



Asbestos Re-inspection Report for: (address)	STORE 243: Bristol Broadmead, 59 Broadmead, Bristol, Avon, BS1 3EA
Store ID:	000243
Store Contact:	Store Manager
Date of Re-inspection visit:	2026-05-08
Next visit due in:	12 Months
Consultancy Project No.	722971
Re-inspection undertaken by:	Mike Moroz, Gemma Mullis

CONTENTS

Report Contents

INTRODUCTION	3
SCOPE OF THIS REPORT	3
USING THIS REPORT	3
METHODOLOGY	3
REFERENCES	4
Appendices	5
Appendix 1 - Asbestos register	5
Appendix 2 - Item photographs	8
Appendix 3 - Site plans	16

INTRODUCTION

This report relates to:

STORE 243: Bristol Broadmead, 59 Broadmead, Bristol, Avon, BS1 3EA. The site was attended on Friday, 8th May, 2026 by Mike Moroz, Gemma Mullis.

If you have any specific queries about this report please contact Lucion Services Ltd.

Lucion Services Ltd have been instructed to: Inspect all previously identified asbestos containing materials, confirm whether still present and comment on their condition and any recommended remedial actions. Survey any previously omitted areas of the building that can reasonably be accessed in accordance with the Boots UK Asbestos Consultancy services specification. Sample and risk assess any suspect materials not previously identified.

SCOPE OF THIS REPORT

This report details:

- All items previously identified as containing, or suspected of containing asbestos with their updated status and any remedial works recommended.
- Areas of the premises that have not been accessed and therefore must be presumed to contain asbestos until proven otherwise.
- To the extent that any additional asbestos containing materials have been identified, the location extent and condition of those materials and any remedial works recommended.
- Plans indicating the locations of asbestos containing materials.
- Photographs to assist with the identification of materials that have been inspected.
- Certificates of bulk asbestos analysis to the extent that any additional samples have been taken.

USING THIS REPORT

It is the responsibility of the premises manager to manage asbestos containing materials by:

- Familiarising themselves with this report.
- Informing their staff of the locations of asbestos materials within the premises.
- Ensuring that the most up-to-date copy of the store reinspection report is placed in the store's Contractor Safety Information File and the superseded copies are removed and destroyed.
- Ensuring that all maintenance and installation contractors working in their premises review the asbestos information, in the in Contractor Safety Information File prior to undertaking any work.
- Carrying out a recorded visual inspection of all accessible materials on a quarterly basis.
- Reporting any damage or disrepair to asbestos containing materials to the Storecare helpdesk.

If this report has recommended any remedial works, for example removal or encapsulation, these works will be organised for you, and once remediation has been completed, an updated Asbestos register will be sent to you.

PLEASE NOTE: Any areas that have not been accessed (e.g. closed voids above plaster ceilings) must be considered to contain asbestos materials and should not be accessed without prior investigation by an asbestos surveyor. If you require such an investigation due to maintenance issues please contact the Storecare Helpdesk

METHODOLOGY

Re-inspections:

These were conducted by means of visual inspection, as detailed above, of identified ACM's within the building. Changes of condition (e.g. as a result of damage, deterioration or remedial activities) have been recorded are included in the spreadsheet in Appendix 1.

Identifications of ACM's made during previous surveys will be relied upon unless there are specific indications that an error has been made. However Lucion Services Ltd will sample suspect ACM's that have not previously been identified or the nature of which is otherwise in doubt.

Additional survey work

The surveyors have knowledge of building construction and are experienced in the techniques of recognising and sampling asbestos materials.

Each area was systematically examined for the presence of ACM's. Any required sample collection and sample analysis was carried out under the Lucion Services Ltd's UKAS accreditation compliant with (ISO 17020 and ISO 17025). Surveying and sampling was carried out in accordance with Lucion Services Ltd's documented in-house procedures (Reference 1) based on Health & Safety Executive (HSE) Guidance Notes; HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (Reference 2) and HSG 264, "Asbestos: The Survey Guide".

REFERENCES

1. The asbestos survey findings detailed in this report were gathered using documented in house inspection (TOP01.01) and sampling procedures (TOP01.02.02) that implement the requirements of the Health and Safety Executive Publications HSG 264 (Asbestos: The survey guide) and HSG 248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures). All asbestos surveys aim to locate as far as is reasonable practical, the presence and extent of any ACMs in the building within the defined scope of the survey (refer HSG 264). This method complies with section 3 of Regulation 4 (CAR, 2012)
2. Health & Safety Executive (HSE) guidance, HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (2006).
3. Health & Safety Executive (HSE) guidance, HSG 264, "Asbestos: The Survey guide"; (Second edition, published 2012).
4. Boots UK health and Safety Specification for Asbestos Consultants.
5. Current asbestos information held on Boots Property Central

APPENDIX 1

Asbestos Management Plan Report

The following register contains details of **all asbestos containing materials still present within your premises** following an asbestos management survey. It includes a list of **areas not accessed**, which **must be presumed to contain asbestos materials**.

It is the responsibility of the premises manager to manage asbestos containing materials by:

- Familiarising themselves with this report.
- Informing their staff of the locations of asbestos materials within the premises
- Ensuring that all contractors working in the premises review the information prior to undertaking any work
- Reporting any disrepair to asbestos containing materials to the maintenance helpdesk

Your premises will be re-inspected by a competent person every 1-2 years depending upon the risk of materials within your store. This frequency is clearly defined below and within your last re-inspection document. If a re-inspection has identified any remedial works, these items will be described in the 'Management action' column, risk assessed and organised for you. Some works will be classed as low risk and placed within a planned remediation project. Once remediation has been done, a new register will be sent to you.

NOTE: Ceiling voids **that have not been accessed** must be considered to contain asbestos materials and should not be accessed without a localised survey, this can be organised by contacting the Maintenance Helpdesk.

At the request of the client materials previously identified as containing asbestos have had this identification transferred to the current reinspection. Any errors in this information are out with the liability of the current reinspection.



Store ID:	Store Name:
000243	STORE 243: Bristol Broadmead, 59 Broadmead, Bristol, Avon, BS1 3EA
Reinspection Date:	Frequency:
2027-05-08	12

Items shown from survey data where Asbestos is Present, Strongly Presumed or Presumed

Item No	comments	Floor	Room Reference	Sample Reference	Location Description	Item	Material Description	Asbestos	Condition	Quantity	Extent	Priority Rating	Management Action
000243-246600	N/A	0	1		Lower Ground sales area	Beam cladding behind tills	AIB Insulating board	Presumed	2 - Medium Damage	4 Lm.	4	P3	Restrict Access
000243-250590	N/A	0	1	415150-1	Lower Ground sales area	beam cladding in void above street side entrance	AIB Insulating board	Yes	2 - Medium Damage	2 Sqm.	2	P2	Restrict Access
000243-250592	N/A	0	1	415150-3	Lower Ground sales area	debris in void over street side entrance	ABC Asbestos cement	Yes	2 - Medium Damage	Small Quantity Observed	0	P3	Restrict Access
000243-250594	N/A	0	1	415150-1	Lower Ground sales area	beam cladding to front of store	AIB Insulating board	Yes	1 - Low Damage	25 Sqm.	25	P3	Manage
000243-62057	N/A	0	1	1	Lower Ground sales area	Beam cladding	AIB Insulating board	Yes	1 - Low Damage	est. 200Lm.	0	P3	Manage
000243-205148	N/A	0	1		Sales Area Escalator 2 - Street Entrance	mastic around concrete column	MAS Mastics	Strongly Presumed	1 - Low Damage	Small Quantity Observed	0	P3	Manage
000243-185769	N/A	0	8		electrical switch room	Electrical switchgear	WOV Woven asbestos	Presumed	1 - Low Damage	4 No.	4	P3	Manage
000243-158272	N/A	0	13		understairs gas meter room	gasket	ASK Gasket	Strongly Presumed	1 - Low Damage	2 No.	2	P3	Manage
000243-158336	This item is not accessible without damaging/removing fixtures and fittings	1	1		Sales Area Lower level - Ceiling Void	insulating board in ceiling void behind tills	AIB Insulating board	Strongly Presumed	2 - Medium Damage	Extent Indiscernible	0	P3	Restrict Access

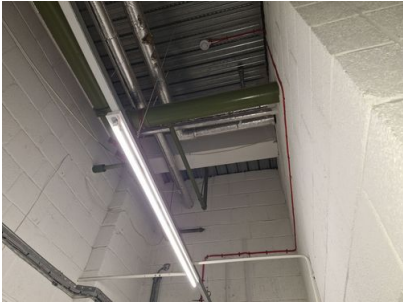
000243-157900	N/A	1	1	5	Sales Area Lower level - Ceiling Void	Beam cladding	AIB Insulating board	Yes	1 - Low Damage	150 lm	150	P3	Manage
000243-323743	N/A	1	25		Lift lobby	high level beam cladding	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-158108	N/A	1	27		Stairwell	beam boxing	AIB Insulating board	Strongly Presumed	1 - Low Damage	16 Lm.	16	P2	Restrict Access
000243-62125	N/A	1	32		Surgery	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-323753	N/A	1	33		Consultation room	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-323765	N/A	1	34		Consultation room	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-323777	N/A	1	35		Consultation room	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-323789	N/A	1	36		Staff WC	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-323813	N/A	1	38		Consultation room	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-323801	N/A	1	39 Consultation room 4			cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	8 m2 Approx	8	P3	Manage
000243-323825	present within ceiling void	1	40		Lift lobby	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-323710	N/A	1	42		Disabled WC	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2	60	P3	Manage
000243-323843	N/A	1	43		Cleaner's cupboard	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-323855	N/A	1	44		Waiting area	cladding to beams	AIB Insulating board	Strongly Presumed	1 - Low Damage	60 m2 Approx	60	P3	Manage
000243-122554	N/A	2	5	W-217358/B001	Male WC	tan floor tiles	BIT Bitumen	Yes	1 - Low Damage	6 Sqm.	6	P3	Manage
000243-273172	N/A	3	1	468899-3	Plant Room	mastic to first floor upper sales ducting	MAS Mastics	Yes	0 - Good	20 Sqm.	20	P3	Manage
000243-273159	N/A	3	1	468899-1	Plant Room	flue penetration	ABC Asbestos cement	Yes	1 - Low Damage	1 Sqm.	1	P3	Manage
00243-17734	N/A	External	999	2	External and upper roof	air con housing	ABC Asbestos cement	Yes	2 - Medium Damage	Throughout Location	0	P3	Manage
	[23766547] .	External	999	652739-1	External and upper roof	debris to floor	CFP Cementitious fireproofing	Yes	3 - High Damage	2 m	2	P3	Manage

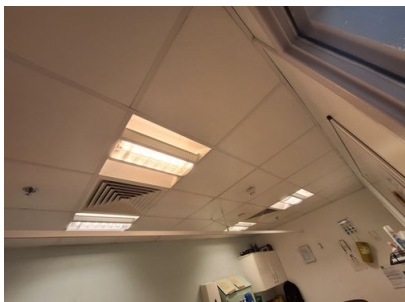
Items shown from survey data where there is Limited Access or No Access

Item No	Comments	Floor	Reference	Location Description		Item	Material Description		Risk Location	
000243-323743	N/A	1	25	Lift lobby	high level beam cladding	AIB Insulating board				

APPENDIX 2

Item Photographs

Item ID	Item / Material Description	Item Location	Date	Image ID	Image (200x150)
000243-323743	high level beam cladding - insulating board	025/Lift lobby	2026-05-05	11699035	
000243-158108	beam boxing - insulating board	027/Stairwell	2026-05-05	11699037	
000243-323813	cladding to beams - insulating board	038/Consultation room	2026-05-05	11699039	

000243-323789	cladding to beams - insulating board	036/Staff WC	2026-05-05	11699041	
000243-323777	cladding to beams - insulating board	035/Consultation room	2026-05-05	11699043	
000243-323843	cladding to beams - insulating board	043/Cleaner's cupboard	2026-05-05	11699047	
000243-62125	cladding to beams - insulating board	032/Surgery	2026-05-05	11699049	

000243-323765	cladding to beams - insulating board	034/Consultation room	2026-05-05	11699051	
000243-323753	cladding to beams - insulating board	033/Consultation room	2026-05-05	11699052	
000243-62057	Beam cladding - AIB Insulating board	001 /Lower Ground sales area	2026-05-05	11713969	
000243-122554	tan floor tiles - floor tile without bitumen adhesive	005/Male WC	2026-05-08	11713960	

000243-323825	cladding to beams - insulating board	040/Lift lobby	2026-05-08	11713962	
000243-323710	cladding to beams - insulating board	042/Disabled WC	2026-05-08	11713964	
000243-157900	Beam cladding - Insulating board	001/Sales Area Lower level - Ceiling Void	2026-05-08	11713967	
000243-250594	beam cladding to front of store - insulating board	001 /Lower Ground sales area	2026-05-08	11713970	

000243-250592	debris in void over street side entrance - cement	001 /Lower Ground sales area	2026-05-08	11713971	
000243-250590	beam cladding in void above street side entrance - insulating board	001 /Lower Ground sales area	2026-05-08	11713972	
000243-246600	Beam cladding behind tills - insulating board	001 /Lower Ground sales area	2026-05-08	11713973	
000243-205148	mastic around concrete column - mastic	001/Sales Area Escalator 2 - Street Entrance	2026-05-08	11713975	

000243-185769	Electrical switchgear - woven product	008/electrical switch room	2026-05-08	11713977	
000243-273172	mastic to first floor upper sales ducting - mastic	001/Plant Room	2026-05-08	11713979	
00243-17734	air con housing - cement	999/External and upper roof	2026-05-08	11713980	
000243-23766547	debris to floor - cement roof	999/External and upper roof	2026-05-08	11713981	

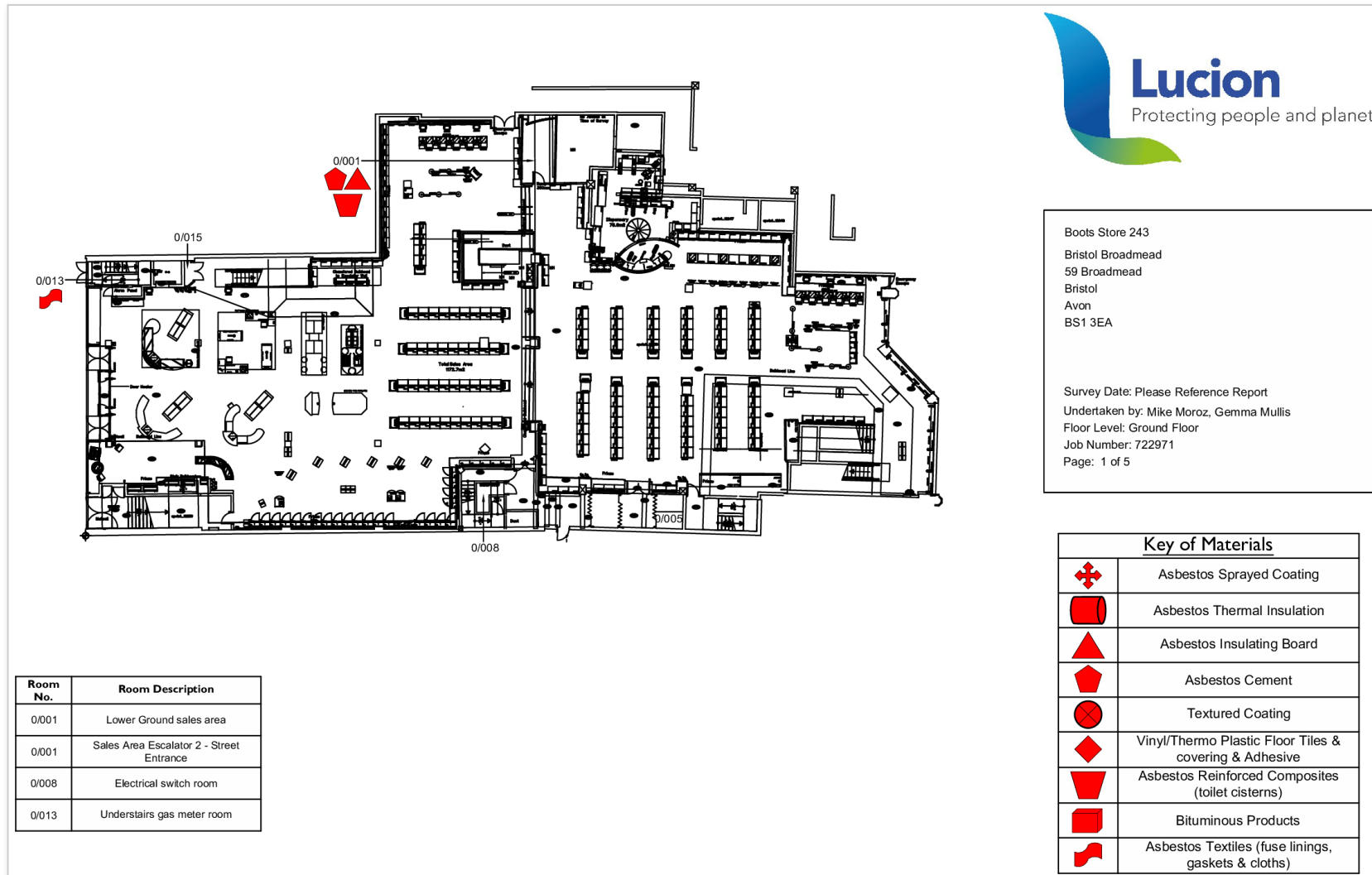
000243-273159	flue penetration - cement	001/Plant Room	2026-05-08	11713983	
000243-158272	gasket - gasket	013/understairs gas meter room	2026-05-08	11713989	
000243-323801	cladding to beams - insulating board	039 Consultation room 4	2026-05-21	11777576	
000243-323855	cladding to beams - insulating board	044/Waiting area	2026-05-21	11777580	

000243-158336	insulating board in ceiling void behind tills - insulating board	001/Sales Area Lower level - Ceiling Void	2026-05-21	11777596	
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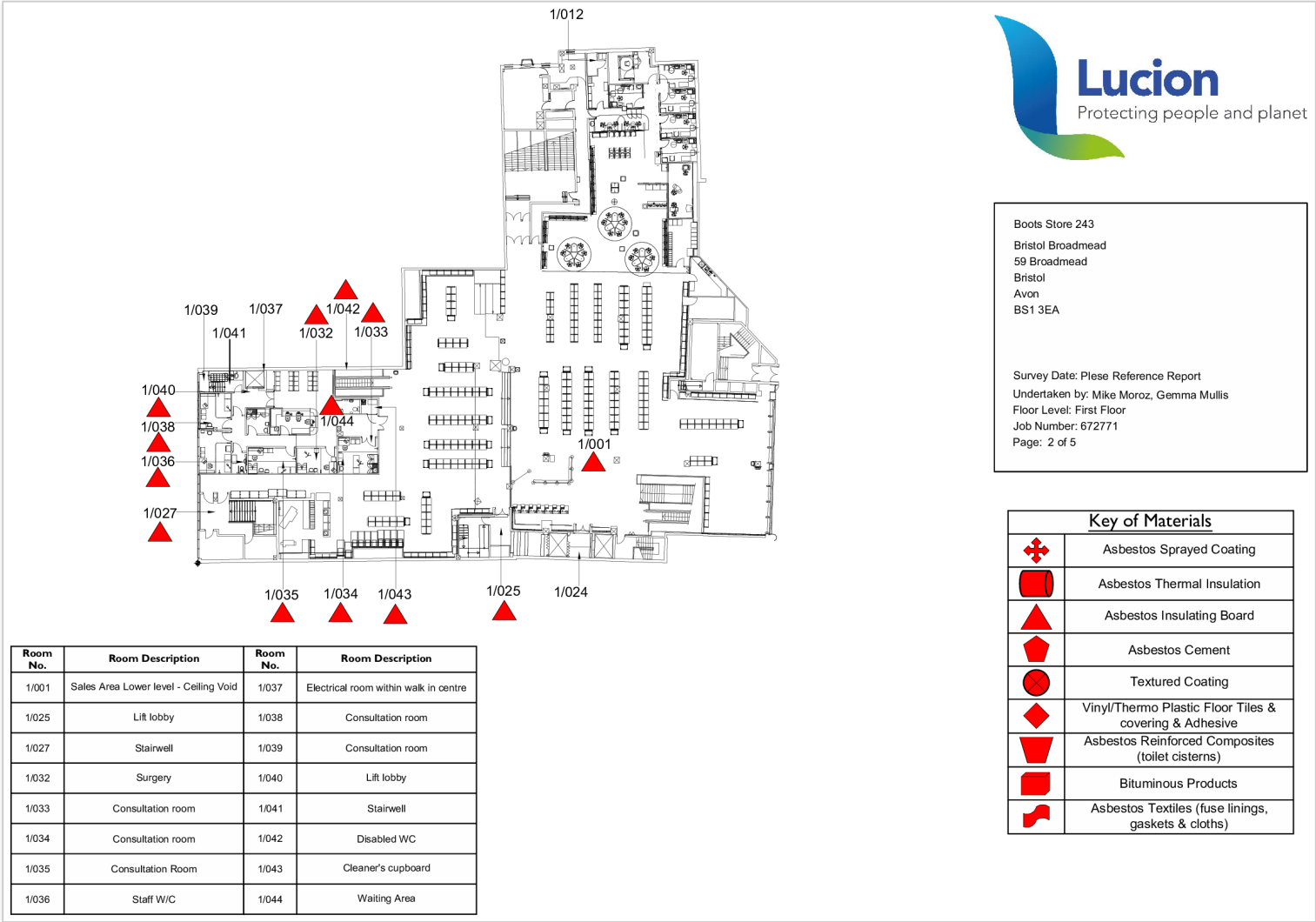
APPENDIX 3

Site Plans

A4-Plan_722971_Boots_Store_243.pdf



A4-Plan_722971_Boots_Store_243.pdf

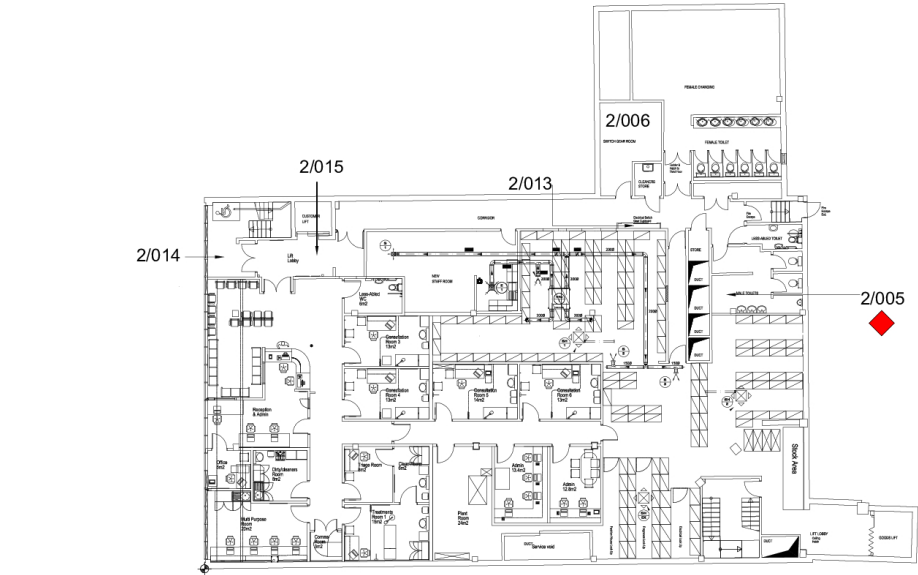


A4-Plan_722971_Boots_Store_243.pdf



Boots Store 243
Bristol Broadmead
59 Broadmead
Bristol
Avon
BS1 3EA

Survey Date: Please Reference Report
Undertaken by: Mike Moroz, Gemma Mullis
Floor Level: Second Floor
Job Number: 722971
Page: 3 of 5



Room No.	Room Description
2/005	Male WC
2/014	Stairwell
2/015	Lift lobby

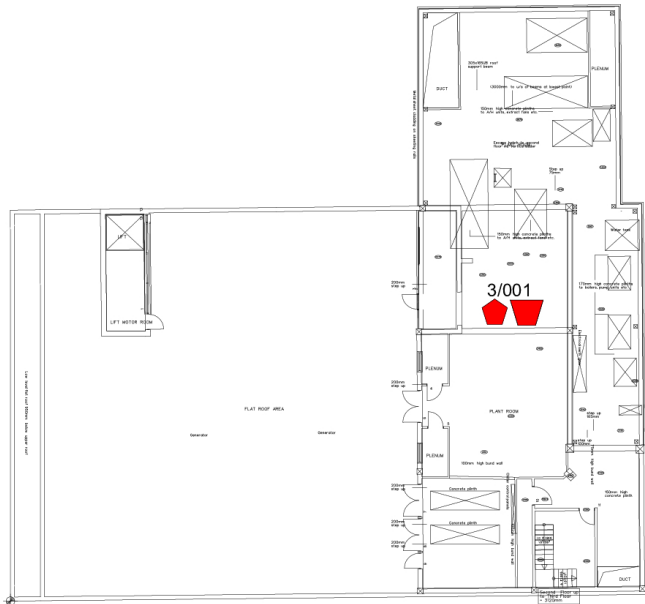
Key of Materials	
	Asbestos Sprayed Coating
	Asbestos Thermal Insulation
	Asbestos Insulating Board
	Asbestos Cement
	Textured Coating
	Vinyl/Thermo Plastic Floor Tiles & covering & Adhesive
	Asbestos Reinforced Composites (toilet cisterns)
	Bituminous Products
	Asbestos Textiles (fuse linings, gaskets & cloths)

A4-Plan_722971_Boots_Store_243.pdf



Boots Store 243
Bristol Broadmead
59 Broadmead
Bristol
Avon
BS1 3EA

Survey Date: Please Reference Report
Undertaken by: Mike Moroz, Gemma Mullis
Floor Level: Third Floor
Job Number: 722971
Page: 4 of 5



Room No.	Room Description
3/001	Plant Room

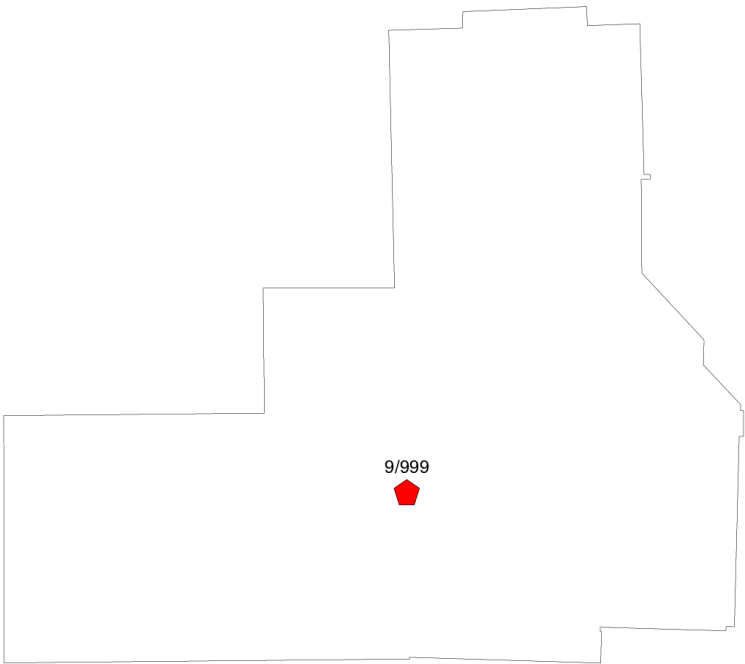
Key of Materials	
	Asbestos Sprayed Coating
	Asbestos Thermal Insulation
	Asbestos Insulating Board
	Asbestos Cement
	Textured Coating
	Vinyl/Thermo Plastic Floor Tiles & covering & Adhesive
	Asbestos Reinforced Composites (toilet cisterns)
	Bituminous Products
	Asbestos Textiles (fuse linings, gaskets & cloths)

A4-Plan_722971_Boots_Store_243.pdf



Boots Store 243
Bristol Broadmead
59 Broadmead
Bristol
Avon
BS1 3EA

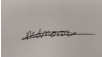
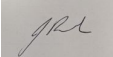
Survey Date: Please Reference Report
Undertaken by: Mike Moroz, Gemma Mullis
Floor Level: Externals
Job Number: 722971
Page: 5 of 5



Room No.	Room Description
9/999	External and upper roof

Key of Materials	
	Asbestos Sprayed Coating
	Asbestos Thermal Insulation
	Asbestos Insulating Board
	Asbestos Cement
	Textured Coating
	Vinyl/Thermo Plastic Floor Tiles & covering & Adhesive
	Asbestos Reinforced Composites (toilet cisterns)
	Bituminous Products
	Asbestos Textiles (fuse linings, gaskets & cloths)

Report Summary

This certificate is for the attention of	Jordan Dores Boots UK Ltd Operational Purchasing D90, ES10, Nottingham NG90 1BS
Contract Title	Boots Re-inspection Surveys 2026/2027
Survey Type	Survey, Reinspection
Site Address	STORE 243: Bristol Broadmead, 59 Broadmead, Bristol, Avon, BS1 3EA
Buildings Surveyed	Store 243: BRISTOL
Surveyor(s)	Mike Moroz, Gemma Mullis
Surveyor signature(s)	 
Survey Date	Friday, 8th May, 2026
Approved signatory	Julie Richardson
Approved signature	
Approval date	Tuesday, 26th May, 2026
Report Rendered on	Tue 26 May 2026 @ 11:25:10