



Item No: 8

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 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



Our Ref: J178497 FI: 1
Your Ref: 3113
Date: 31/10/2019

ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



1227
Tel: (01329) 287777
Fax: (01329) 287755
www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Armour Analytical Services Ltd
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR
Site Address: Kennet Centre Market Place, Newbury, 26 The Mall, 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	BS583489	1st Floor, 002 Kitchen - Vinyl Floor Tiles	Yes	Chrysotile

NOTES:

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

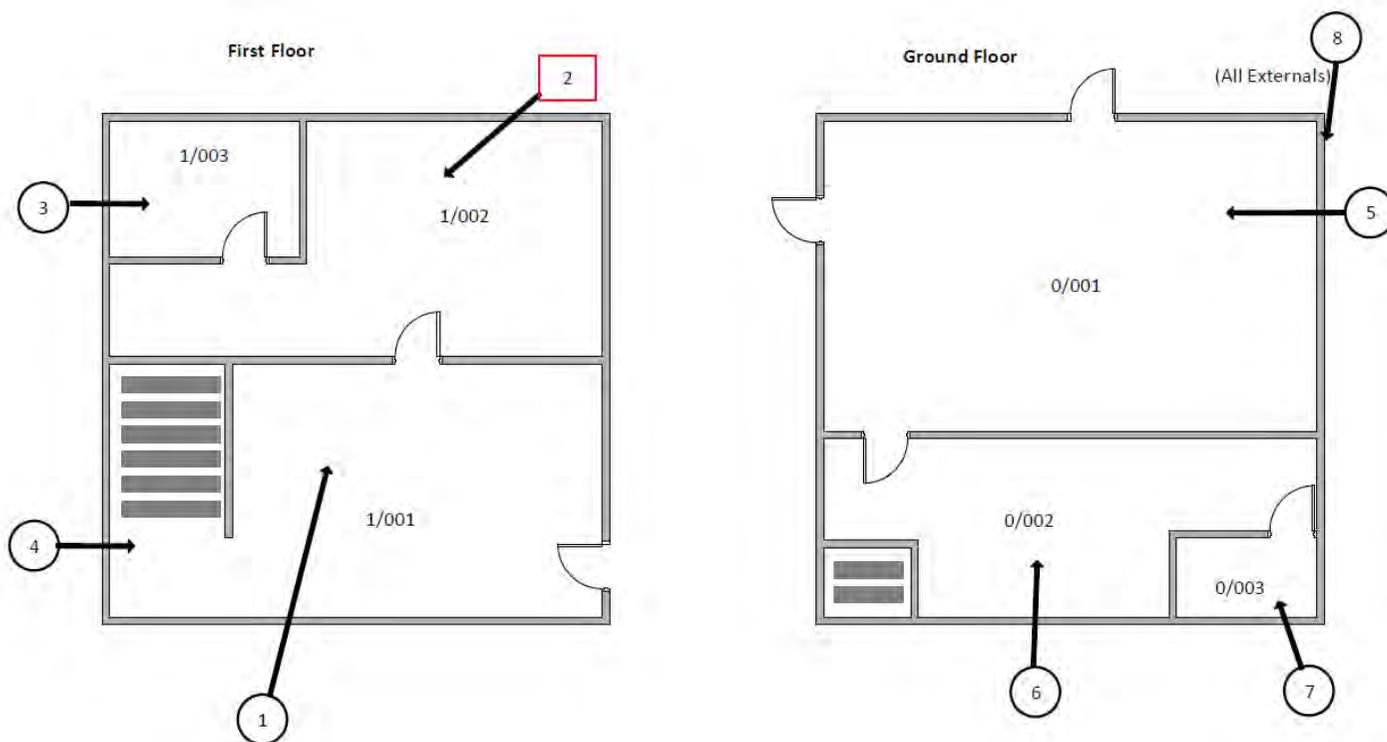
PRINT NAME: Matt Hurst

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: 13.11.2019

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

27-29 The Mall



Working in Partnership with Shield Environmental Services



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4	Positive and Presumed Photos Sheets
5	Negative Photos Sheets
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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 – 001 Store	N.A.D.I.S
NE/2	Textured Coating	First Floor – 006 Stairs	N.A.D.I.S
NE/3	Vinyl Floor Tiles	First Floor – 006 Stairs	N.A.D.I.S
NE/4	Vinyl Floor Tiles	Ground Floor – 001 Lobby	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
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	N/A
Roof Underlining	Metal
Ceilings	Metal, Concrete
Walls <i>Internal</i>	Brick/Block
Floors	Concrete
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
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	Metal, Plastic
Other Materials	Rubber Step Nosing, New 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: NE/1
Location: 1/001 Store Area	



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 Lift and Shafts



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 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 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: 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: NE/2

Location: 1/006 Stairs



Material Description:	Textured Coating to Ceiling	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	15M2	
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: 7

Sample No: N/A

Location: 1/006 Stairs



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: 8

Sample No: NE/3

Location: 1/006 Stairs



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled - 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: 9

Sample No: NE/4

Location: 0/001 Lobby



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – 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: 10

Sample No: N/A

Location: 0/002 Stores



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/4 – 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: 11

Sample No: N/A

Location: 0/003 Stores



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/4 – No Asbestos Detected	
Approx. quantity:	30M2	
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: 0/003A Cupboard



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/4 – 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: 13

Sample No: N/A

Location: 0/004 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: 14

Sample No: N/A

Location: 0/005 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: 15

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.

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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.

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

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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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- High level areas that are too high to safely inspect.
- Within pipework insulation throughout building as this would affect the integrity of services.

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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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2019	Kacey Lillis	Armour AS	0	29/11/2019	26



Section 11: Certificates of Bulk Analysis



Our Ref: J178831 FI: 4
Your Ref: 3113
Date: 07/11/2019

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: 27-29 The Mall, 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: 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
NE/1	BS584571	First Floor 001 Store - Vinyl floor tiles	No	
NE/2	BS584572	First Floor 006 Stairs - Textured coating	No	
NE/3	BS584573	First Floor 006 Stairs - Vinyl floor tiles	No	
NE/4	BS584574	Ground Floor 001 Lobby - 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 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

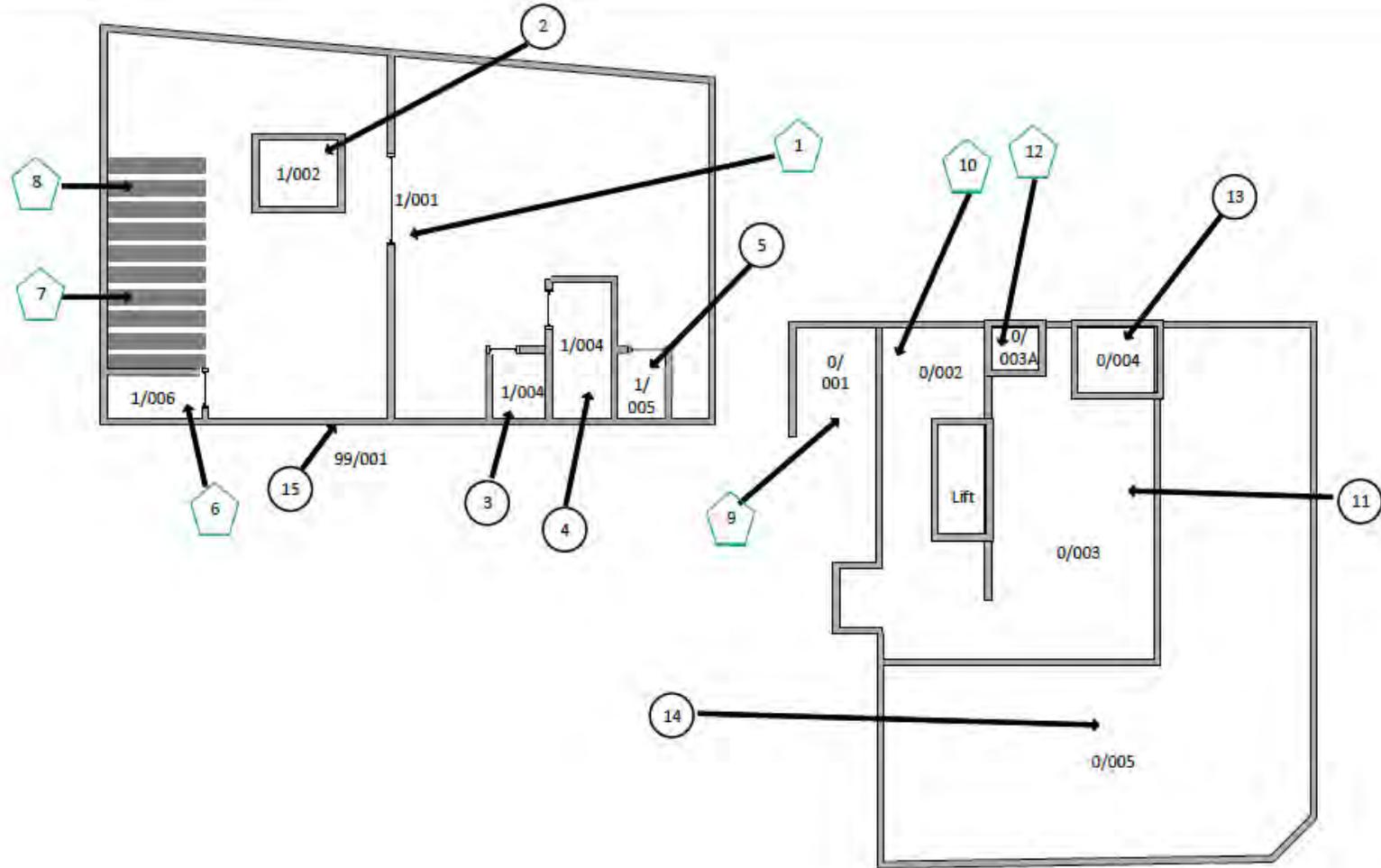
PRINT NAME: Raphael Mirzaians

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

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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	28



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

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

28 The Mall



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
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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	Vinyl Floor Tiles	1 st floor, 001 Landing and Stairs	Chrysotile
NE/2	Toilet Cistern	Ground Floor, 001 WC	Amosite
NE/3	Vinyl Floor Tiles	Ground Floor, 002 Office	Chrysotile
NE/4	Vinyl Floor Tiles	Ground Floor, 003 Store/Kitchen	Chrysotile

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, flat roofs with bitumen felt sheets. Made of brick and block.

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Flat
Roof Materials	Bitumen Felt Sheets
Soffits	N/A
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	Strammit Board
Ceilings	Strammit Board, Concrete
Walls <i>Internal</i>	Brick, Block, Plasterboard
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Plasterboard, Wood
Boiler Make	N/A
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live – Modern
Ducting/Risers	N/A
Stairs	Wood
Lift Shafts	N/A
Other Materials	Rubber Stair Nosing

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Section 4: Positive and Presumed Photos Sheets

Item No: 1	Sample No: NE/1
Location: 1/001 Landing and Stairs	



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled - Asbestos Detected	
Approx. quantity:	20M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Minor	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 3

Sample No: NE/2

Location: 0/001 WC



Material Description:	Toilet Cistern	
Identification:	Sampled - Asbestos Detected	
Approx. quantity:	X 1	
Accessibility	Low	Assessment Score
Product type:	Bakelite	1
Extent of Damage:	Good	0
Surface Treatment:	Non-Friable	0
Asbestos type:	Amosite	2
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 4

Sample No: NE/3

Location: 0/002 Office



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled - Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Good	0
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		2
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 5

Sample No: N/A

Location: 0/003 Store/Kitchen



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/3- Asbestos Detected	
Approx. quantity:	15M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Minor	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 6

Sample No: NE/4

Location: 0/003 Store/Kitchen



Material Description:	Vinyl Floor Tiles (Orange)	
Identification:	Sampled - Asbestos Detected	
Approx. quantity:	1M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Minor	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Section 5: Negative Photos Sheets

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	<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: 7

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: 8

Sample No: N/A

Location: 0/005 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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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: J179499 FI: 4
Your Ref: 3113
Date: 14/11/2019

ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



1227
Tel: (01329) 287777
Fax: (01329) 287755
www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Armour Analytical Services Ltd
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR
Site Address: 28 The Mall, Kennet Centre Market Place, Newbury, -
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 13th 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	BS586097	1st Floor, 001 Landing and Stairs - Vinyl Floor tiles	Yes	Chrysotile
NE/2	BS586098	Ground Floor, 001 WC - Toilet Cistern	Yes	Amosite
NE/3	BS586099	Ground Floor, 002 Office - Vinyl Floor Tiles	Yes	Chrysotile
NE/4	BS586100	Ground Floor, 003 Store/Kitchen - Vinyl Floor Tiles	Yes	Chrysotile

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 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 ISO 10319 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.

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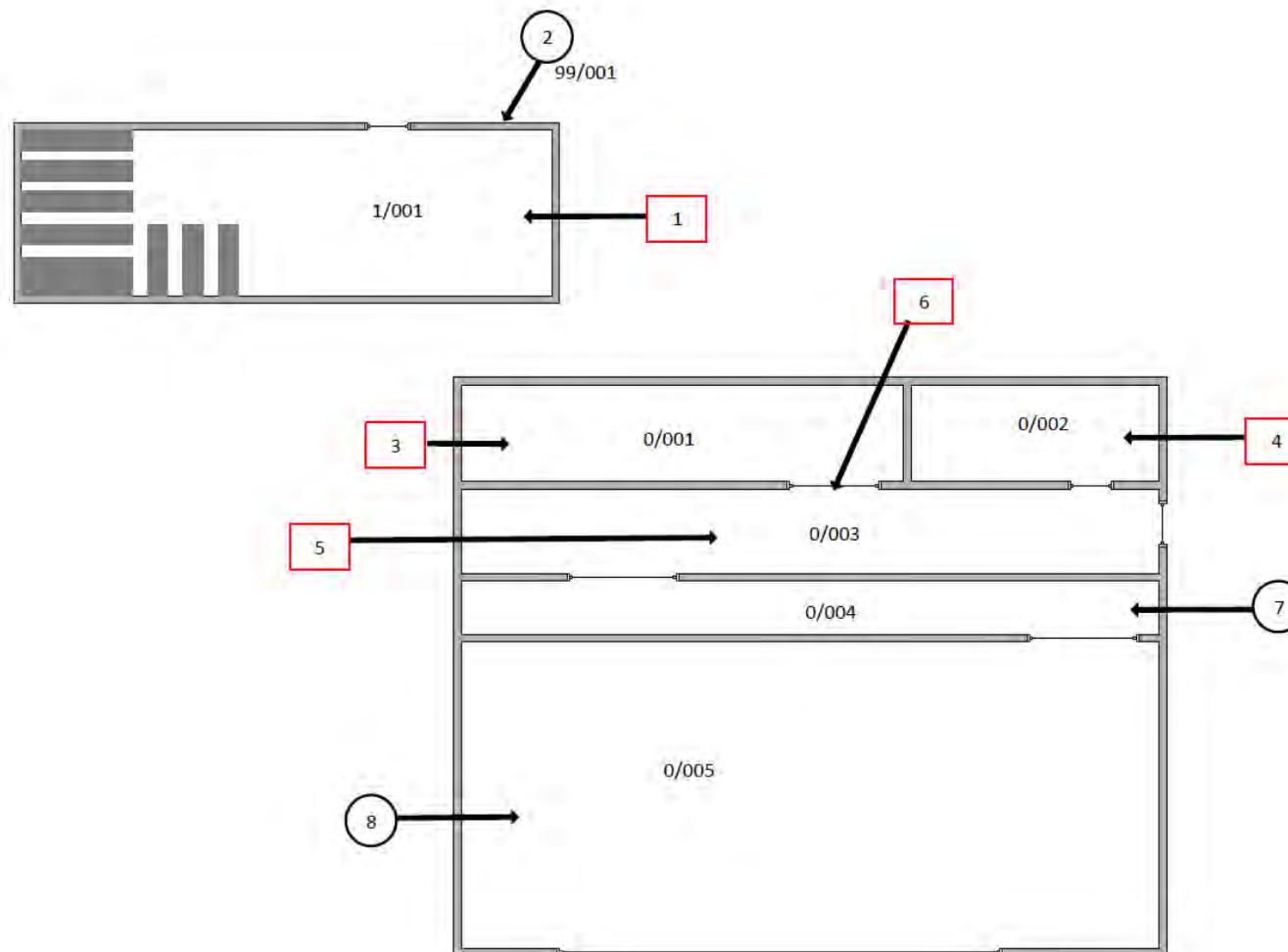
PRINT NAME: Ewelina Kowalczyk Pariyar

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	Emma Humphreys	Armour AS	0	29/11/2019	20



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: 23.11.2019

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

30-32 The Mall



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, 002 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 center, pitched metal roof made of brick and block.

Caveat for no access areas

All areas were access on this survey.

EXTERNAL MATERIALS

Roof Type	Pitched
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	N/A
Roof Underlining	Metal
Ceilings	Metal, Concrete, MMMF Tiles
Walls <i>Internal</i>	Brick, Block, Plasterboard
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Plasterboard, Wood
Boiler Make	HYCO Redwing
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live – Modern
Ducting/Risers	N/A
Stairs	Wood
Lift Shafts	N/A
Other Materials	Rubber Stair Nosing, New 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: 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: 1/002 Kitchen



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	1M2	
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 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: 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: 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	

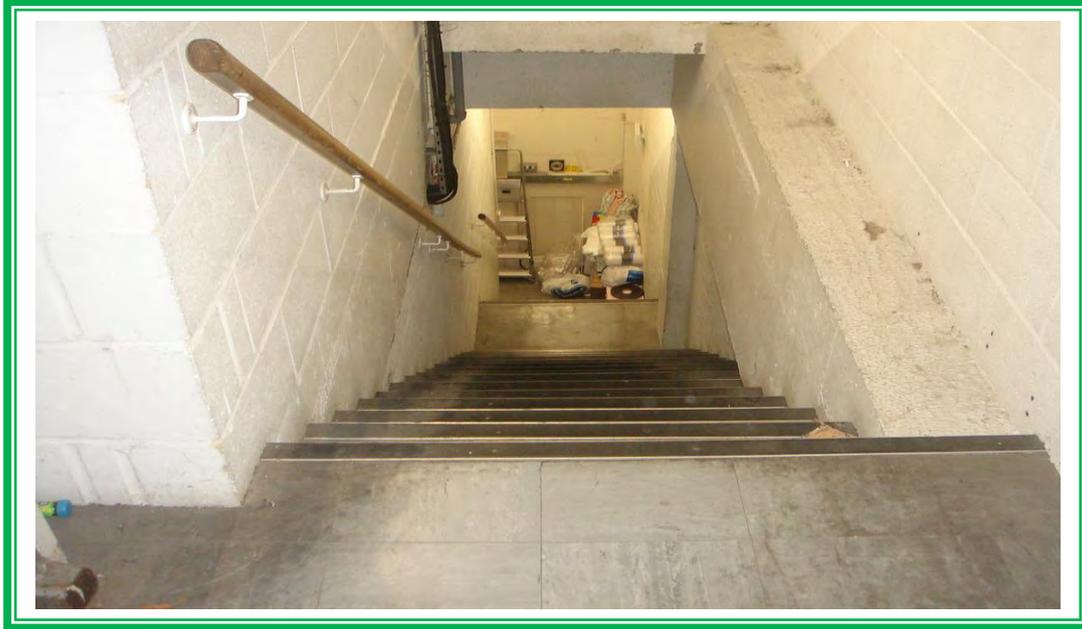
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Item No: 6

Sample No: N/A

Location: 1/006 Stairwell



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 – 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: 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 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: 9

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: J179497 FI: 1
Your Ref: 3113
Date: 13/11/2019

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, 30-32 The Mall, Newbury, RG14 5EN
Sampled By: Armour Analytical Services Ltd
Date sampled/received: 13th 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	BS586092	1st Floor, 002 Kitchen - 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

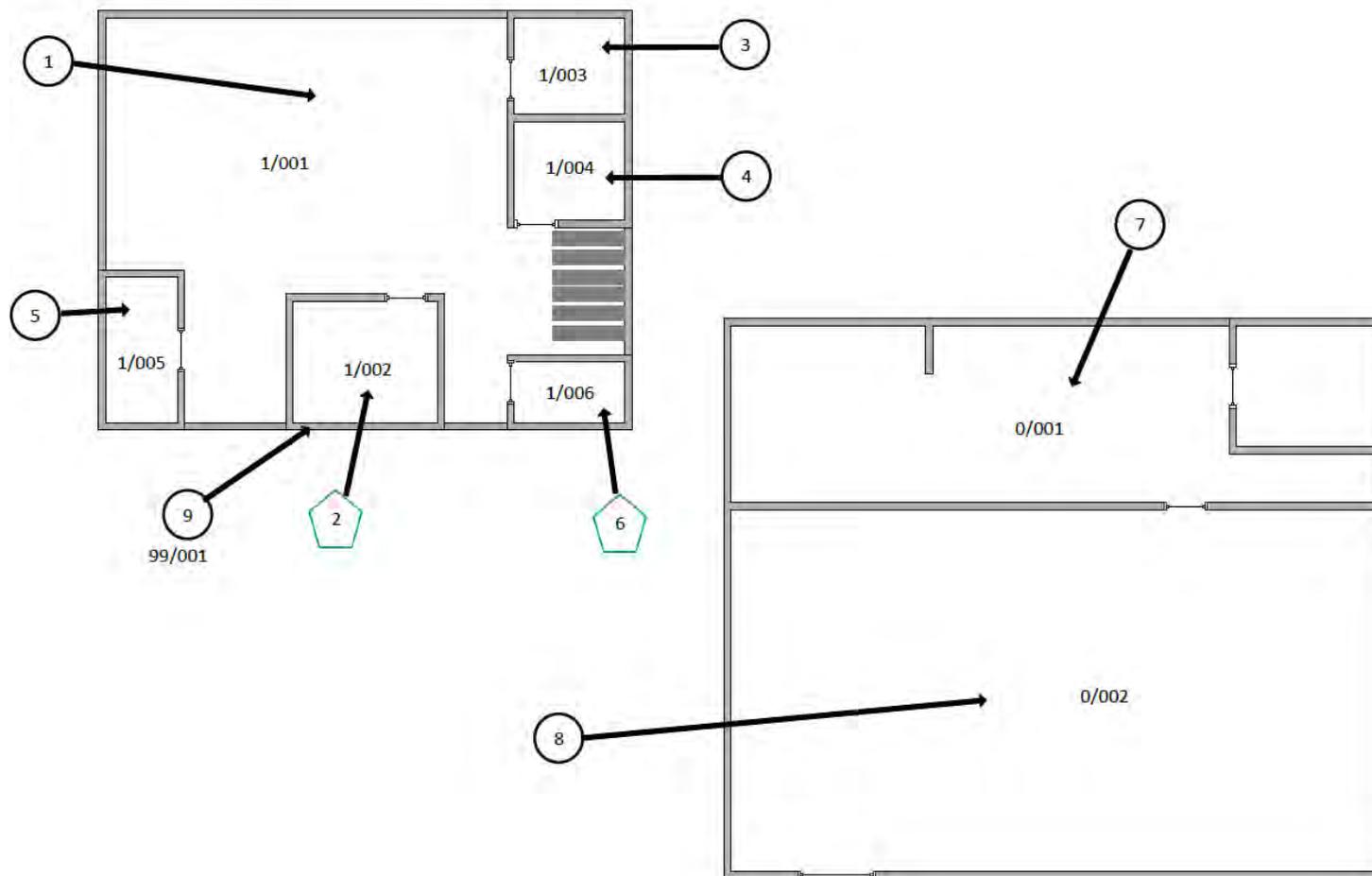
PRINT NAME: Ewelina Kowalczyk Pariyar

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: 23.11.2019

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

31 The Mall



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
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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	Vinyl Floor Tiles	First Floor – 001 Store	Chrysotile

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, Brick/Block, Pitched Metal Roof.

Caveat for no access areas

N/A

EXTERNAL MATERIALS

Roof Type	Pitched
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	N/A
Roof Underlining	Metal
Ceilings	Metal, Concrete
Walls <i>Internal</i>	Block, Plasterboard
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal, MMMF Insulation Board
Boxings	N/A
Boiler Make	Heatrae Sadia
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: 1	Sample No: NE/1
Location: 1/001 Store	



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – Asbestos Detected	
Approx. quantity:	20M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Moderate	2
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		4
Priority Assessment Score:		Negligible
Action:	Manage	
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 - Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 3

Sample No: N/A

Location: 1/003



Material Description:	Vinyl floor Tiles	
Identification:	As Per Sample NE/1 - Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004 Stairs



Material Description:	Vinyl Floor Tiles	
Identification:	As per Sample NE/1- Asbestos Detected	
Approx. quantity:	20M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Section 5: Negative Photos Sheets

Item No: 5	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: 6

Sample No: N/A

Location: 0/02 Stores



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 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: N/A

Location: 0/004 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: 9

Sample No: N/A

Location: 0/005 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: 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 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: J178825 FI: 1
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: 31 The Mall, 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	BS584564	First Floor 001 Store - Vinyl floor tiles	Yes	Chrysotile

NOTES:

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

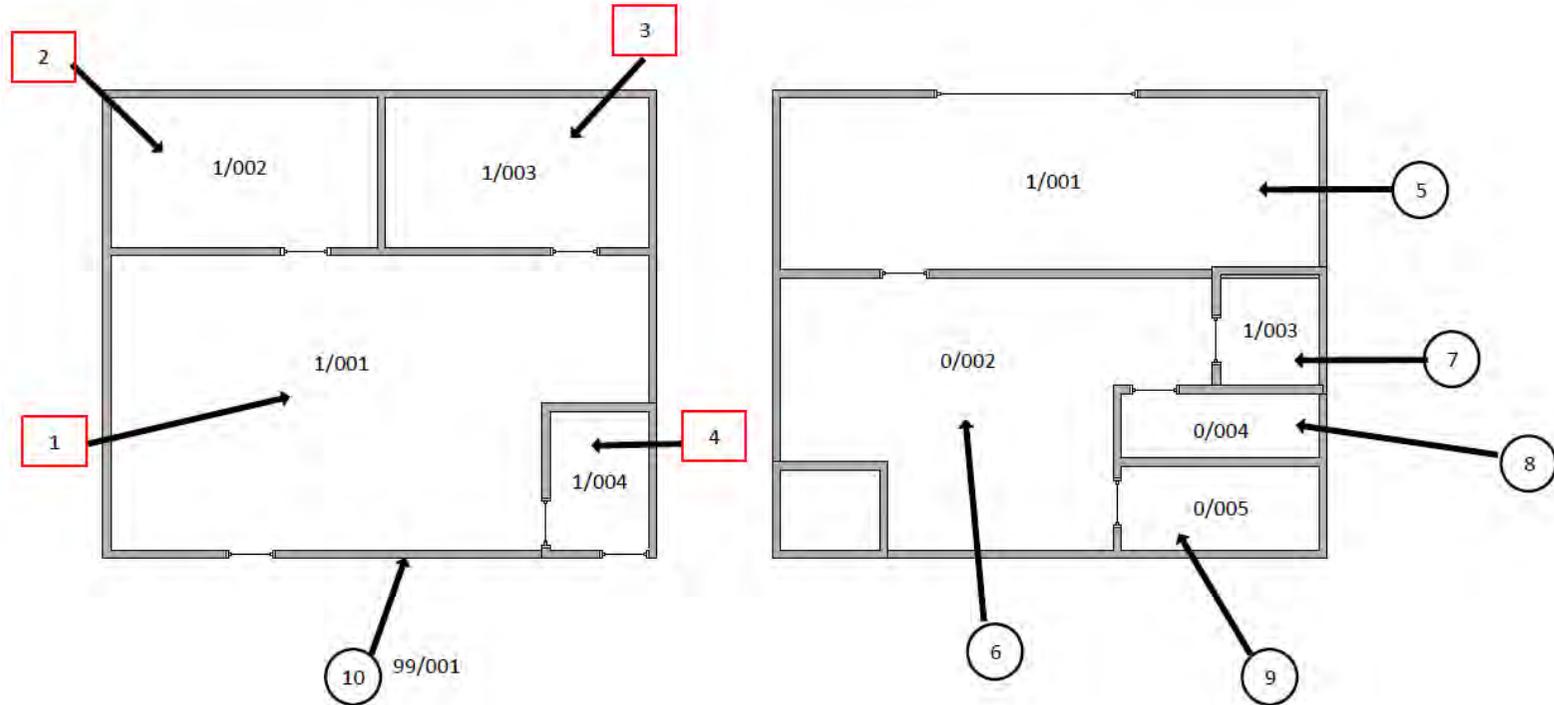
PRINT NAME: Stefan Kitchener

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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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: 25.11.2019

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

33 The Mall



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
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7	Survey Techniques
8	Survey Caveat
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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 – 001 Lobby	N.A.D.I.S
NE/2	Textured Coating Ceiling	First Floor – 002 WC	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

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	Wood, Metal
Other Materials	N/A

INTERNAL MATERIALS

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

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Section 4: Positive and Presumed Photos Sheets

No positive or presume items were found during this survey

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Section 5: Negative Photos Sheets

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



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – 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: 2

Sample No: NE/2

Location: 1/002 WC



Material Description:	Textured Coating	
Identification:	Sampled – 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: 3

Sample No: N/A

Location: 1/003 Kitchen



Material Description:	Textured Coating	
Identification:	As Per Sample NE/2- No Asbestos Detected	
Approx. quantity:	12M2	
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 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: 5

Sample No: N/A

Location: 1/005 Store



Material Description:	Textured Coating	
Identification:	As Per Sample NE/2 – 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: 6

Sample No: N/A

Location: 1/006 Tan 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: 1/007 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: N/A

Location: 1/008 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: 1/009 Treatment 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: 10

Sample No: N/A

Location: 1/010 Treatment 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: 1/011 Treatment 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: 1/012 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: 13

Sample No: N/A

Location: 0/001 Reception



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: 0/002 Treatment 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: 15

Sample No: N/A

Location: 0/003 Treatment 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: 16

Sample No: N/A

Location: 0/004 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: 17

Sample No: N/A

Location: 0/005 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: 18

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 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: J179454 FI: 2
Your Ref:
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, 33 The Mall, 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	BS585971	1st Floor, 001 Lobby - Vinyl Floor Tiles	No	
NE/2	BS585972	1st Floor, 002 WC - Textured Coating Ceiling	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 analysed.
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

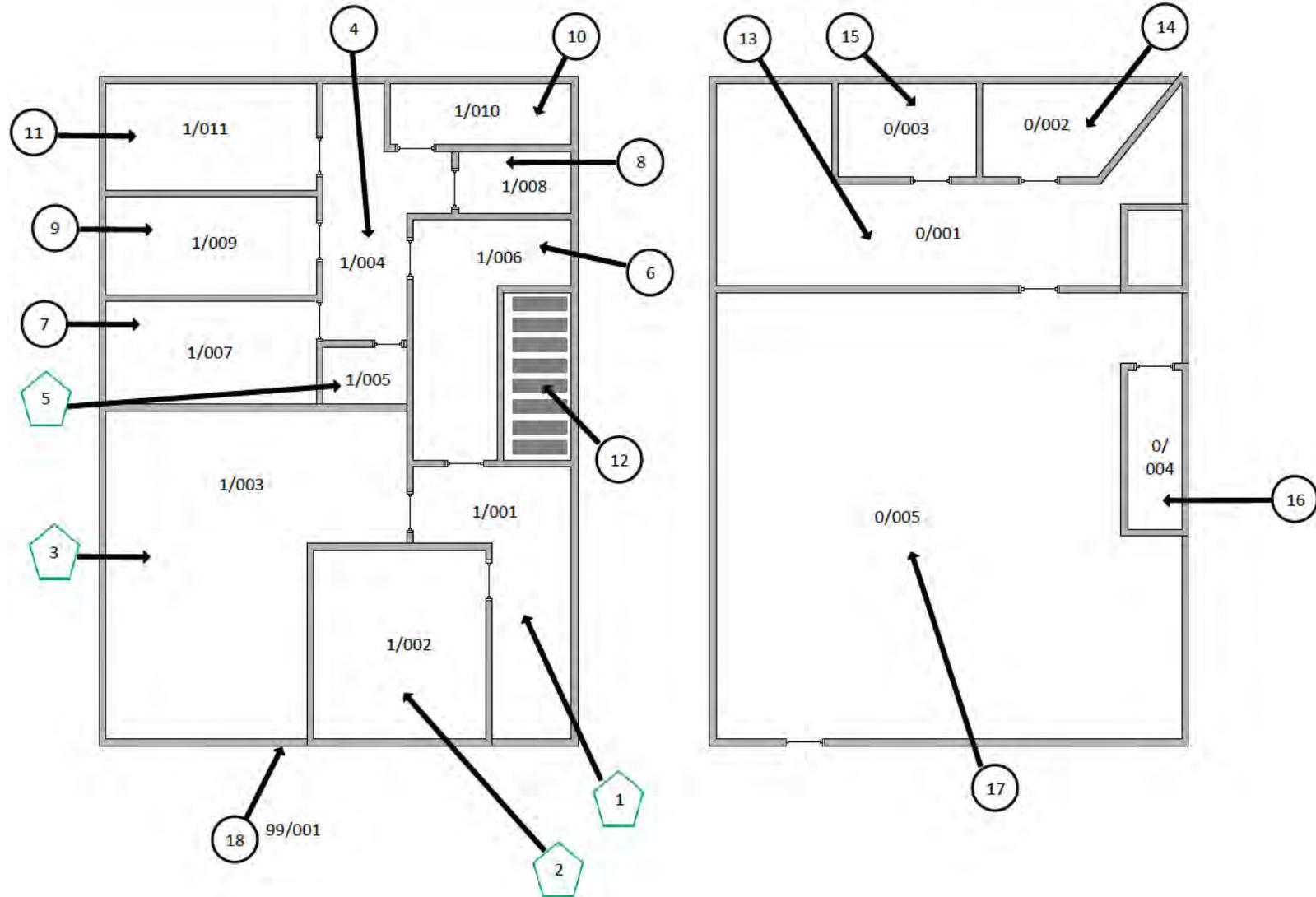
PRINT NAME: Matt Hurst

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

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Section 12: Site Plan



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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

34 The Mall



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
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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	Vinyl Floor Tiles	First Floor WC	N.A.D.I.S
NE/2	Vinyl Floor Tiles	First Floor 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, Metal Roof.

Caveat for no access areas

N/A

EXTERNAL MATERIALS

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

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Metal
Ceilings	Metal, Concrete
Walls <i>Internal</i>	Plasterboard, Wood, Brick/Block
Floors	Concrete, New Vinyl
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	Wood, 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 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: 1/002 WC



Material Description:	Vinyl Floor 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: 3

Sample No: NE/2

Location: 1/003 Kitchen



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: 4

Sample No: N/A

Location: 1/004 Office



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/2 – 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	

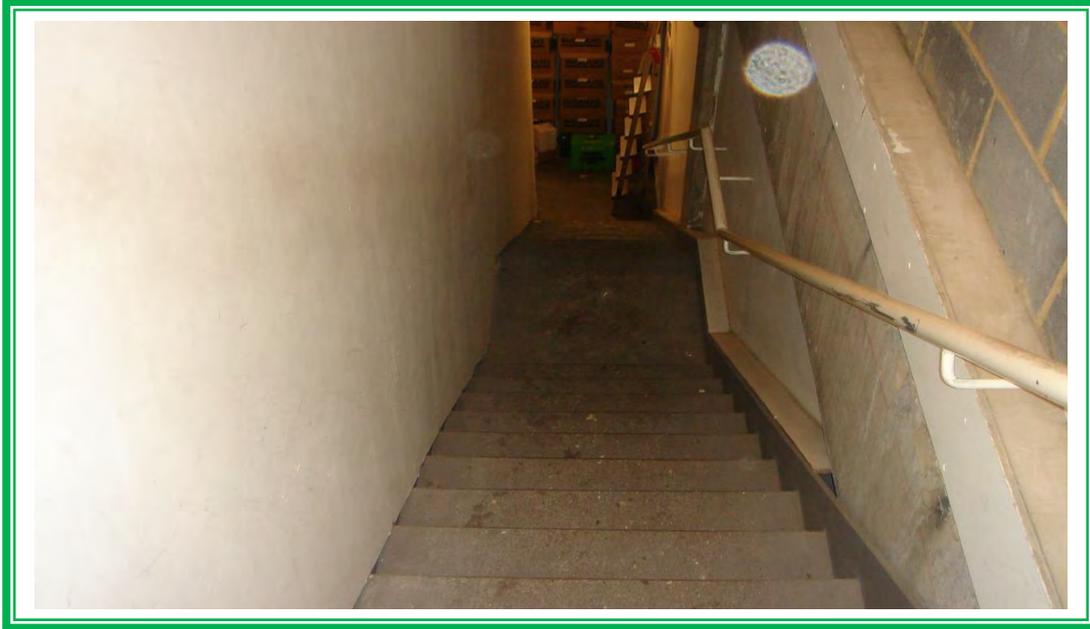
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Item No: 5

Sample No: N/A

Location: 1/005 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: 6

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: 7

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: J178800 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: 34 The Mall, 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
1	BS584486	First Floor WC - Vinyl floor tiles	No	
2	BS584487	First Floor Kitchen - 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

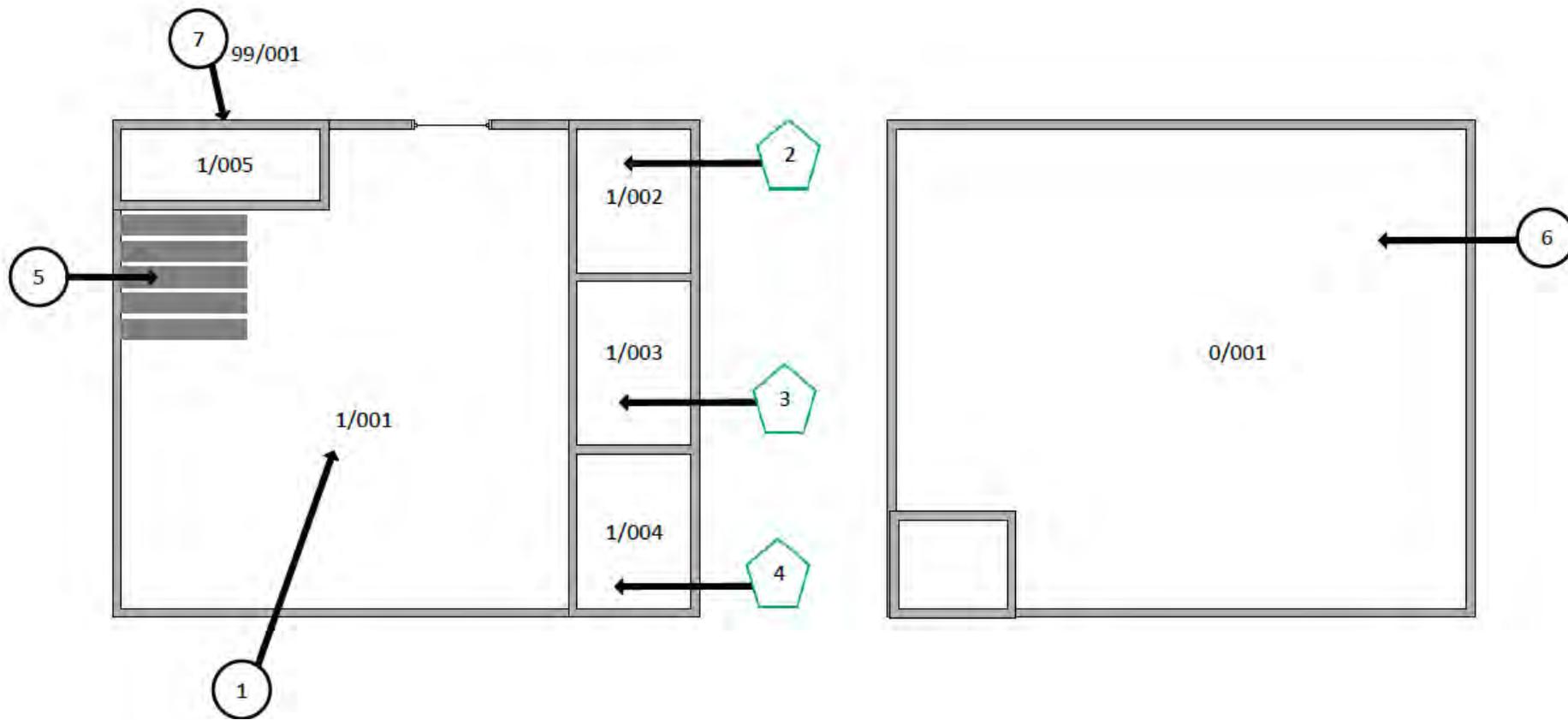
PRINT NAME: Stefan Kitchener

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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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: 25.11.2019

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

35A The Mall



Working in Partnership with Shield Environmental Services



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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

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/Block
Verge Under cloaking	N/A
Guttering	N/A
Downpipes	N/A
Window/Door frames	Metal
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	N/A
Ceilings	Concrete, MMMF, Ceiling, Tiles
Walls <i>Internal</i>	Plasterboard, Plaster on Masonry
Floors	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	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: 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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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

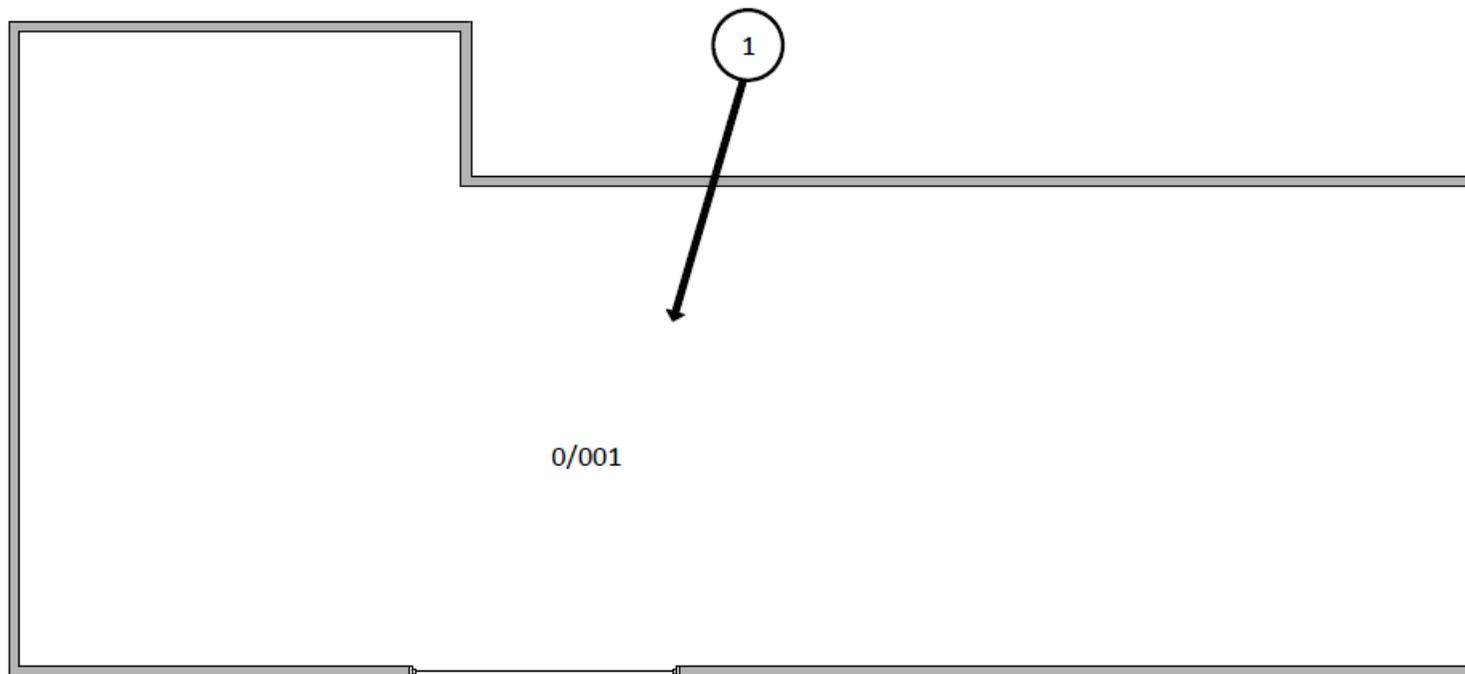
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Section 11: Certificates of Bulk Analysis

No samples were taken during this survey

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Section 12: Site Plan



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

36 The Mall



Working in Partnership with Shield Environmental Services 

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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	Vinyl Floor Tiles	First Floor Store	N.A.D.I.S
NE/2	Vinyl Floor Tiles	First Floor Kitchen	N.A.D.I.S
NE/3	Vinyl Floor Tiles	Ground Floor 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.

Caveat for no access areas

N/A

EXTERNAL MATERIALS

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

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Metal
Ceilings	Metal, Concrete
Walls <i>Internal</i>	Brick/Block, Plasterboard, Wood
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	N/A
Boiler Make	Heatrae Sadia
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, 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: NE/1
Location: 1/001 Store	



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – No Asbestos Detected	
Approx. quantity:	30M2	
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	

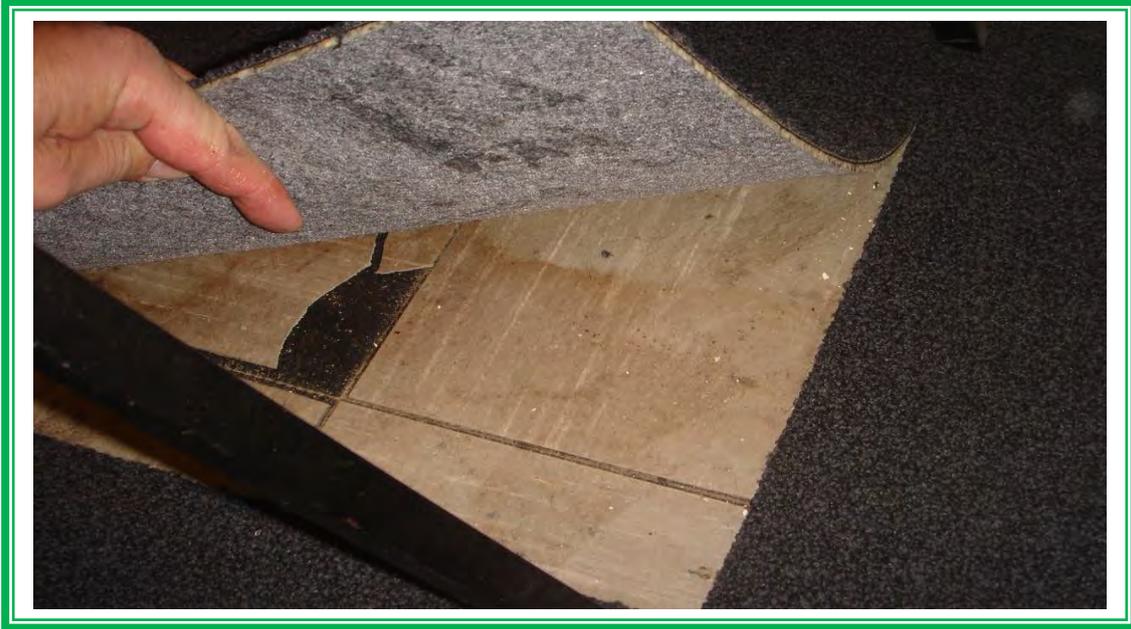
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Item No: 2

Sample No: NE/2

Location: 1/002 Kitchen



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled - No Asbestos Detected	
Approx. quantity:	12M2	
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 Stairs



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/2 – 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: 5

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	

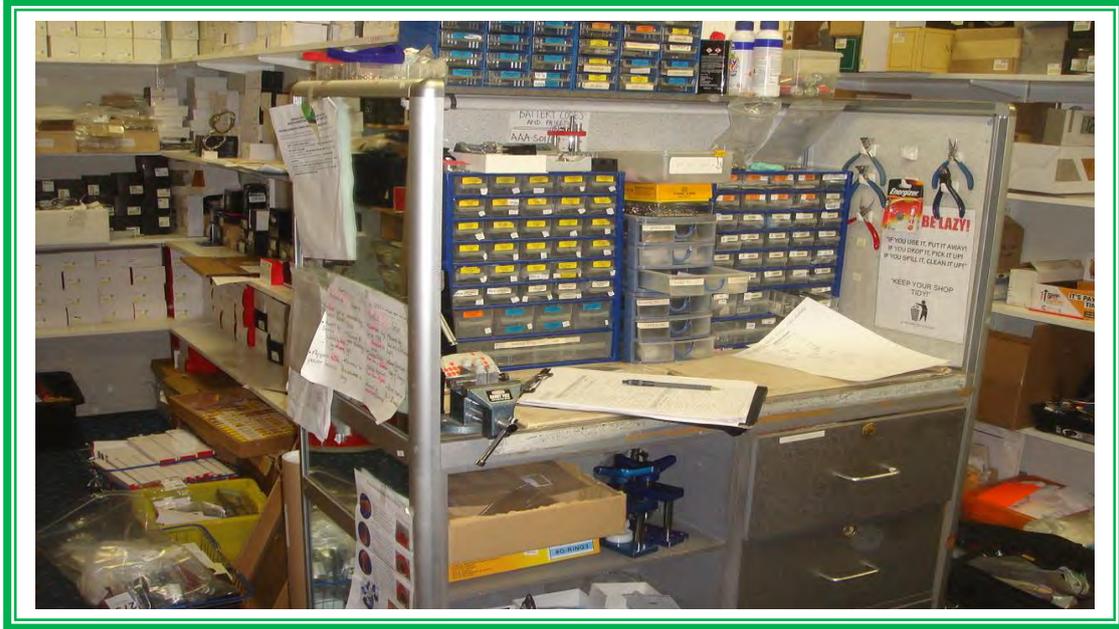
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Item No: 6

Sample No: N/A

Location: 0/001 Office/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: NE/3

Location: 0/002 Cupboard



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – 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: 8

Sample No: N/A

Location: 0/003 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: 9

Sample No: N/A

Location: 0/004 Gold 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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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: J178795 FI: 3
Your Ref: 3113
Date: 06/11/2019

ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



1227
Tel: (01329) 287777
Fax: (01329) 287755
www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Armour Analytical Services Ltd
Admirals Yard, Station Road, Patchway, Bristol, BS34 6LR
Site Address: 36 The Mall, 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	BS584469	First Floor Store - Vinyl floor tiles	No	
NE/2	BS584470	First Floor Kitchen - Vinyl floor tiles	No	
NE/3	BS584471	Ground Floor Cupboard - 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) 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 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

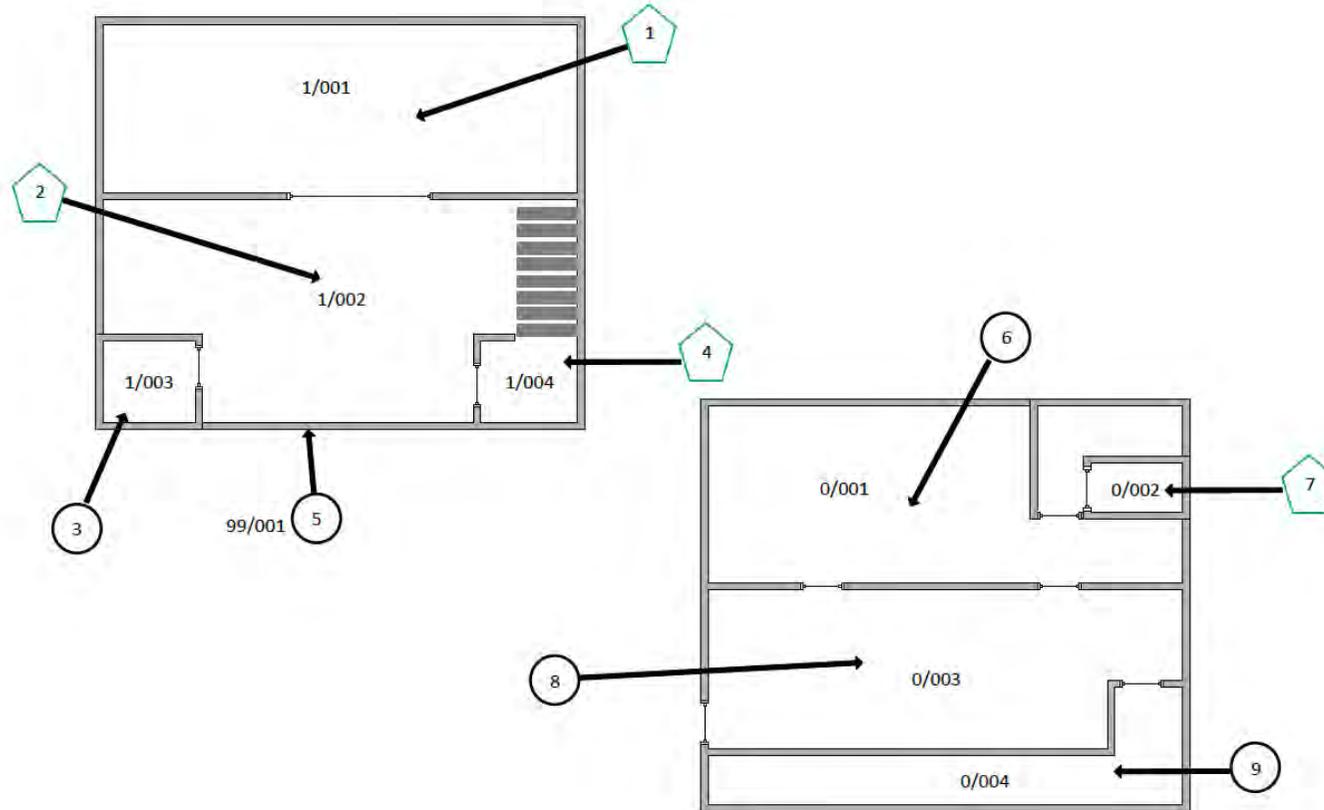
PRINT NAME: Stefan Kitchener

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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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: 25.11.2019

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

38 The Mall and Associated Store and WC



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, Brick/Block and A Pitched Metal Roof

Caveat for no access areas

N/A

EXTERNAL MATERIALS

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

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	Metal
Ceilings	Metal
Walls <i>Internal</i>	Brick, Block, Plasterboard
Floors	Concrete
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	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: 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	

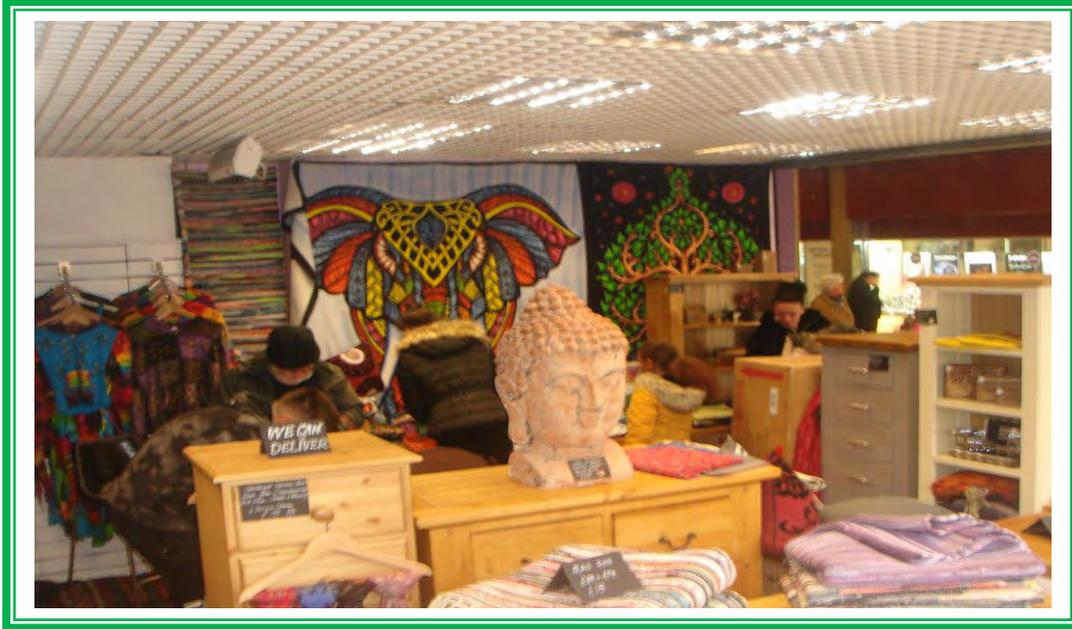
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Item No: 3

Sample No: N/A

Location: 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: 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 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

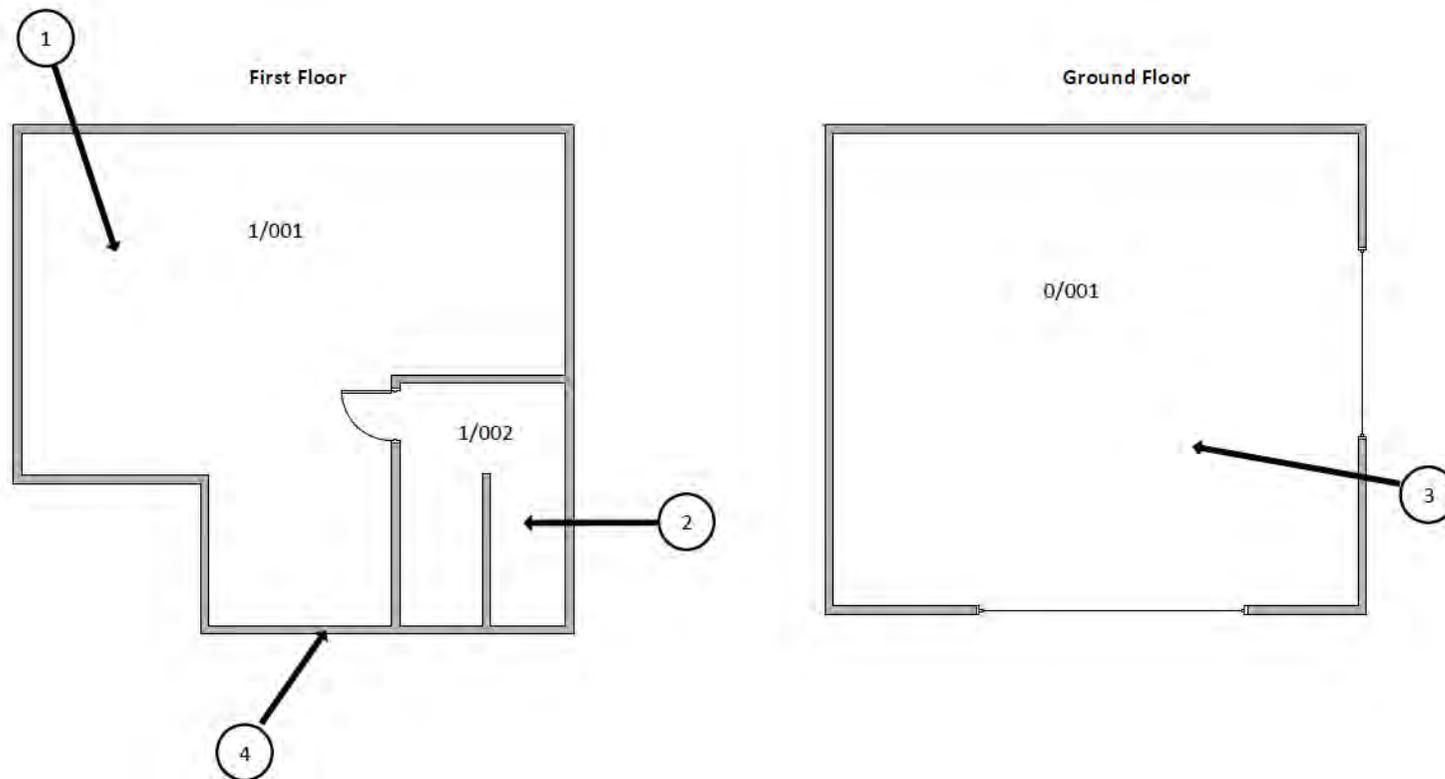
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Section 11: Certificates of Bulk Analysis

No samples were taken during this survey

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Section 12: Site Plan



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

38A The Mall



Working in Partnership with Shield Environmental Services



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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	Ground Floor – Shop Floor	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.

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/Block
Verge Under cloaking	N/A
Guttering	N/A
Downpipes	N/A
Window/Door frames	Metal, Wood
Other Materials	N/A

INTERNAL MATERIALS

Loft Insulation	N/A
Roof Underlining	N/A
Ceilings	Plasterboard, MMMF Tiles, Concrete
Walls <i>Internal</i>	Brick/Block, Plasterboard
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	N/A
Boiler Make	N/A
Flue Pipes	N/A
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 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: NE/1
Location: 0/001 Shop Floor	



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: 2

Sample No: N/A

Location: 0/002 Store 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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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: J178805 FI: 1
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: 38A The Mall, 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	BS584495	Ground Floor, Shop Floor - 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

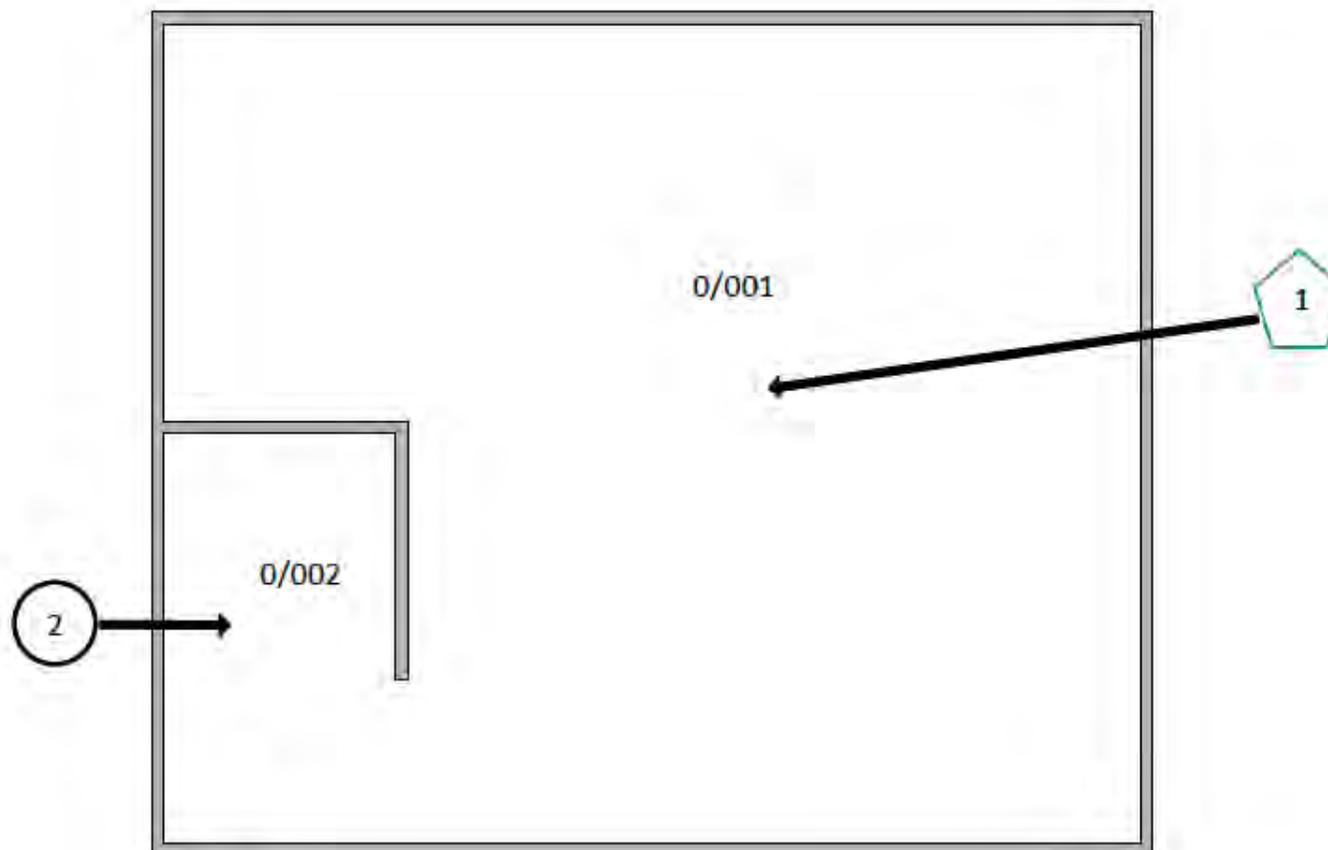
PRINT NAME: Stefan Kitchener

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

Document Name	Author	Issued by	Revision Number	Issue Date	Page No
2019	Kacey Lillis	Armour AS	0	29/11/2019	15



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: 25.11.2019

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

40-42 The Mall



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 and Bitumen Adhesive	First Floor – 001 Store	Chrysotile
NE/2	Vinyl Floor and Bitumen Adhesive	First Floor – 005 Office	Chrysotile

A.D – Asbestos Detected

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 7 – 1/007 Lift and Lift Shaft – No access as no lift engineer was onsite
Item 11 – 0/002 Lift and Lift 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 Centre, Pitched Metal Roof, Brick/Block.

Caveat for no access areas

No Access to Lift or Shaft

EXTERNAL MATERIALS

Roof Type	Pitched
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	N/A
Roof Underlining	Metal
Ceilings	Metal
Walls <i>Internal</i>	Brick/Block, Plasterboard, Wood
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Wood, Plasterboard
Boiler Make	Santon
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live - Modern
Ducting/Risers	N/A
Stairs	Wood
Lift Shafts	No Access
Other Materials	Rubber Step Nosing

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Section 4: Positive and Presumed Photos Sheets

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



Material Description:	Vinyl Floor Tiles	
Identification:	Sampled – Asbestos Detected	
Approx. quantity:	50M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 2

Sample No: N/A

Location: 1/002 Kitchen



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 - Asbestos Detected	
Approx. quantity:	10M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

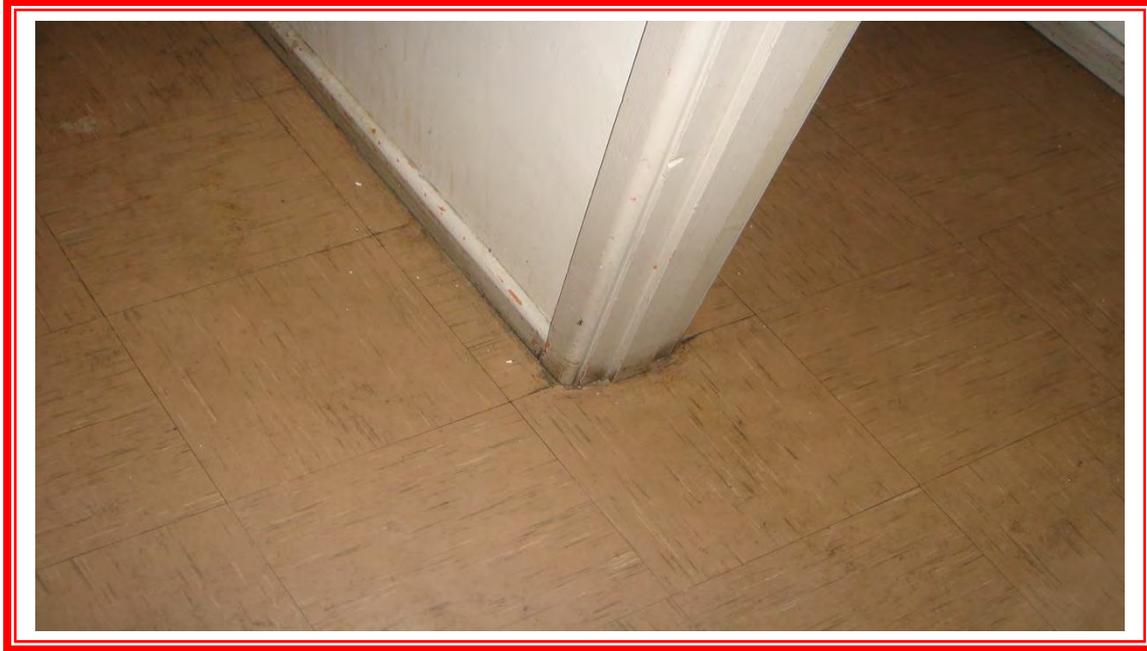
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Item No: 3

Sample No: N/A

Location: 1/003 WC



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 - Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 4

Sample No: N/A

Location: 1/004 WC



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/1 - Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
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 - Asbestos Detected	
Approx. quantity:	6M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

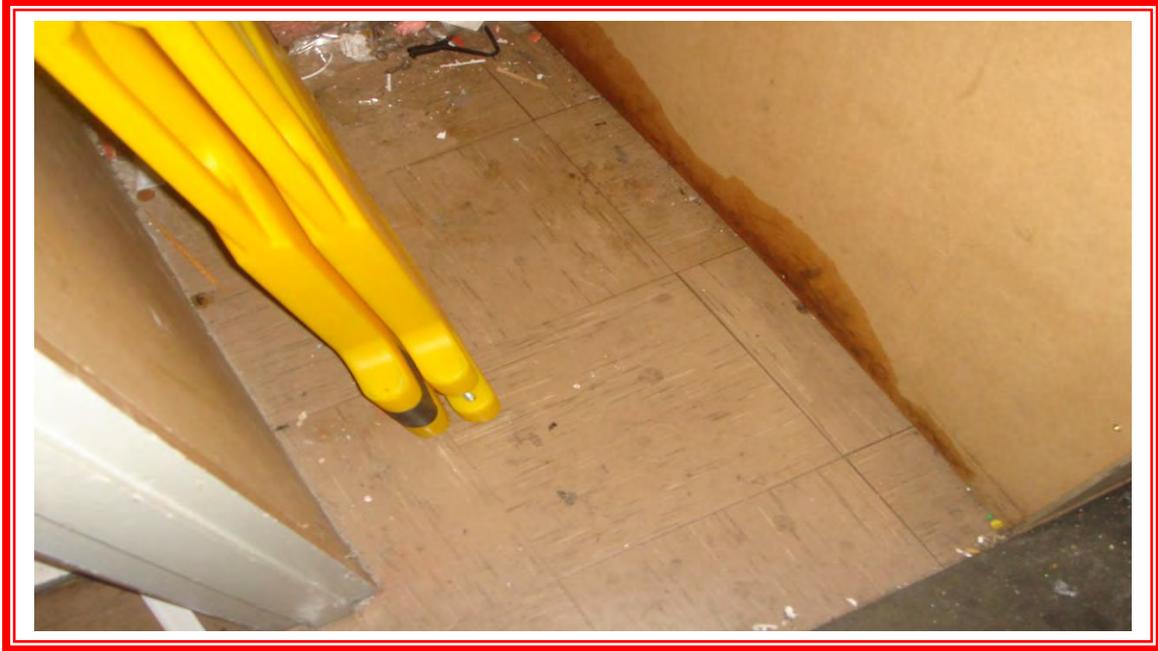
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Item No: 6

Sample No: N/A

Location: 1/006 Store



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/2 - Asbestos Detected	
Approx. quantity:	1M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 7

Sample No: N/A

Location: 1/007 Lift and Shaft



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 Investigation Required	
Comments:	No access as no lift engineer was onsite	

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Item No: 8

Sample No: N/A

Location: 1/008 Store



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/2 - Asbestos Detected	
Approx. quantity:	2M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 9

Sample No: N/A

Location: 1/009 Stairs



Material Description:	Vinyl Floor Tiles	
Identification:	As Per Sample NE/2 - Asbestos Detected	
Approx. quantity:	30M2	
Accessibility	Low	Assessment Score
Product type:	Vinyl	1
Extent of Damage:	Low	1
Surface Treatment:	Non-Friable	0
Asbestos type:	Chrysotile	1
Material Assessment Score:		3
Priority Assessment Score:		Negligible
Action:	Manage	
Comments:	N/A	

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Item No: 11

Sample No: N/A

Location: 0/002 Lift and Shaft



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 Investigation Required	
Comments:	No access as no lift engineer was onsite	

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Section 5: Negative Photos Sheets

Item No: 10	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: 12

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 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: J179442 FI: 2
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: 40-42 The Mall Kennet Centre Market Centre, Newbury, -
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	BS585914	1st Floor, 001 Store - Vinyl Floor Tiles and bitumen adhesive	Yes	Chrysotile
NE/2	BS585915	1st Floor, 005 Office - Vinyl Floor Tiles and bitumen adhesive	Yes	Chrysotile

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. The results shown in this 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

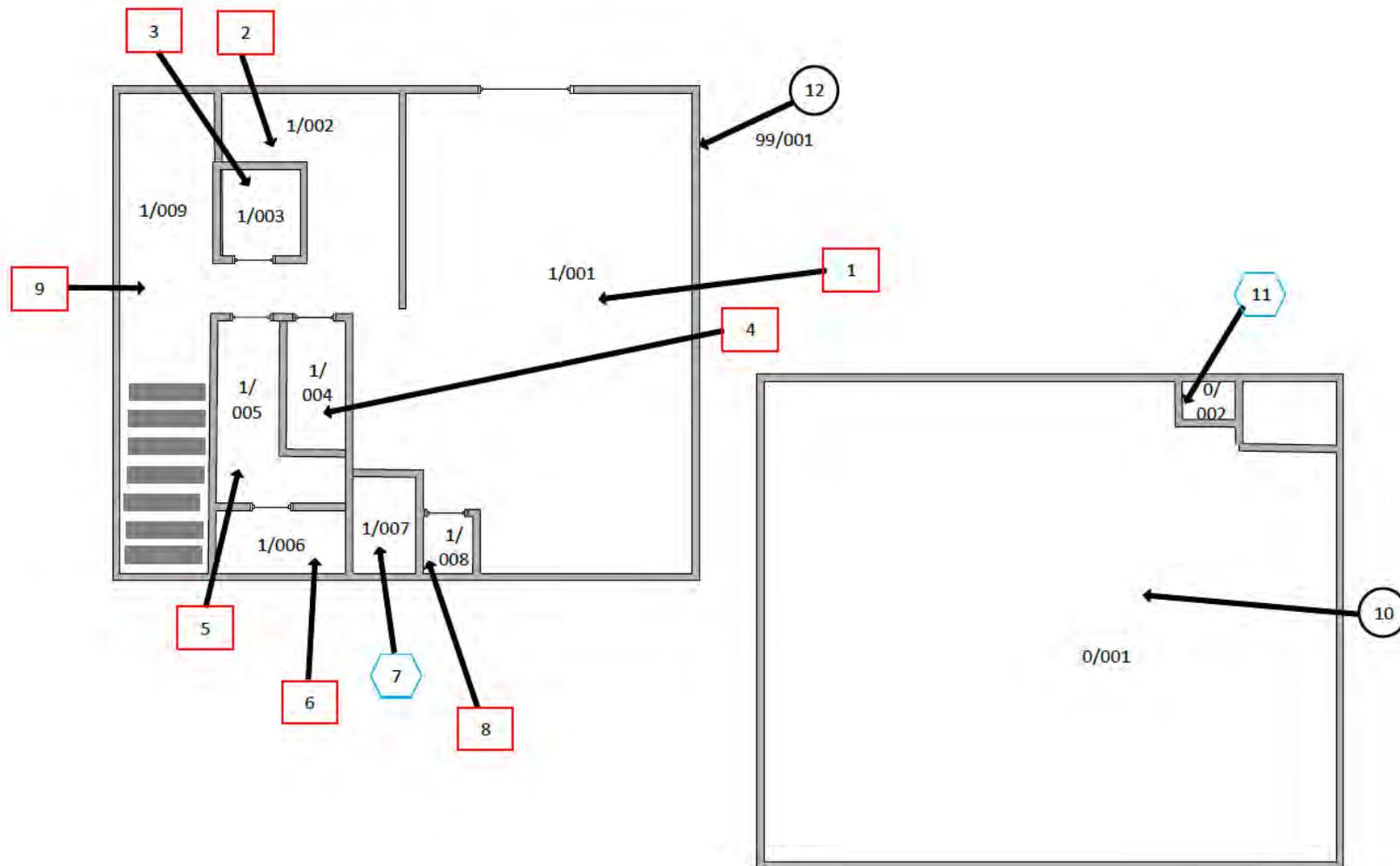
PRINT NAME: Frances Scott

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

44-48 The Mall



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
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

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 – No Access as there was no lift engineer

Item 11 – 0/003 Lift – No Access as there was no lift engineer

Item 12 – 0/004 Cupboard – No Access as there was no key available

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 and Block, Metal Pitch Roof.

Caveat for no access areas

Understairs Cupboard, No Key Available.
Lift and Lift Shaft, No Lift Engineer

EXTERNAL MATERIALS

Roof Type	Pitch
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
Walls <i>Internal</i>	Brick, Block, Wood, Plasterboard
Floors	Concrete, Marble Tiles, Lino
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	N/A
Boiler Make	Zip RCH
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live
Ducting/Risers	N/A
Stairs	Concrete, Marble Tiles
Lift Shafts	No Access
Other Materials	Rubber Skirting Board, 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



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 Investigation Required	
Comments:	No Access to inspect as there was no lift engineer onsite	

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Item No: 11

Sample No: N/A

Location: 0/003 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 Investigation Required	
Comments:	No Access to inspect as there was no lift engineer onsite	

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Item No: 12

Sample No: N/A

Location: 0/004 Cupboard



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 Investigation Required	
Comments:	No Access, no Keys at Time of 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: 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 Mess 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 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 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: 7

Sample No: N/A

Location: 1/007 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: 8

Sample No: N/A

Location: 1/008 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: 9

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: 0/002 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: 13

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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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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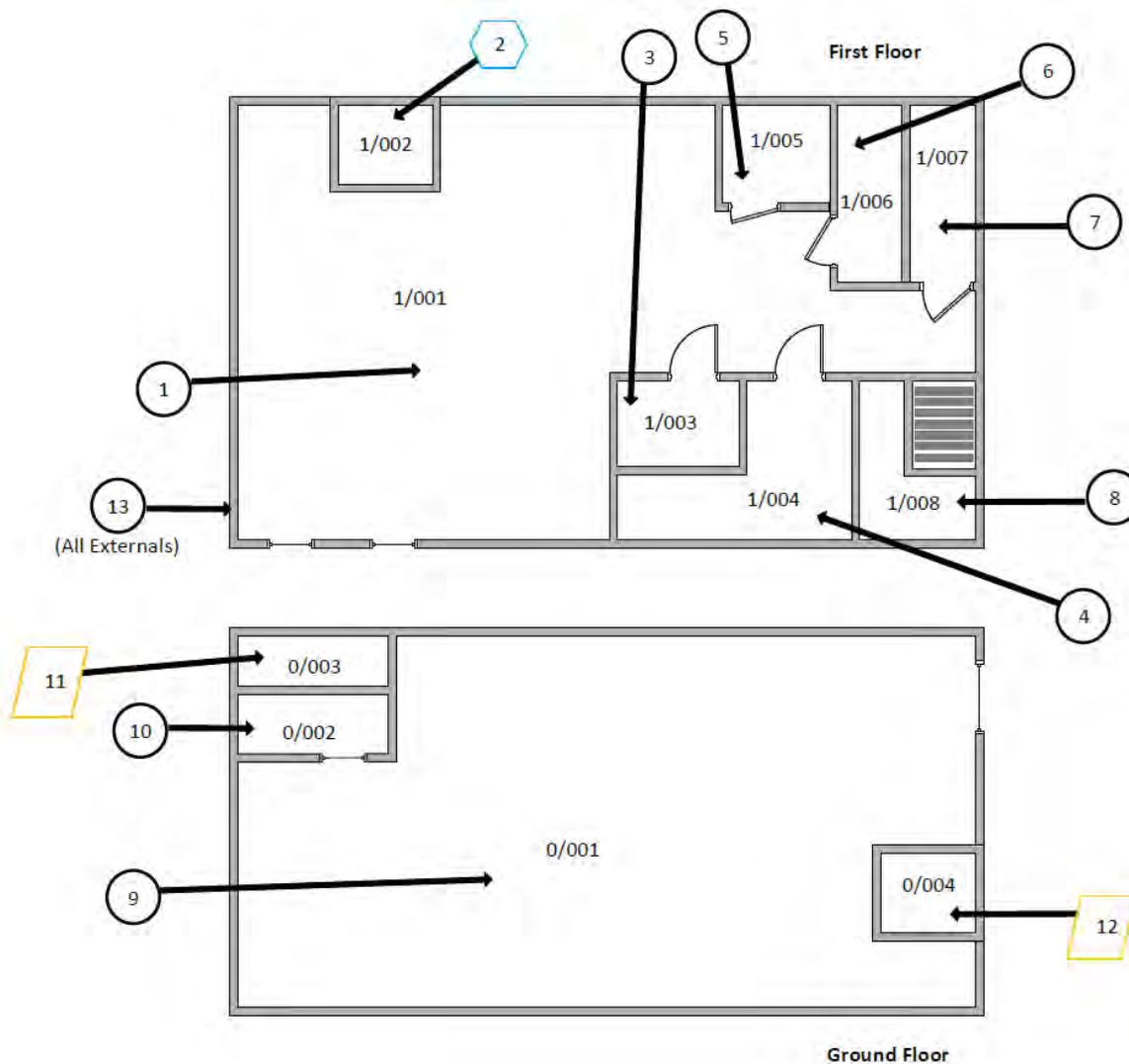


Section 11: Certificates of Bulk Analysis

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: 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

50 The Mall



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
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7	Survey Techniques
8	Survey Caveat
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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 4 – 1/004 Lift and Shaft – No access as no lift engineer was onsite
Item 10 – 0/005 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 Centre, Brick/Block, Pitched Metal Roof

Caveat for no access areas

No Access to Lift (Dumbwaiter) and Shaft

EXTERNAL MATERIALS

Roof Type	Pitched
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	N/A
Roof Underlining	Metal
Ceilings	Metal, Concrete, Plasterboard
Walls <i>Internal</i>	Brick/Block, Plasterboard, Wood
Floors	Concrete
Doors/Frames	Wood, Metal
Pipework/Insulation	Metal
Boxings	Wood, Plasterboard
Boiler Make	Heatrae Sadia
Flue Pipes	Metal
Storage Heaters	N/A
Electrical Boxes/Machinery	Live
Ducting/Risers	N/A
Stairs	Concrete
Lift Shafts	No Access
Other Materials	Rubber Step Nosing, New Sink Pad

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Section 4: Positive and Presumed Photos Sheets

Item No: 4	Sample No: N/A
Location: 1/004 Lift and Shafts	



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:	Unable to gain access as no lift engineer was onsite	

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Item No: 10

Sample No: N/A

Location: 0/005 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:	Unable to gain access as no lift engineer was onsite	

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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: 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



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 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: 6

Sample No: N/A

Location: 0/001 Café 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: 7

Sample No: N/A

Location: 0/002 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: 8

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: 9

Sample No: N/A

Location: 0/004 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: 11

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: 12

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: 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.

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

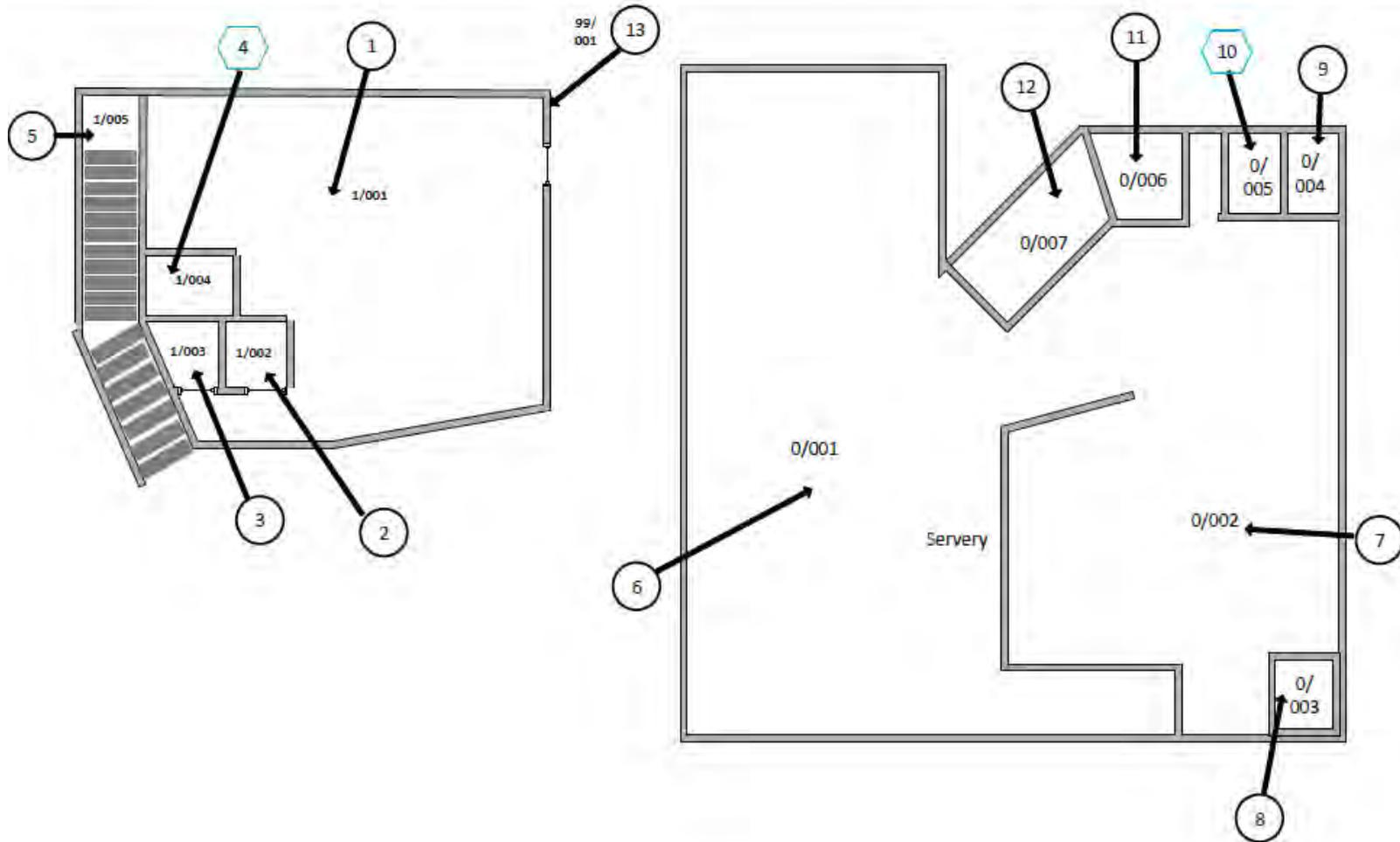
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Section 11: Certificates of Bulk Analysis

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

Main Mall and Associated Areas



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
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

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	

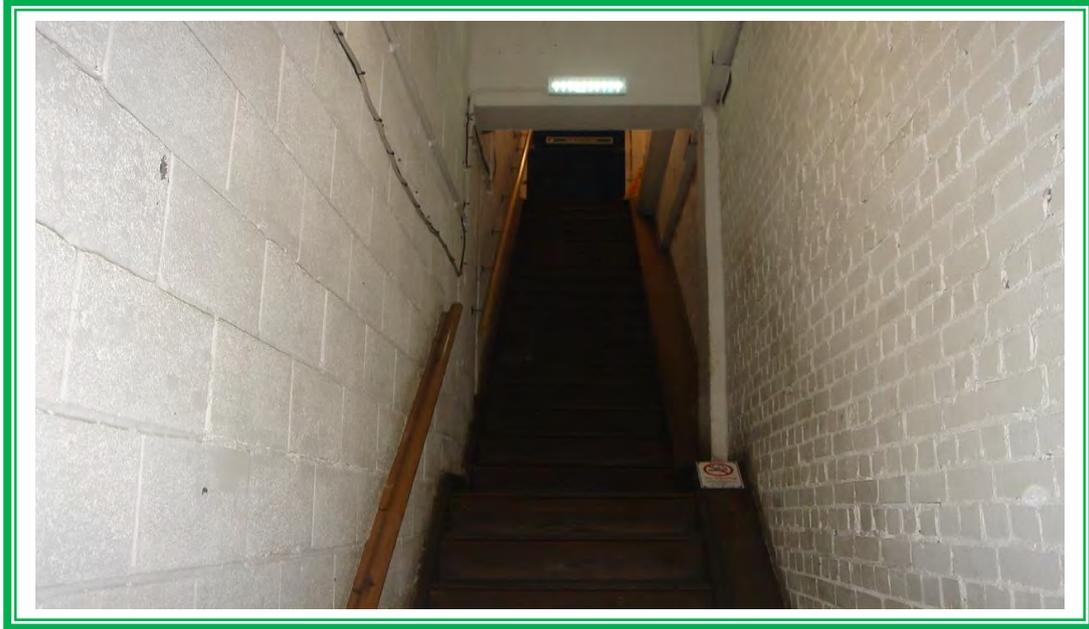
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Item No: 4

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.

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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.

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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

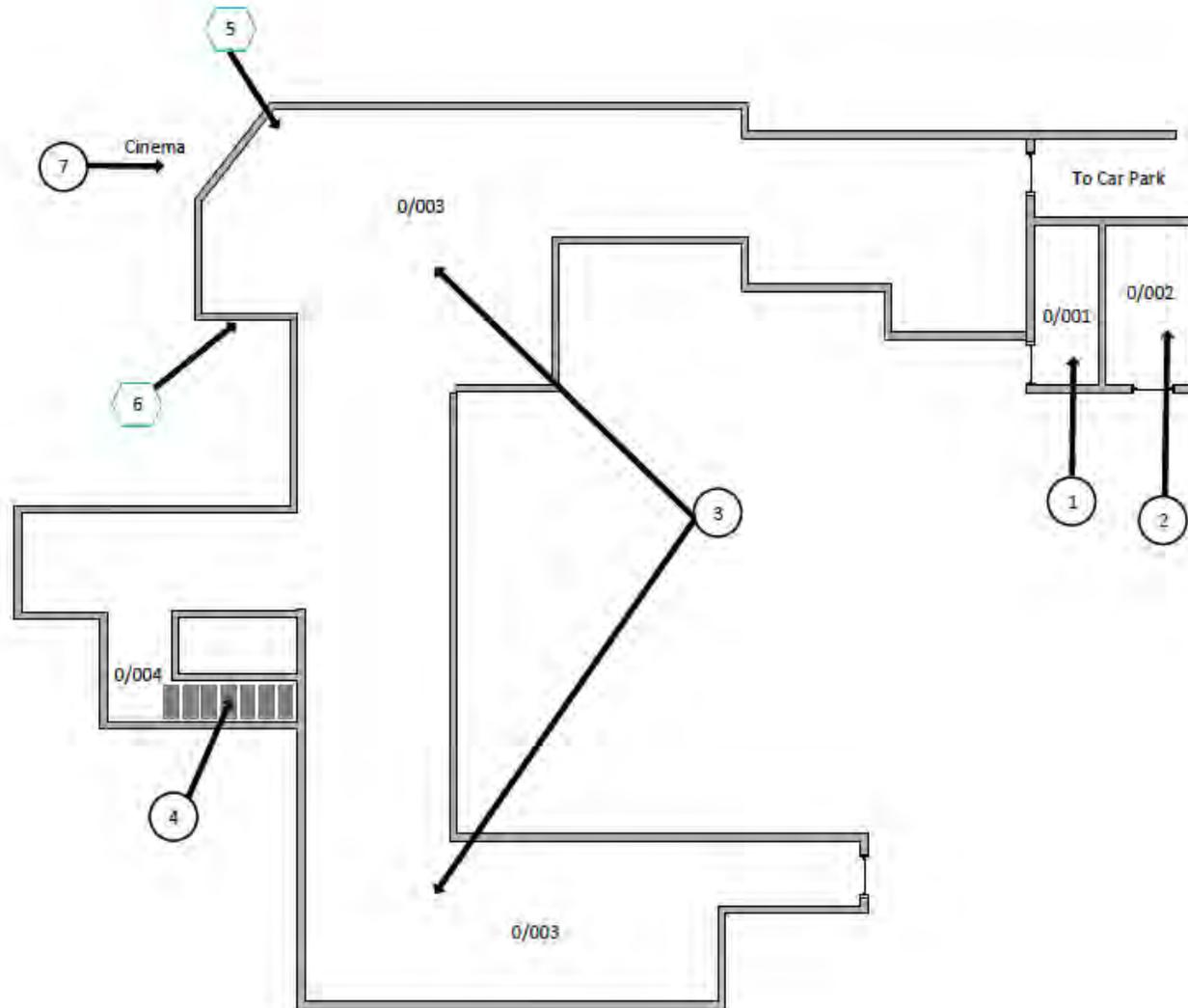
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Section 11: Certificates of Bulk Analysis

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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