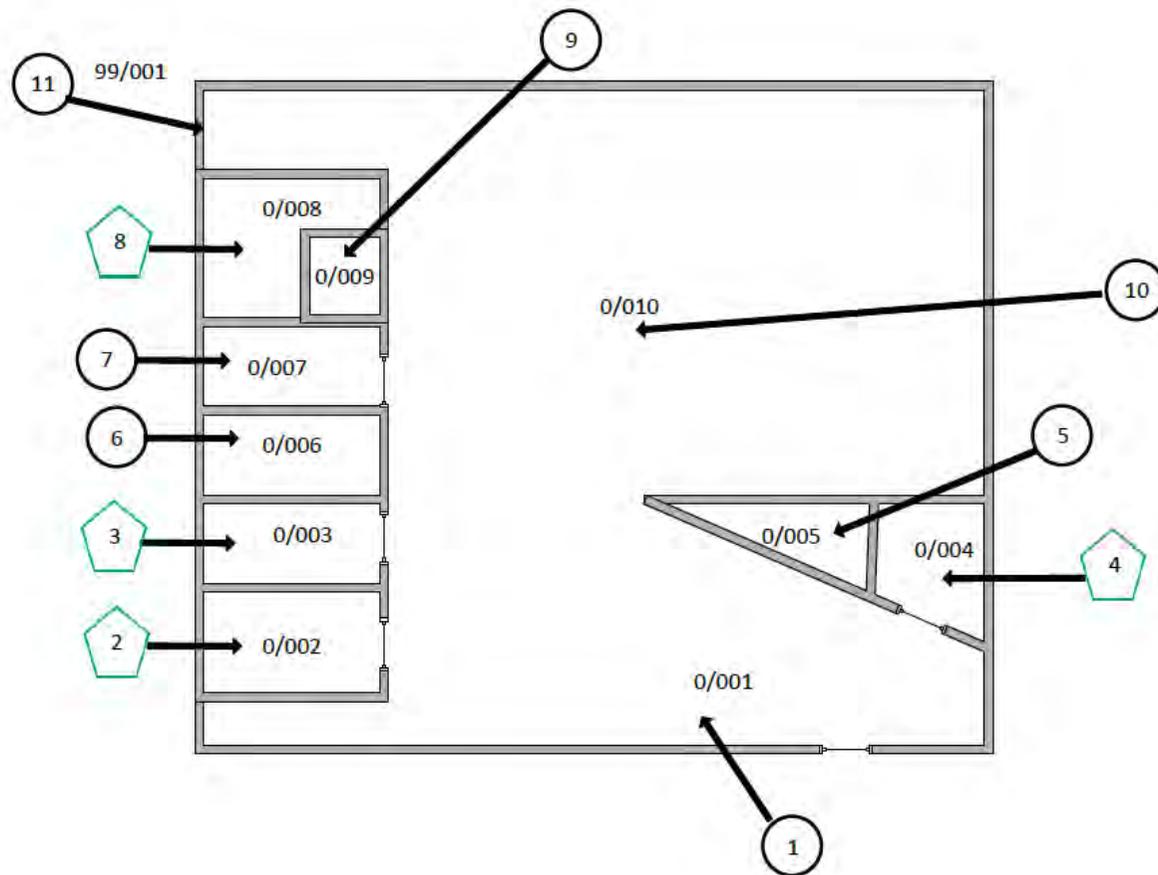
PRINT NAME: Stefan Kitchener

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

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Section 12: Site Plan



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

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2019	Kacey Lillis	Armour AS	0	29/11/2019	24



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: Neale Evans

Date: 29.11.2019

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: Emma Humphreys

Date: 27.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

9 Market Place



Working in Partnership with Shield Environmental Services



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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
NE/1	Vinyl Floor Tiles	1 st Floor, 001 Store	N.A.D.I.S
NE/2	Vinyl Floor Tiles	1 st Floor, 005 Office	N.A.D.I.S
NE/3	Vinyl Floor Tiles	1 st Floor, 007 Stairs	N.A.D.I.S

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

In addition to the above sampled items, the following items have been either **been "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:

Item 3 – 1/003 Lift and Shaft – No access as no lift engineer was onsite

Item 9 – 0/002 Lift and Shaft – No access as no lift engineer was onsite

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

Part of a large shopping center, made of brick and block with a pitched metal roof

Caveat for no access areas

No access within the live lift shafts

EXTERNAL MATERIALS

Roof Type	Pitched
Roof Materials	Metal
Soffits	N/A
Fascia	Metal
Walls	Brick, Block
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Metal
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Metal
Ceilings	Metal, concrete, MMMF, Tiles
Walls <i>Internal</i>	Brick, Block, Plasterboard, Plastic
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Plasterboard, Wood
Boiler Make	Santon - Modern
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live - Modern
Ducting/Risers	N/A
Stairs	Metal
Lift Shafts	No Access - Presumed to Contain Asbestos
Other Materials	Rubber strip nosing, New sink pad

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Section 4: Positive and Presumed Photos Sheets

Item No: 3	Sample No: N/A
Location: 1/003 Lift and Shaft	



Material Description:	No Access	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Entire Lift and Shaft	
Accessibility	Low	<i>Assessment Score</i>
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Investigation Needed	
Comments:	Unable to access as there was no lift engineer	

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Item No: 9

Sample No: N/A

Location: 0/002 Lift and Shaft



Material Description:	No Access	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Entire Lift and Shaft	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Investigation Needed	
Comments:	Unable to access as there was no lift engineer	

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: NE/1
Location: 1/001 Store	



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	50M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 1/002 WC



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	6M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004 Stock Room



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: NE/2

Location: 1/005 Office



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	8M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 1/006 Kitchen/Store



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	4M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: NE/3

Location: 1/007 Stairs



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	15M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 8

Sample No: N/A

Location: 0/001 Shop Floor



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: N/A

Location: 99/001 External



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 4th – 8th November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

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Section 11: Certificates of Bulk Analysis



Our Ref. J179444 FT: 3
Your Ref. 3113
Date: 14/11/2019

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: Kennet Centre Market Place, 9 Market Place, Newbury, RG14 5EN
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 12th November 2019
Date analysed: 13th November 2019
Analyst/s: Matt Hurst
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

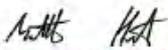
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
NE/1	BS585916	1st Floor, 001 Store - Vinyl Floor Tiles	No	
NE/2	BS585917	1st Floor, 005 Office - Vinyl Floor Tiles	No	
NE/3	BS585918	1st Floor, 007 Stairs - Vinyl Floor Tiles	No	

NOTES:

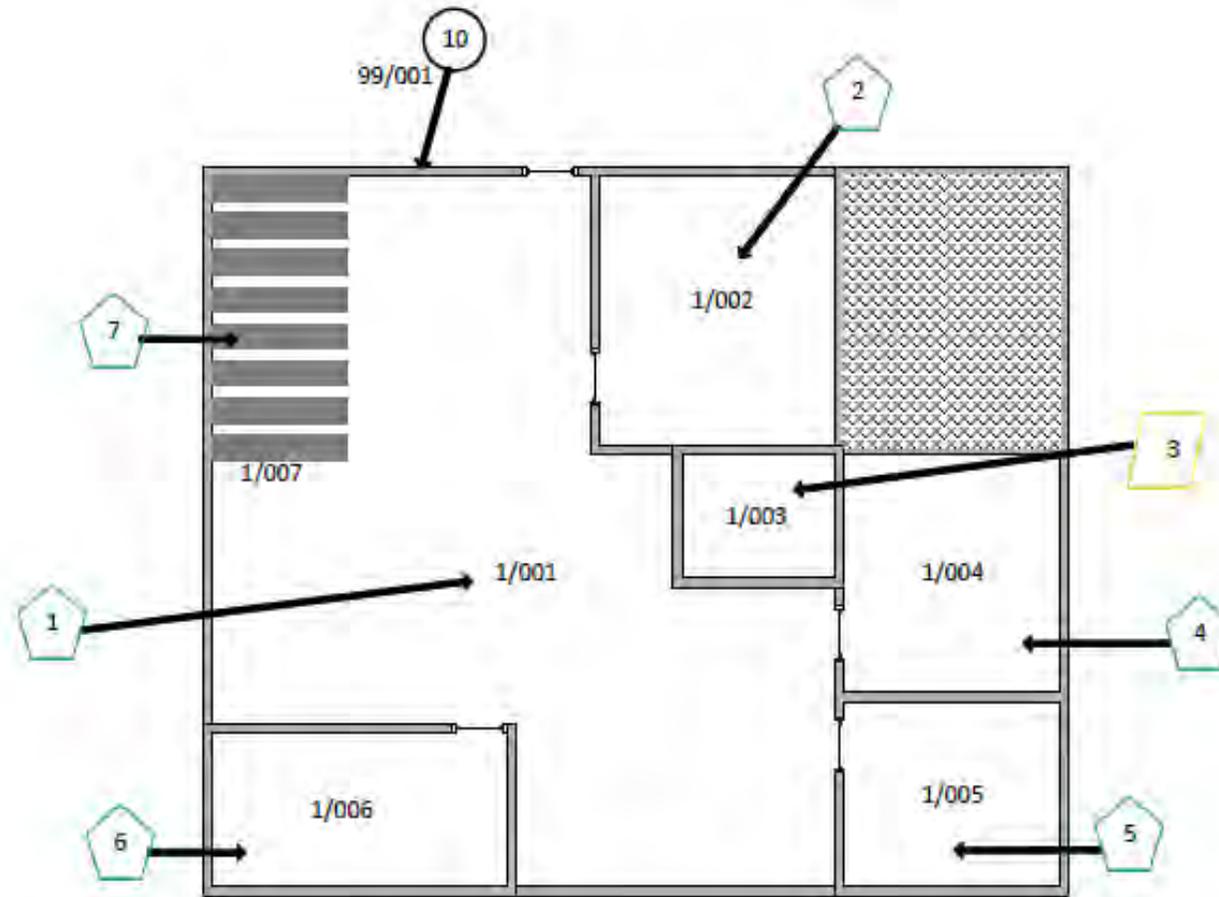
1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated as 6 samples 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 ISO 248 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.

SIGNATURE:  Authorised signatory PRINT NAME: Matt Hurst

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

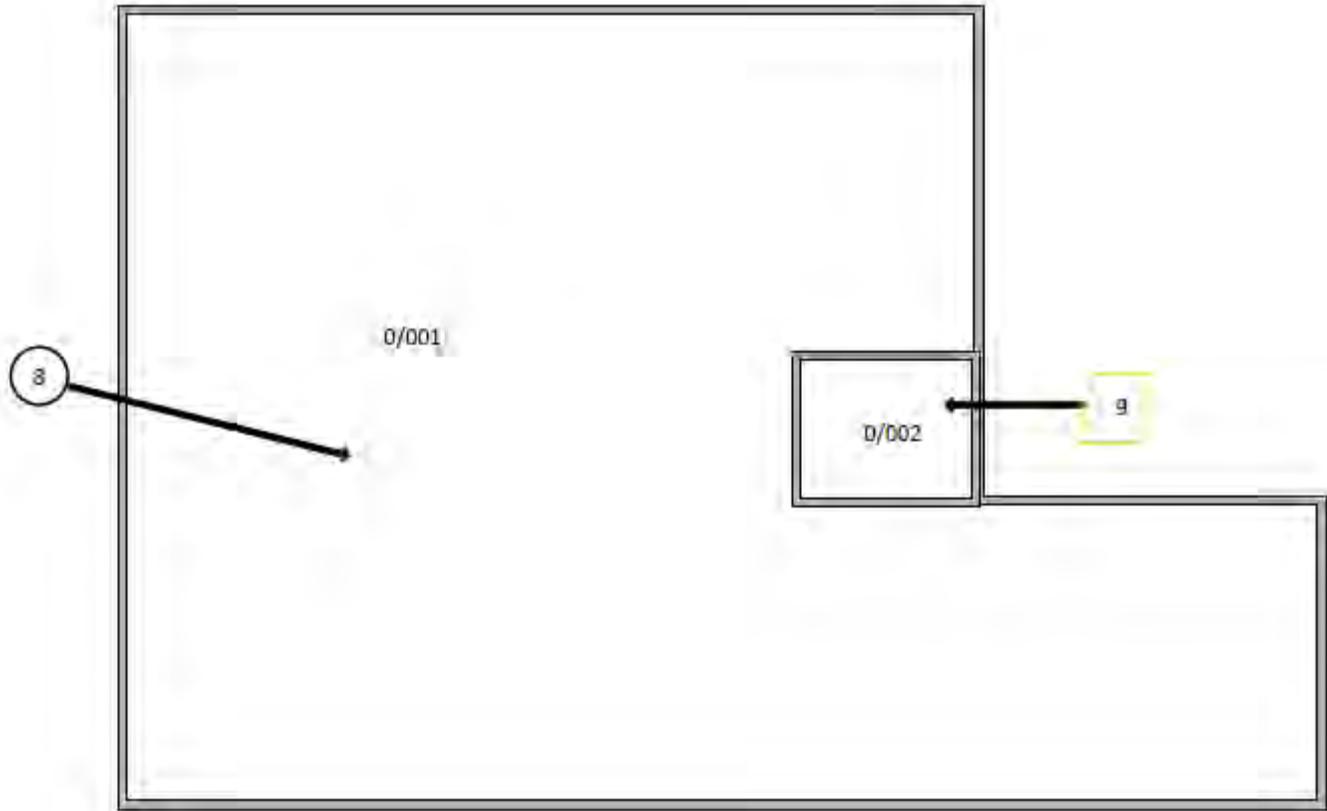
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Section 12: Site Plan



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

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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: Neale Evans

Date: 28.11.2019

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: Emma Humphreys

Date: 24.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

17 Market Place



Working in Partnership with Shield Environmental Services



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7	Survey Techniques
8	Survey Caveat
9	Survey Notes
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11	Certificates of Bulk Analysis
12	Site Plan

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

No samples were taken during this survey

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Section 3: Site Description & Survey Information

Brief description on the general building construction

Part of A Large Shopping Centre, Brick/Block, Metal Pitched Roof

Caveat for no access areas

Survey Carried Out in Torchlight.

EXTERNAL MATERIALS

Roof Type	Pitched
Roof Materials	Metal
Soffits	N/A
Fascia	Metal
Walls	Brick/Block
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Metal
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	N/A
Ceilings	Concrete
Walls <i>Internal</i>	Brick/Block, Plasterboard, Wood
Floors	Concrete, Wood
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	N/A
Boiler Make	N/A
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	N/A
Other Materials	Rubber Step Nosing

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Section 4: Positive and Presumed Photos Sheets

There Were No Positive or Presumed Items in This Survey

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: N/A
Location: 1/001 Lobby	



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 1/002 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

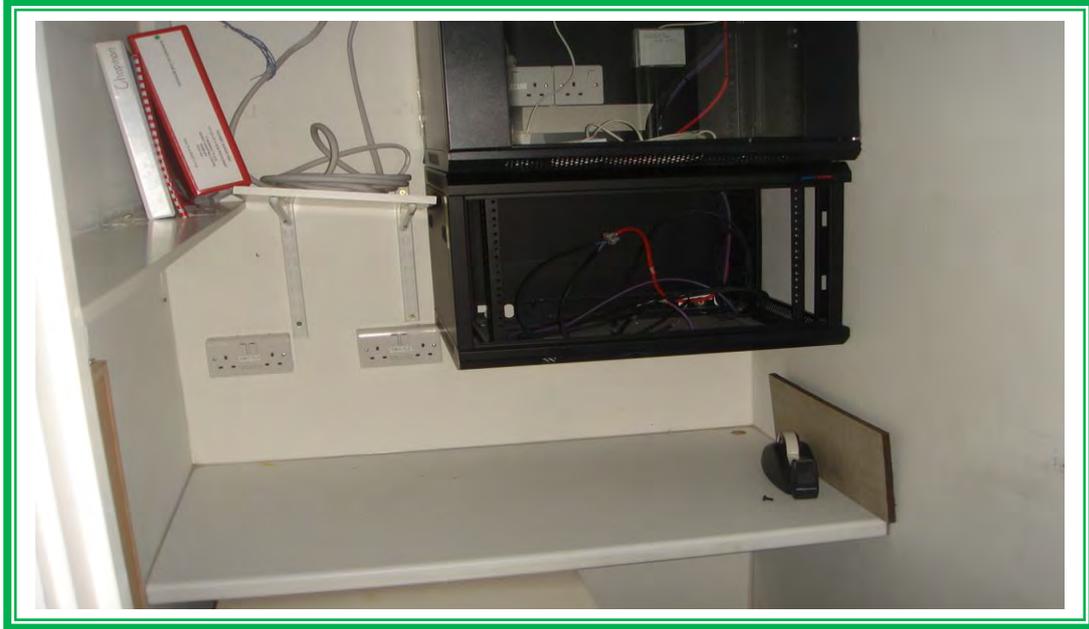
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Item No: 3

Sample No: N/A

Location: 1/003 Cupboard



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004 Stairs



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 0/001 Bar and Seating



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 0/002 Lobby



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: N/A

Location: 0/003 Disabled WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 8

Sample No: N/A

Location: 0/004 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: 0/005 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: N/A

Location: 0/006 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 0/007



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 12

Sample No: N/A

Location: 0/008 Kitchen



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 13

Sample No: N/A

Location: 99/001 External



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 4th – 8th November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

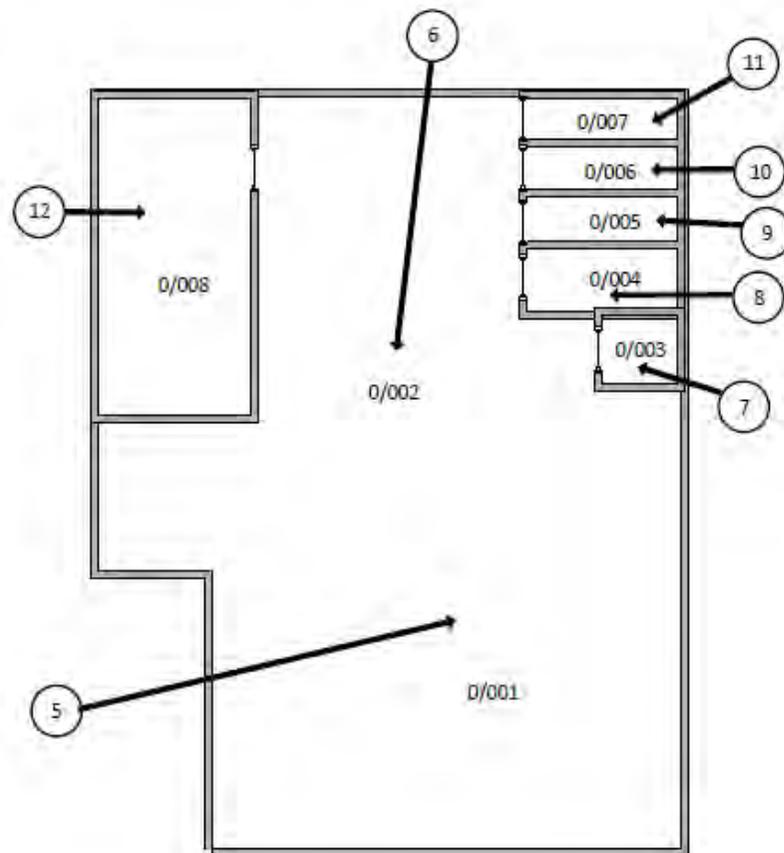
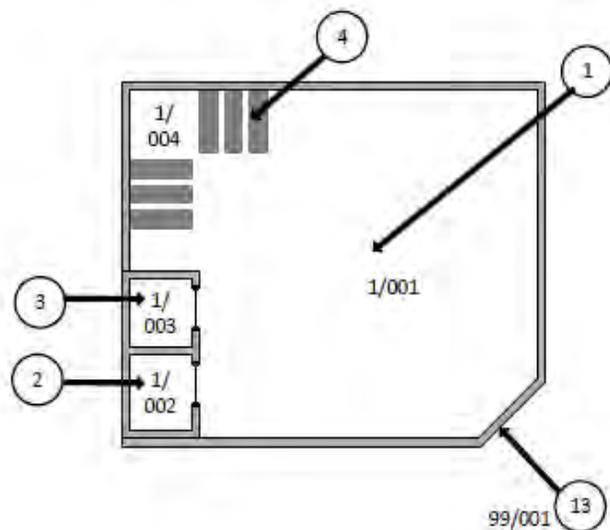
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Section 11: Certificates of Bulk Analysis

No samples were taken during this survey

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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 onsite and this survey has been Content checked by myself.

Checked by: Neale Evans

Date: 28.11.2019

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: Emma Humphreys

Date: 26.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

17A Market Place



Working in Partnership with Shield Environmental Services 

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7	Survey Techniques
8	Survey Caveat
9	Survey Notes
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11	Certificates of Bulk Analysis
12	Site Plan

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
NE/1	Roof Under cloak	External – 99/001	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

Rendered Brick Construction, Part of A Large Shopping Centre.

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Pitch and Flat
Roof Materials	Metal and tiles
Soffits	N/A
Fascia	Wood, Metal
Walls	Brick
Verge Under cloaking	Cement
Guttering	Plastic
Downpipes	Metal
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Metal Sarking Felt
Ceilings	Plasterboard
Walls <i>Internal</i>	Plasterboard, Plaster on Masonry
Floors	Wood, Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Wood, Plasterboard, Vermiculite Board
Boiler Make	N/A
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live
Ducting/Risers	N/A
Stairs	Wood
Lift Shafts	N/A
Other Materials	Rubber Step Nosing, Modern Sink Pad

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Section 4: Positive and Presumed Photos Sheets

No Positive or presumed items found during this survey

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: N/A
Location: 2/001 Club Bar	



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 2/002 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 2/003 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 2/004 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: NE/1

Location: 99/001 Externals



Material Description:	Roof Under cloak	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	8LM	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 2/005 Stairs



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: N/A

Location: M/001 Stairs and Lobby



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 8

Sample No: N/A

Location: M/002 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: M/003 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: N/A

Location: M/004 Rest Room



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 1/001 Club and Bars



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 12

Sample No: N/A

Location: 1/002 Store Room



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 13

Sample No: N/A

Location: 1/003 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 14

Sample No: N/A

Location: 1/004 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

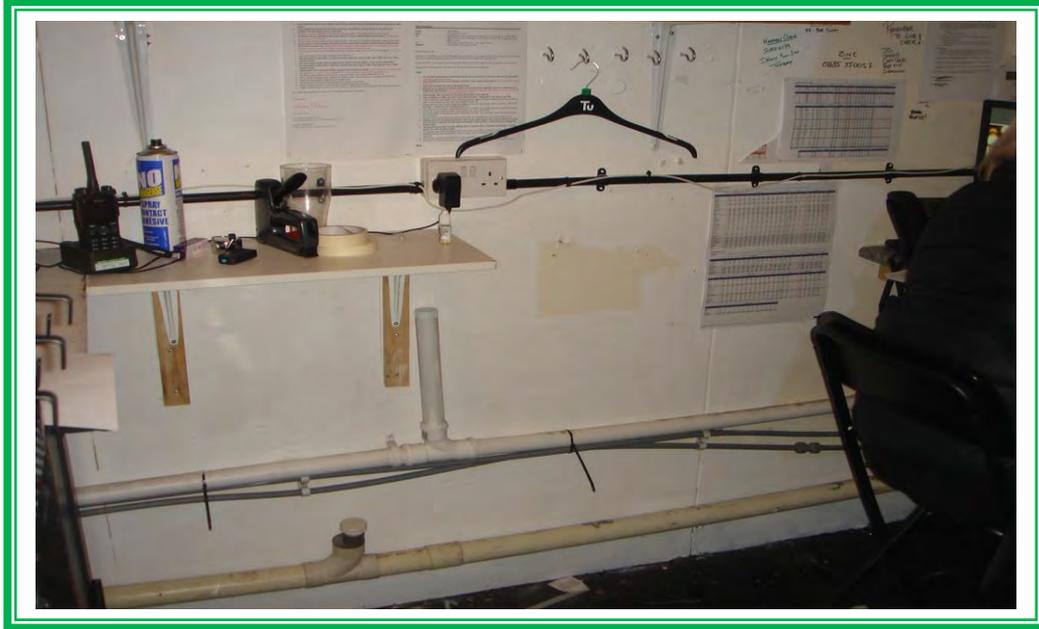
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Item No: 15

Sample No: N/A

Location: 1/005 Office



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 16

Sample No: N/A

Location: 1/006 Stairs



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 17

Sample No: N/A

Location: 1/007 Cupboard



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 18

Sample No: N/A

Location: 0/001 Entrance



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 28th October – 1st November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
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- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

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Section 11: Certificates of Bulk Analysis



Our Ref: J179859 FI: 1
Your Ref: 3113
Date: 20/11/2019

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: Kennet Centre Market Place, 17A Market Place, Newbury,
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 19th November 2019
Date analysed: 20th November 2019
Analyst/s: Ella Hiron
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

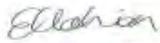
Fibre identification was carried out in accordance with the documented 'in-house' method (2.01) based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
NE/1	BS587299	Roof Undercloak External 99/001	No	

NOTES:

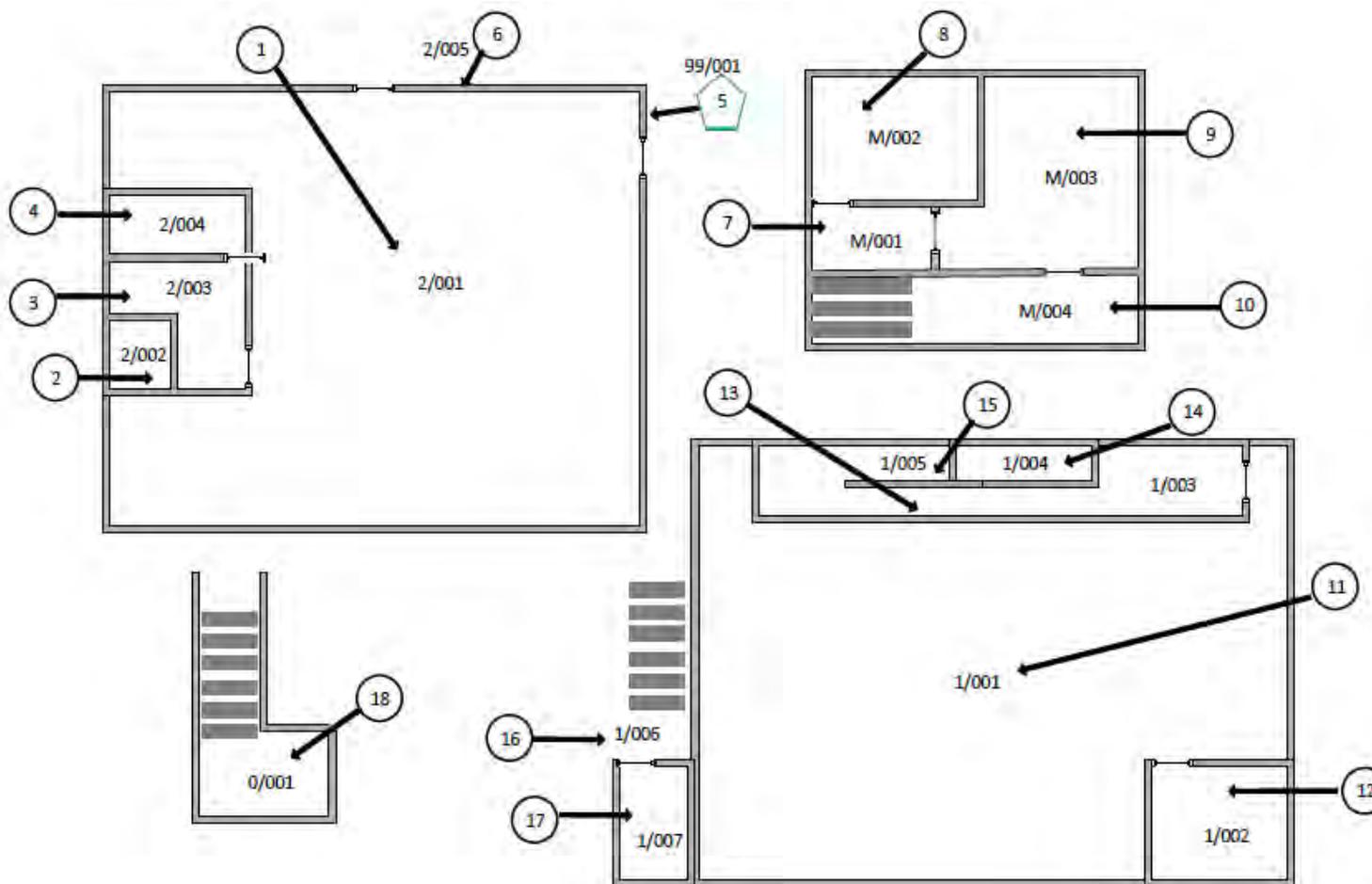
1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this test report specifically refer to the sample(s) listed as received unless otherwise stated and samples 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.

SIGNATURE:  Authorised signatory PRINT NAME: Ella Hiron

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

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Section 12: Site Plan



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

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

Checked by: Neale Evans

Date: 29.11.2019

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: Emma Humphreys

Date: 27.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

19 Market Place



Working in Partnership with Shield Environmental Services



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1	Contacts & Authorisation
2	Executive Summary
3	Site Description & Survey Information
4	Positive and Presumed Photos Sheets
5	Negative Photos Sheets
6	Survey Objectives
7	Survey Techniques
8	Survey Caveat
9	Survey Notes
10	Material Assessment Algorithm
11	Certificates of Bulk Analysis
12	Site Plan

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

No samples were taken during this survey

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Section 3: Site Description & Survey Information

Brief description on the general building construction

Part of A Large Shopping Centre, Pitched Metal Roof, Brick/Block

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Pitch
Roof Materials	Metal
Soffits	N/A
Fascia	Metal
Walls	Brick
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Metal
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	MMMF
Roof Underlining	Metal
Ceilings	Plasterboard
Walls <i>Internal</i>	Brick/Block, Plasterboard, Wood
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Wood, Plasterboard
Boiler Make	Megaflo
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live
Ducting/Risers	N/A
Stairs	Metal
Lift Shafts	N/A
Other Materials	N/A

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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: N/A
Location: 1/001 Store	



Material Description:	Visual Inspection – 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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 1/002 Lobby



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 1/003 Office



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004 Staff Room



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 1/005 Stairwell



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: M/001 Mezzanine Air Con Room



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: N/A

Location: 0/001 Restaurant and Servery



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 8

Sample No: N/A

Location: 0/002 Prep Area



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: 0/003 Lobby



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: N/A

Location: 0/004 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 0/005 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 12

Sample No: N/A

Location: 0/006 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 13

Sample No: N/A

Location: 99/001 External



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 11th – 15th November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

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- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

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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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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
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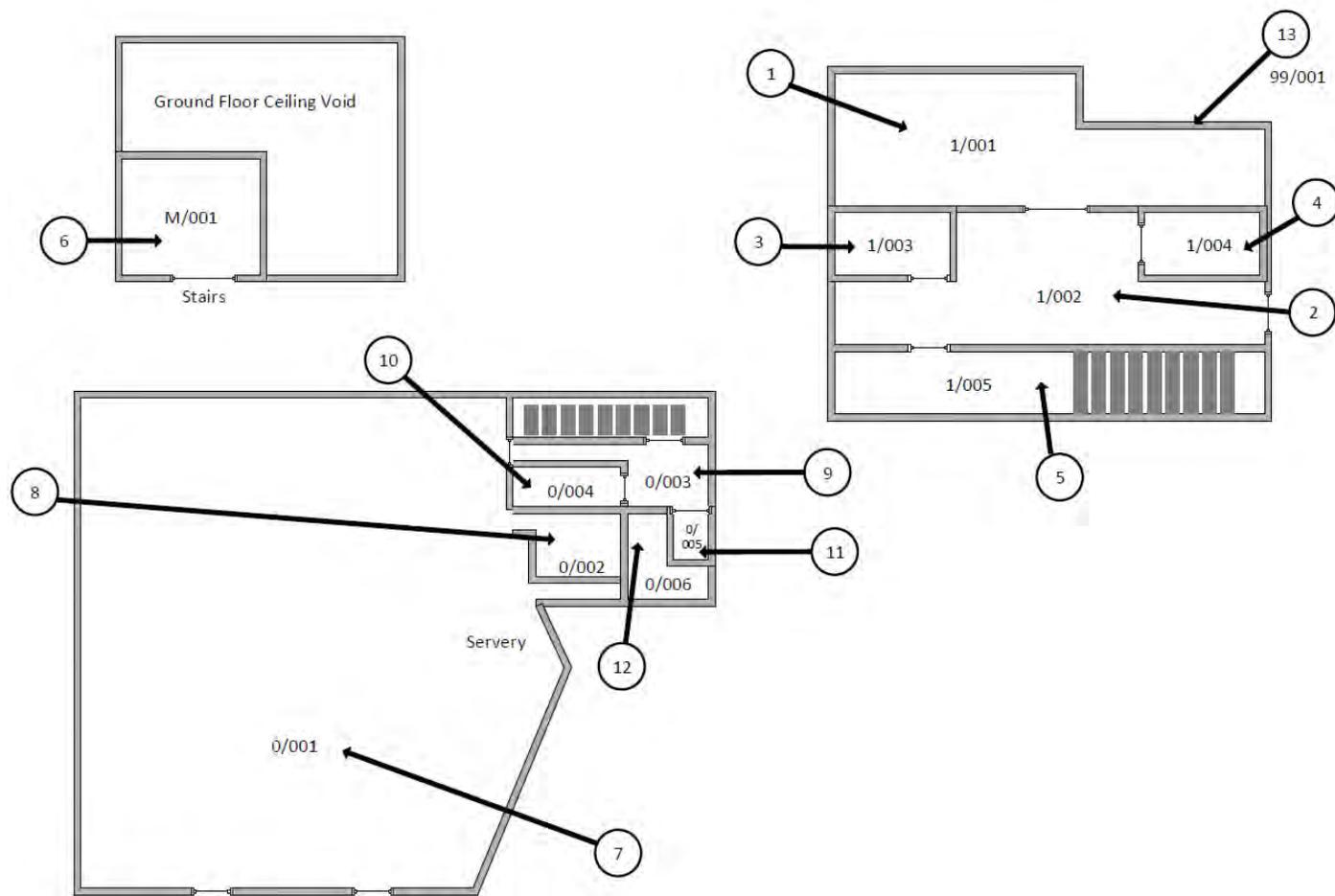
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Section 11: Certificates of Bulk Analysis

No Samples were taken during this survey

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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 onsite and this survey has been Content checked by myself.

Checked by: Neale Evans

Date: 28.11.2019

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: Emma Humphreys

Date: 26.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

Main Mall and Associated Areas



Working in Partnership with Shield Environmental Services 

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8	Survey Caveat
9	Survey Notes
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11	Certificates of Bulk Analysis
12	Site Plan

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

No samples were taken during this survey

In addition to the above sampled items, the **following items have been either been “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:

Item 5 – 4A The Mall – No Access as still in lease but vacant – No Keys

Item 6 – 20 The Mall - No Access as still in lease but vacant – No Keys

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

Part of A Large Shopping Centre

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Concrete, Flat, Pitched
Roof Materials	Concrete, Metal, Bitumen Felt Sheets
Soffits	N/A
Fascia	Wood, Metal, Plastic
Walls	Brick/Block, Marble
Verge Under cloaking	Cement
Guttering	Plastic
Downpipes	Metal
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Concrete
Ceilings	Plasterboard, Concrete
Walls <i>Internal</i>	Plasterboard, Wood, Marble
Floors	Marble, Concrete
Doors/Frames	Metal, Wood
Pipework/Insulation	Metal
Boxings	Plasterboard, Wood
Boiler Make	N/A
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	N/A
Other Materials	N/A

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Section 4: Positive and Presumed Photos Sheets

Item No: 5

Sample No: N/A

Location: 4A The Mall



Material Description:	No Access	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Unknown	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Inspection Required	
Comments:	No Access as still in lease but vacant – No Keys (The Vacant Nightclub)	

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Item No: 6

Sample No: N/A

Location: 20 The Mall



Material Description:	No Access	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	Unknown	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Further Inspection Required	
Comments:	No Access as still in lease but vacant – No Keys (The Vacant Nightclub)	

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Section 5: Negative Photos Sheets

Item No: 1

Sample No: N/A

Location: 0/001 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 0/002 Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 0/003 The Mall



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

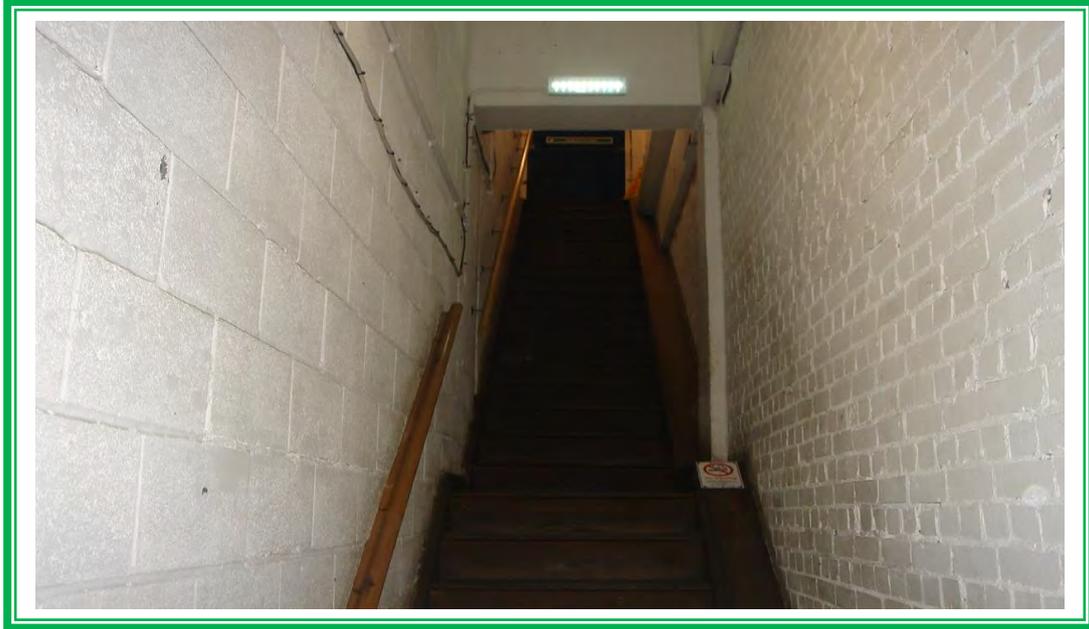
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Item No: 4

Sample No: N/A

Location: 0/004 Corridor and Stairs



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: N/A

Location: Vue Cinema Area



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	Built in 2009	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 11th – 15th November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

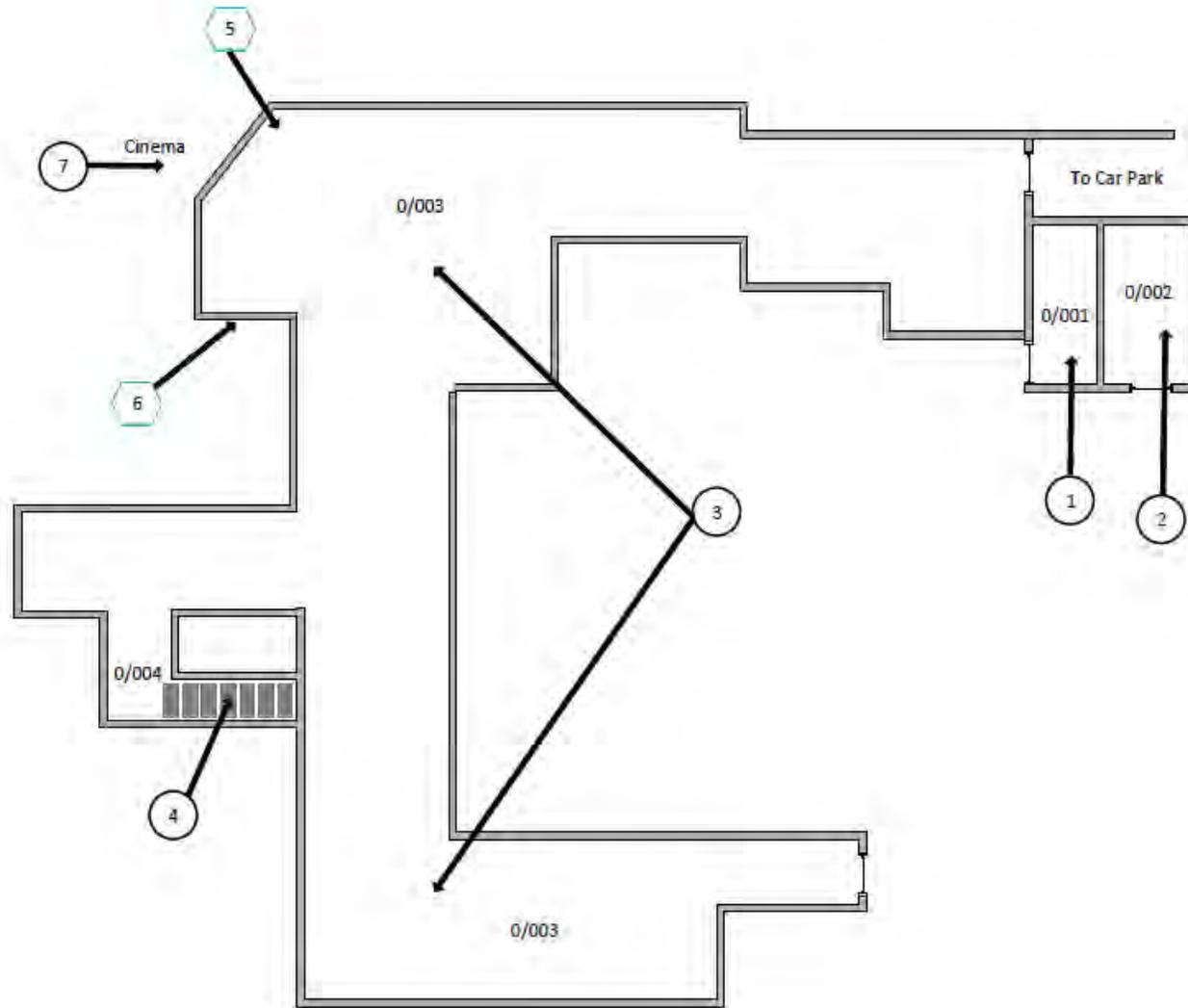
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Section 11: Certificates of Bulk Analysis

No samples were taken during this survey

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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 onsite and this survey has been Content checked by myself.

Checked by: Neale Evans

Date: 28.11.2019

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: Emma Humphreys

Date: 26.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

V1 (Empty Lot)



Working in Partnership with Shield Environmental Services



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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
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Section 2: Executive Summary

No samples were taken during this survey

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Section 3: Site Description & Survey Information

Brief description on the general building construction

Part of A Large Shopping Centre.

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Flat
Roof Materials	Concrete Bitumen Sheets
Soffits	N/A
Fascia	Metal, Glassfibre
Walls	Brick
Verge Under cloaking	N/A
Guttering	Plastic
Downpipes	Metal
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Concrete
Ceilings	Concrete
Walls <i>Internal</i>	Plasterboard, Plaster
Floors	Concrete
Doors/Frames	Wood
Pipework/Insulation	Metal
Boxings	Wood, Plasterboard
Boiler Make	N/A
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	N/A
Other Materials	N/A

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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: N/A

Location: 1/001



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 1/002



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 1/003 Lobby and Stairs



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 1/005 WC



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 0/001 Walkway



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: n/a

Location: 0/002 Ground Floor



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 11th – 15th November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

This survey considered the construction of the building, associated fixtures & fittings and associated structures and in no way should it be considered as a ground investigation report.

Services should be disconnected prior to commencement of a Management survey; however, where plant and/or electrical installations are live or appear to be live then these will not be accessed.

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.

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Section 10: Material Assessment Algorithm

Variable	Score	Examples
Installation / Product type	1	Vinyl, 'Bakelite', Cement
	2	Asbestos insulating board, paper, rope
	3	Pipe insulation, spray coating, friable debris
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
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
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

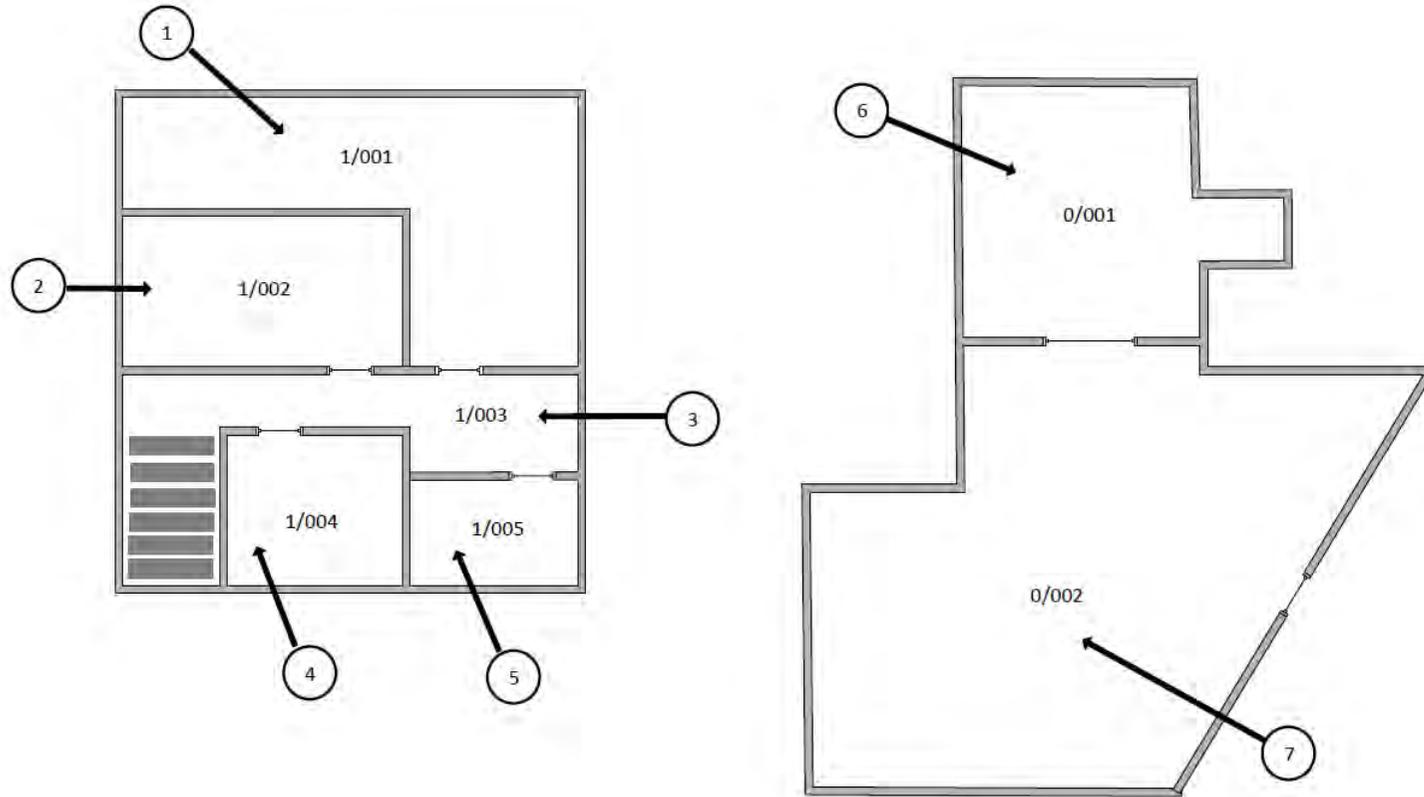
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Section 11: Certificates of Bulk Analysis

No samples were taken during this survey

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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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
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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: Neale Evans

Date: 28.11.2019

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: Emma Humphreys

Date: 26.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

Roof Area and Associated Rooms



Working in Partnership with Shield Environmental Services 

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Contents

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1	Contacts & Authorisation
2	Executive Summary
3	Site Description & Survey Information
4	Positive and Presumed Photos Sheets
5	Negative Photos Sheets
6	Survey Objectives
7	Survey Techniques
8	Survey Caveat
9	Survey Notes
10	Material Assessment Algorithm
11	Certificates of Bulk Analysis
12	Site Plan

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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
1	Gaskets	1 st Floor, 006 Plant Room 3	Chrysotile
2	Damp Proof Course	1 st Floor, 006 Plant Room 3	N.A.D.I.S
3	Insulation Board	1 st Floor, 007 Plant Room	N.A.D.I.S

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

A.D – Asbestos Detected

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Section 3: Site Description & Survey Information

Brief description on the general building construction

Part of a Large Shopping Centre

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Pitch or Flat
Roof Materials	Metal, Concrete
Soffits	N/A
Fascia	Metal, Wood
Walls	Brick
Verge Under cloaking	Cement
Guttering	Plastic, Metal
Downpipes	Metal, Plastic
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Metal, Concrete
Ceilings	Concrete, Metal
Walls <i>Internal</i>	Brick/Block, Plasterboard, Wood
Floors	Concrete, Wood
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Wood, Plasterboard
Boiler Make	N/A
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live – Modern
Ducting/Risers	N/A
Stairs	Concrete, Wood, Metal
Lift Shafts	N/A
Other Materials	Vermiculite Board

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Section 4: Positive and Presumed Photos Sheets

Item No: 6	Sample No: 1
Location: 1/006 Plant Room 3	



Material Description:	Pipe Gasket	
Identification:	Sampled – Asbestos Detected	
Approx. quantity:	All Gaskets	
Accessibility	Low	<i>Assessment Score</i>
Product type:	Gasket	2
Extent of Damage:	Good	0
Surface Treatment:	Gasket	1
Asbestos type:	Chrysotile	1
Material Assessment Score:		4
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: N/A
Location: 1/001 Plant Room 5	



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 1/002 Workshop



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 0/003 Garage



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 0/004 Mess Room and Clearance Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 1/005 Event Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: 2

Location: 1/006 Plant Room 3



Material Description:	Damage Proof Courses	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	Throughout Wall Cavity in Plant Room	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 8

Sample No: 3

Location: 1/007 Plant Room 1



Material Description:	Insulating Board	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	3M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: 1/008 Plant Room 6



Material Description:	Insulating Board	
Identification:	As Per Sample 3 – No Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: N/A

Location: 1/009 Store Green Room 9



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 1/010 TK Maxx Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 12

Sample No: N/A

Location: 1/011 Liquid Fire Escape



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 13

Sample No: N/A

Location: 2/012 TK Maxx Air Conditioning



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 14

Sample No: N/A

Location: 99/001 Externals



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Section 6: Survey Objectives

Instructions were received from James Croucher of Lochailort Newbury Ltd to carry out a Management asbestos survey at Kennet Centre, Market Street, Newbury, Berkshire, RG14 5EN in accordance with HSG264 and Armour Analytical's quality procedures.

The survey was carried out on 11th – 15th November 2019 by Neale Evans with the objective of facilitating a Management report.

This Management survey is characterised as a 'Visual Inspection Sampling and Identification Survey' in HSG264. This type of survey is used to locate and describe, so far as is reasonably practicable, all asbestos containing materials (ACMs) in the building and will by its nature involve the partial destruction of the building's fabric as access is gained to all areas. A full sampling programme is undertaken to identify possible ACMs and estimate the extent of ACMs reported.

The objective of this survey report is to identify, so far as is reasonably practicable, the location, extent, product type and composition of ACMS within the building to enable the building occupants to put management and remedial procedures in place.

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Section 7: Survey Techniques

Each floor, room and area within the scope was systematically inspected for suspect materials thought or known to contain asbestos and where such materials were encountered their location, extent, and composition were recorded.

Where materials of a similar nature exist, to those previously sampled, and a reasoned argument can be made that their composition is likely to be identical further physical sampling was not undertaken.

Photographs were taken of all sample locations, unless otherwise stated.

The analysis of suspect ACMs was undertaken by a UKAS accredited laboratory using the analytical method detailed in *HSG248, Appendix 2 -Asbestos: The analysts' guide for sampling, analysis and clearance procedures*.

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Section 8: Survey Caveat

This report is based upon a management report inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the building.

A Management Survey is a non-intrusive survey, meaning that access within the fabric of the building is limited. The survey does not include access to the following areas (unless agreed beforehand with the Client and provisions are put in place):

- Within wall or ceiling construction;
- Under fixed flooring;
- Within non-openable boxings;
- Within live electrics, boilers or machinery;
- Where access/visibility is limited in an area due to stored items, furniture or services;
- Areas where there is no safe access to inspect such as floor ducts, lift shafts and loft spaces with no crawlboards;
- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

Any intrusive works carried out within the building must first be subject to a Refurbishment Asbestos Survey.

This report will be restricted to the areas that fall within the scope of works for project and will **not take into account any area's that do not fall within the scope. Any asbestos that is identified** within this report will need to be added to the buildings existing information and should not form the basis for a management survey. This survey will not include priority assessments nor will it include a register.

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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.

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Section 10: Material Assessment Algorithm

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Surface treatment	0	Non-friable e.g. vinyl
	1	Enclosed insulation, encapsulated AIB
	2	Unsealed AIB, encapsulated insulation
	3	Unsealed insulation or spray coating
Asbestos type	1	Chrysotile
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	3	Crocidolite

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Risk score	Risk assessment
10 or more	High risk
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5 – 6	Low risk
4 & below	Negligible risk

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Section 11: Certificates of Bulk Analysis



Our Ref: J179861 FI: 3
Your Ref: 3113
Date: 20/11/2019

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: Kennet Centre Market Place, Roof Area and Associated Rooms, Newbury, RG14 5EN
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 19th November 2019
Date analysed: 20th November 2019
Analyst/s: Raphael Mirzaians
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
1	BS587308	1st Floor, 006 Plant Room 3, Gaskets	Yes	Chrysotile
2	BS587309	1st Floor, 006 Plant Room 3, Damp Proof Course	No	
3	BS587310	1st Floor, 007 Plant Room 1, Insulation Board	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) listed as received or as 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.

SIGNATURE:

Authorised signatory

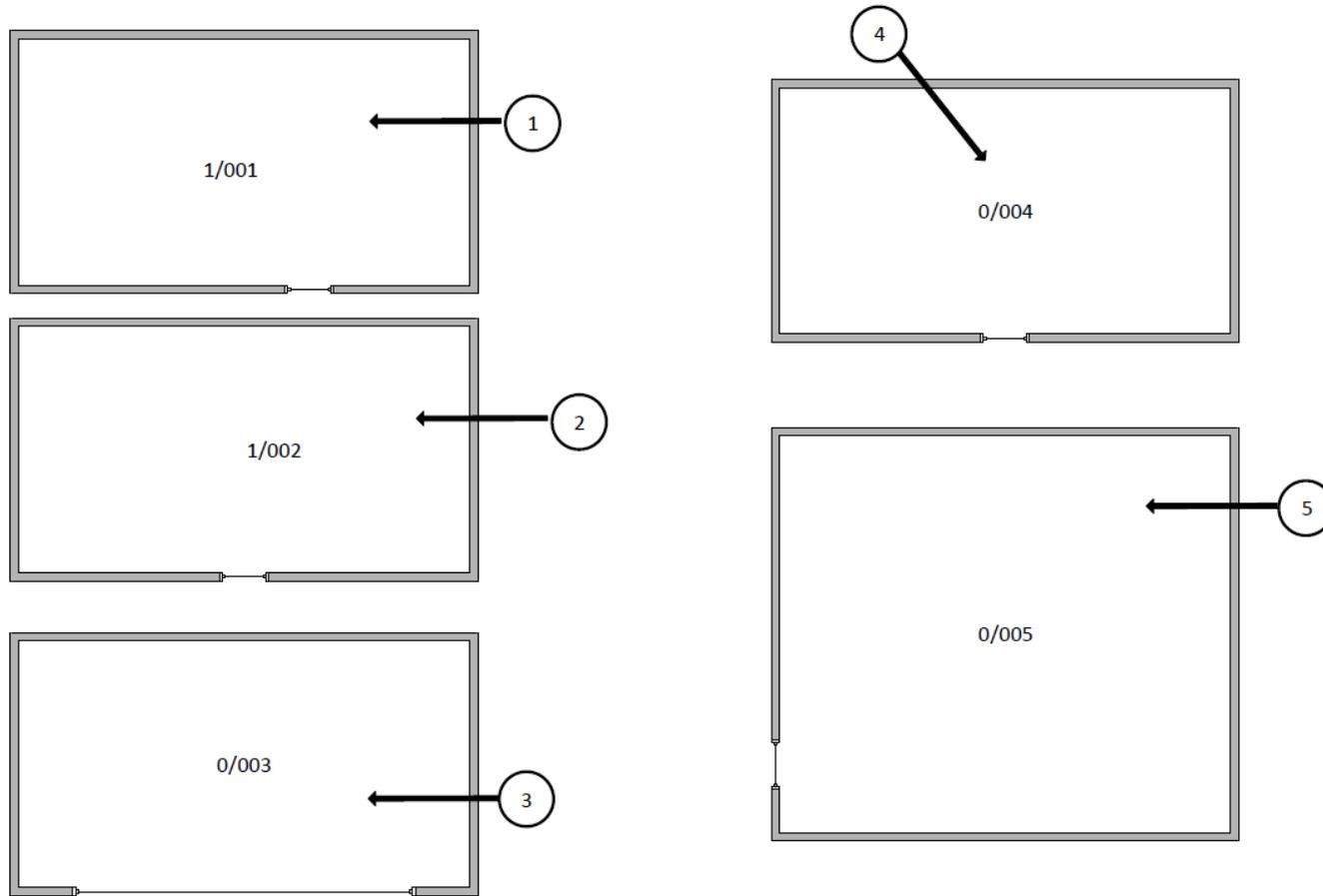
PRINT NAME: Raphael Mirzaians

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

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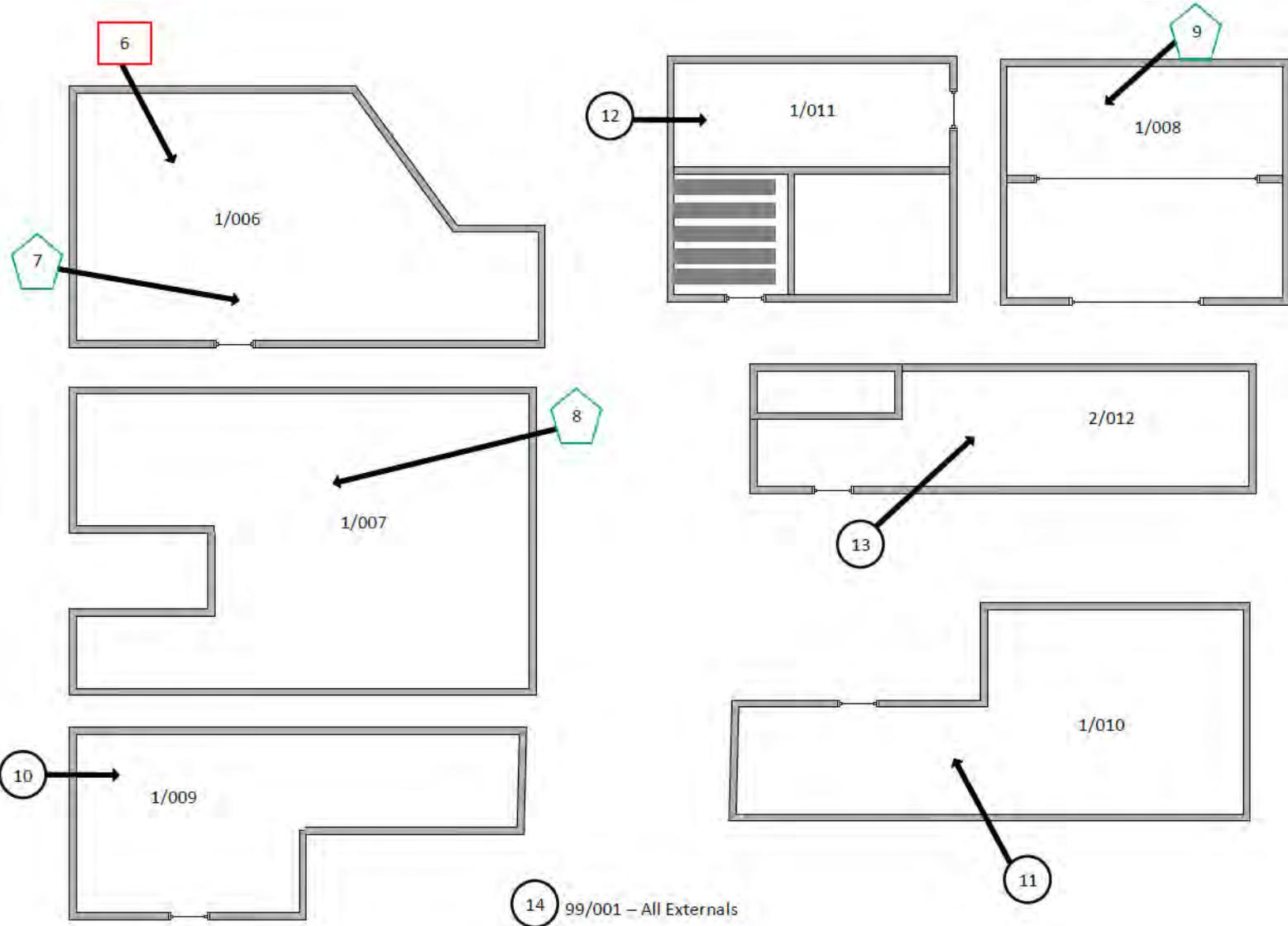
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Section 12: Site Plan



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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Key	
	Visual Inspection
	Asbestos Detected (Positive Item)
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	Strongly Presumed to Contain Asbestos
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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: Neale Evans

Date: 28.11.2019

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: Emma Humphreys

Date: 27.11.2019

Report Compiled By

Armour Analytical Services Ltd, Admirals Yard, Station Road, Bristol, BS34 6LR

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Project Number 3113

Management
Asbestos Survey Report

Kennet Centre, Market Street, Newbury,
Berkshire, RG14 5EN

Multi Story Car Park



Working in Partnership with Shield Environmental Services



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Section 1: Contact Details

Client Details:		Instructing Party:	
Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE		Lochailort Newbury Ltd Eagle House 108-110 Jermyn Street London SW1Y 6EE	
Contact Name:	James Croucher	Contact Name:	James Croucher
Tel: 07590397181	Fax: N/A	Tel: 07590397181	Fax: N/A

Site Address:		Report Author:	
Kennet Centre Market Street Newbury Berkshire RG14 5EN		Armour Analytical Services Admirals Yard Station Road Bristol BS34 6LR	
Contact Name:	Richard Farley	Contact Name:	Emma Humphreys
Tel: 0163540748	Fax: N/A	Mobile: 07468535836	

Lead Surveyor's Name:	Lead Surveyor's Authorising Signature:
N. Evans	

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Section 2: Executive Summary

Sample Number	Sample Type	Location	Analysis
NE/01	Textured Coating to Walls	3/001 South East Stairwell	N.A.D.I.S
NE/02	Insulation Board Wall Panels	4/001 Lift Motor Room	N.A.D.I.S
NE/03	Promenade Tiles	4/002 Ladder Landing and Lobby	N.A.D.I.S
NE/04	Floor Tiles	0/003 Lobby and Locker Room	N.A.D.I.S
NE/05	Textured Coating Walls	0/004 Lift Lobby	N.A.D.I.S
NE/06	Textured Coating to Walls	2/003 South West Stairwell	N.A.D.I.S
NE/07	Textured Coating to Walls	1/002 North Stairwell	N.A.D.I.S
NE/08	Insulation Board Ceiling and Hatch	0/004 Lift Lobby	N.A.D.I.S

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

In addition to the above sampled items, the following items have been either been “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:

- Item 4 – Lift/Lift Shafts – No access as no lift engineer was present
- Item 8 – 4/001 – Lift Motor Room – Electrics - No Access as Live
- Item 9 – 4/001 – Lift Motor Room– Electrics - No Access as Live
- Item 11 – 3/006 – Fan Room – Unit - No Access as Live

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 flat tarmac roof and a small pitched slate tile roof.

Caveat for no access areas

No access within the live electrics and machinery.

EXTERNAL MATERIALS

Roof Type	Flat, Pitched
Roof Materials	Tarmac, Slate Tiles
Soffits	Concrete
Fascia	Concrete
Walls	Brick, Concrete
Verge Under cloaking	N/A
Guttering	Metal
Downpipes	Metal
Window/Door frames	Aluminum
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	N/A
Ceilings	Concrete, Plasterboard
Walls <i>Internal</i>	Brick, Concrete, Superlux, Plasterboard
Floors	Concrete, Tiles, Lino
Doors/Frames	Timber
Pipework/Insulation	Metal
Boxings	N/A
Boiler Make	N/A
Flue Pipes	N/A
Storage Heaters	Modern Electrics
Electrical Boxes/Machinery	No Access within live Boxes
Ducting/Risers	Metal
Stairs	Concrete
Lift Shafts	No Access
Other Materials	N/A

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Section 4: Positive and Presumed Photos Sheets

Item No: 4

Sample No: N/A

Location: Lift/Lift Shaft



Material Description:	No Access within Lift Shaft	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	X 4 Lifts	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	No Access as no lift engineer was onsite	

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Item No: 8

Sample No: N/A

Location: 4/001 Lift Engineer Room



Material Description:	No Access within Lift Motors	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	X 4 Units	
Accessibility	Low	Assessment Score
Product type:	No Access	2
Extent of Damage:	No Access	1
Surface Treatment:	No Access	1
Asbestos type:	No Access	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	No Access as Live	

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Item No: 9

Sample No: N/A

Location: 4/001 Lift Motor Room



Material Description:	No Access within Live Electrics	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	X 4 Panels	
Accessibility	Low	Assessment Score
Product type:	No Access	2
Extent of Damage:	No Access	1
Surface Treatment:	No Access	1
Asbestos type:	No Access	1
Material Assessment Score:		5
Priority Assessment Score:		Low
Action:	Manage	
Comments:	No Access as Live	

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Item No: 11

Sample No: N/A

Location: 3/006 Fan Room



Material Description:	No Access within Live Unit	
Identification:	Presumed to Contain Asbestos	
Approx. quantity:	X 1 Unit	
Accessibility	Low	Assessment Score
Product type:	No Access	3
Extent of Damage:	No Access	3
Surface Treatment:	No Access	3
Asbestos type:	No Access	3
Material Assessment Score:		12
Priority Assessment Score:		High
Action:	Manage	
Comments:	No Access as Live	

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Section 5: Negative Photos Sheets

Item No: 1	Sample No: NE/01
Location: 3/001 South East Stairwell	



Material Description:	Textured Coating to Walls	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	25M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 3/002 South West Stairwell – Level 2 and 3



Material Description:	Textured Coating to Walls	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	25M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 3/003 Lift Lobby



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 3/004 North Stairwell



Material Description:	Textured Coating to Walls	
Identification:	As Per Sample NE/1 – No Asbestos Detected	
Approx. quantity:	40M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 6

Sample No: N/A

Location: 3/005 External Car Park



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 7

Sample No: NE/2

Location: 4/001 Lift Motor Room



Material Description:	Insulation Board Wall Panels	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	60M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 10

Sample No: NE/3

Location: 4/002 Ladder Landing and Lobby



Material Description:	Prominade Tiles	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	6M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 12

Sample No: N/A

Location: 2/001 Comms Room



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 13

Sample No: N/A

Location: 1/001 Switch Room



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	No access within live electrics	

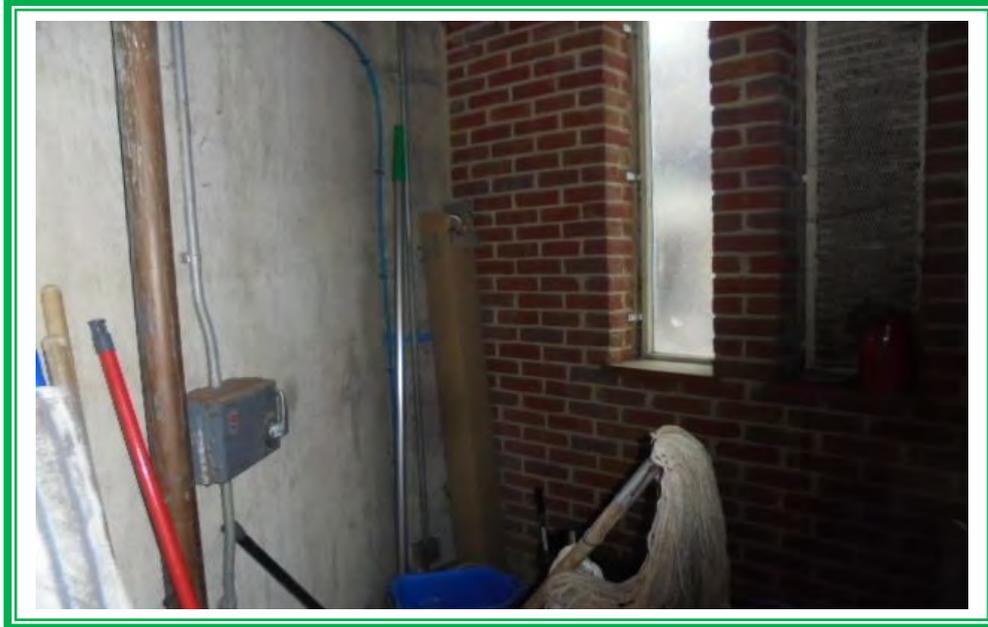
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Item No: 14

Sample No: N/A

Location: 0/001 Cleaners Cupboard



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 15

Sample No: N/A

Location: 0/002 Under Ramp Store



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 16

Sample No: NE/04

Location: 0/003 Lobby and Locker Room



Material Description:	Floor Tiles	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	18M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 17

Sample No: NE/05

Location: 0/004 Lift Lobby



Material Description:	Textured Coating to Walls	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	20M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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Item No: 18

Sample No: N/A

Location: **0/004 Staff Room and WC's x 2**



Material Description:	Visual Inspection – No Suspect Materials Found	
Identification:	N/A	
Approx. quantity:	N/A	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

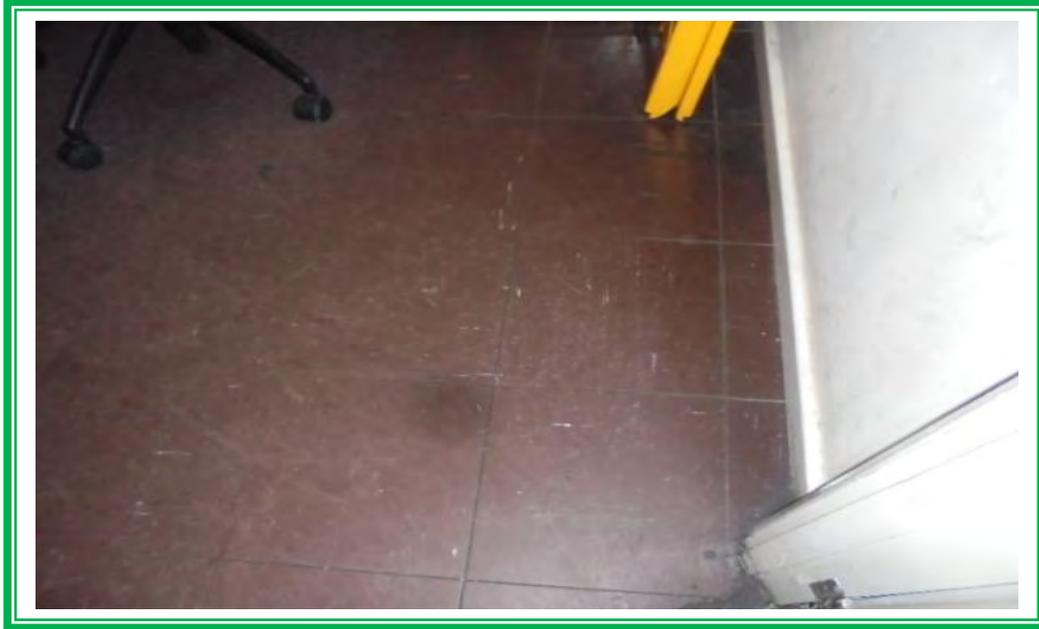
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Item No: 19

Sample No: N/A

Location: 0/005 Comms Room



Material Description:	Floor Tiles	
Identification:	As Per Sample NE/4 – No Asbestos Detected	
Approx. quantity:	4M2	
Accessibility	N/A	Assessment Score
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
Priority Assessment Score:		N/A
Action:	N/A	
Comments:	N/A	

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