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<b>Client:</b>	Corby Borough Council	<b>Lead Surveyor:</b>	Stuart Guyatt
	10 Fleming Road	<b>Assistant Surveyor(s):</b>	N/A
	Earlstreet Industrial Estate	<b>Date of Survey:</b>	14 August 2014
	Corby	<b>Report Reference:</b>	SY.14.08.103
	Northamptonshire	<b>Date of Report:</b>	3 October 2014
	NN17 4SW	<b>Purpose of Survey:</b>	<b>Management</b>
			Refurbishment
			Demolition
			Re-inspection
			<b>Restricted Access</b>
		<b>Throughout</b>	Not Requested
			Not Requested
			Not Requested
			<b>Refer to Section 1.2.2</b>

**Report on Survey of Asbestos Materials**  
**at**

**The Autumn Centre**  
**Corby**

## CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>
<b>1.0</b>	<b>Compliance and Executive Summary</b>
1.1	Statement of Conformity
1.2	Executive Summary Including Areas Not Accessed
<b>2.0</b>	<b>Introduction</b>
<b>3.0</b>	<b>Site Survey and Results</b>
3.1	Survey Protocols
3.2	Restriction on Use of Survey Results
3.3	Representative Bulk Sampling
3.4	Limits of Inspection
3.5	Analytical Techniques
3.6	Results
3.7	References
3.8	Definitions and Glossary of Terms
<b>4.0</b>	<b>General Site Information</b>
4.1	Property Description
4.2	Building Structure
4.3	Mechanical Services
4.4	Electrical Services
<b>5.0</b>	<b>Survey Results</b>
5.1	Asbestos Register
5.2	Recommendations
<b>6.0</b>	<b>Risk Assessment</b>
6.1	Material Risk Assessment
6.2	Management Assessment
6.3	Demolition Surveys
<b>7.0</b>	<b>Appendix</b>
7.1	Photographs
7.2	Site plans (With asbestos sample and material locations)
7.3	Confirmation of Analysis Report(s)
7.4	Air Test Certificates and Certificates of Re-occupation (Demolition / Refurbishment Surveys only)

## 1.0 COMPLIANCE and EXECUTIVE SUMMARY

### 1.1 Statement of Conformity

#### 1.1.1 Compliance

This survey was carried out by the undersigned lead surveyor, and is considered to be an accurate representation of the condition of accessible ACMs encountered at the time the survey was carried out.

**Signed:**



**Name (print):** Stuart Guyatt

**Position:** Surveyor

**Date:** 3 October 2014

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The content of this report and the recommendations made herein have been checked by the undersigned authorised person, and are considered to be in line with current APEC Environmental company policy and guidance issued by the Health and Safety Executive.

All results and observations made are considered to be correct at the time of survey. APEC Environmental Ltd can not accept any responsibility for subsequent deterioration of asbestos-containing materials, or failure on behalf of the client to act on recommendations made in this report.

**Signed:**



**Name (print):** Chris Watson

**Position:** Operations Manager

**Date:** 3 October 2014

#### 1.1.2 Confidentiality

The content of this report is deemed to be in confidence between APEC Environmental Ltd and the instructing client. APEC will not release additional copies of this report to other parties without written permission from the client or his representative.

**1.2 Executive Summary**

1. This executive summary is intended to give an 'at a glance' indication of the ACMs identified and the basic remedial actions recommended.
2. Refer to Section 5.0 for more detailed information regarding the materials identified and full recommendations.
3. Areas not accessed are listed in Section 1.2.2.
4. The recommendations made above are intended as a guide, and the client should carry out a priority assessment to allow effective programming of remedial works.

**1.2.1 ACMs Identified During Survey**

The following ACMs were identified during the survey of these premises:

<b>Location</b>	<b>ACM Type</b>	<b>Condition</b>	<b>Recommendation</b>
<b>No Visible Suspect Asbestos Containing Materials Identified on this occasion.</b>			

Notes:

- Management - continue to monitor this material by way of an Asbestos Management Plan.
- Encapsulate / Repair - programme for encapsulation or repair.
- Restrict Access - prevent any uncontrolled access to the area pending remedial works.
- Remove - programme for removal (repair is not deemed possible).
- Decontaminate - programme for decontamination of the area.

### 1.2.2 Areas Not Accessed During Survey

With the exception of those areas not covered by the survey, or where 'no access' was agreed with the client, it is considered that all areas have been adequately accessed, with exception to the following;

Location/Item	Reason for non-access	Client Agreed (Y/N)
Electrics	live	Yes

No internal access was made to partition walls, internal to doors, concealed bulkheads or risers unless a Demolition or Refurbishment survey was instructed. All access is subject to our site risk assessment and access to some areas (confined spaces, contaminated areas, fire damaged areas etc) will only be made if agreed in advance with the client.

Where a room, area or item of equipment is identified as not accessed, it should be presumed that ACMs will be present unless observations made elsewhere in this report indicate otherwise.

### 1.2.3 Electrical Services

Where wall mounted fuse boxes and various other electrical items of equipment were present, no internal access was made to these items, unless a Refurbishment or Demolition survey was instructed and the services of a qualified electrical contractor were provided by APEC or the client.

For the purposes of a Management Survey it was assumed that all such equipment was live at the time of survey and therefore only visual inspection was made of these items, unless it could be verified that the equipment was disconnected.

It should be noted that it is not uncommon to find asbestos-containing materials within electrical equipment. Such items include arc shield panels and gasket seals to electrical equipment doors etc., as well as woven asbestos arc shields below individual fuses in fuse boxes.

## 2.0 INTRODUCTION

2.1 APEC Environmental Limited were instructed by Mark Henry for Corby Borough Council, to undertake a representative survey of asbestos materials present at;

### **The Autumn Centre, Corby**

2.2 Survey requested as defined in HSG 264 'Asbestos: The Survey Guide' issued by the Health and Safety Executive was as follows:

<b>Survey Type</b>	<b>Survey Extent / Locations</b>
<b>Management</b>	<b>Throughout</b>
Refurbishment	Not Requested
Demolition	Not Requested
Re-inspection	Not Requested

2.3 The objectives of the survey and report are to:

1. Identify those areas of the above site where asbestos is present;
2. Identify the type and extent of asbestos material present;
3. Comment on the condition of asbestos materials identified;
4. Advise on suitable recommendations for remedial and management measures in line with the requirements of the Control of Asbestos Regulations 2012 (CAR 2012).

2.4 APEC Environmental holds UKAS inspection body accreditation to ISO 17020 in relation to surveying for asbestos in premises and also testing accreditation to ISO 17025 for sampling and analysis of suspect asbestos-containing materials. Copies of in-house methods employed during surveying, bulk sampling and analysis are available upon request, along with our UKAS accreditation schedules.

2.5 All survey, inspection, testing and analysis is undertaken with reference to our standard Terms and Conditions, additional copies of which are available upon request.

2.6 Where a client has been unable to provide suitable site plans for use during the survey, indicating overall building layout and area identification, no liability can be accepted for any omissions, exclusions or inaccuracies in the content of this report.

### 3.0 SITE SURVEY AND RESULTS

#### 3.1 Survey Protocols:

Survey was undertaken with reference to guidance contained in HSG 264, 'Asbestos: The Survey Guide', published by the Health and Safety Executive in January 2010, and to the DETR publication 'Asbestos and Man-Made Mineral Fibres in Buildings'. Survey protocols and methods adopted by our surveyors are detailed in APEC Environmental's in house method QCRF2 Methods Manual, Section OH5, an uncontrolled copy of which is available on request.

- **Management Survey** - this type of survey involves visual inspection of all accessible areas of the area to be surveyed, with all suspect asbestos-containing materials being recorded and presumed as containing asbestos. This type of survey is intended to provide sufficient information to allow the client or dutyholder to comply with their requirements under regulation 4 of CAR 2012, as part of an overall Asbestos Management Plan.
- **Refurbishment Survey** - if any refurbishment works are planned in a premises (whether localised or overall), then a refurbishment survey should be carried out prior to these works. In addition to the level of inspection for a Management Survey, intrusive or destructive access will be carried out in areas where refurbishment is to be undertaken. It may be necessary to have assistance from other trades during this type of survey to ensure all necessary areas are adequately inspected.
- **Demolition Survey** - this survey is similar to a Refurbishment Survey, although it would work on the assumption that all of the premises or defined areas of the premises are to be completely demolished. For this type of survey, all voids, cavities and concealed areas will be accessed as far as reasonably practicable. This type of survey will almost certainly require assistance from other trades for mechanical opening up, electrical inspection, and disconnection of gas and water systems.
- **Re-inspection Survey** - although not listed specifically in HSG 264, this type of survey may be carried out to update an existing management plan or to provide confirmation of previous survey information. This may be limited to reassessment of known ACMs, or may include elements of any of the other three survey types indicated above.

In reality, any combination of the survey types may be needed for any particular premises, and this should have been identified and discussed with APEC at the survey planning stage.

Refurbishment and Demolition Surveys can only reasonably be undertaken in areas that have been fully vacated prior to inspection. It should be pointed out that whilst every endeavour has been made during survey to identify all ACMs within the remit of the survey type requested, some materials may remain hidden that can not reasonably be accessed until such time as demolition takes place.

Where Refurbishment Survey has been carried out, or where a Demolition Survey has been undertaken in an area which may remain in use for a period of time after the survey, we have carried out reassurance air monitoring and all bulk debris has been removed. Unless otherwise agreed at the survey planning stage, 'making good' is limited to that considered necessary on Health and Safety grounds and no cosmetic repairs have been made.

### 3.2 Restriction on Use of Survey Results:

- If a **Management Survey** has been requested, the information contained within this report must not be used to plan refurbishment or demolition works. Additional specific survey should be carried out prior to any such works.
- A **Refurbishment** or **Demolition** survey should always be undertaken prior to carrying out any maintenance, refurbishment or demolition works to a premises or area.
- The quantities of asbestos containing materials indicated in this report are approximations based on our surveyors' observations at the time of survey. If the results of the survey contained in this report are to be used to price or specify asbestos remedial or removal works, it is the responsibility of the asbestos removal or demolition contractor pricing any such works to ensure that they have adequately quantified the works prior to submitting prices to the client. This can only be done by means of a site visit and APEC Environmental can accept no responsibility for pricing or other inaccuracies resulting from incorrect use of the information within this report.
- Where major asbestos removal works are planned, we strongly recommend that a separate specification of works should be used for this purpose.

### 3.3 Representative Bulk Sampling:

All bulk samples were taken in accordance with documented in-house method QCRF2, OH3, which is based on procedures and protocols outlined in HSG 248 and HSG 264.

Where a homogenous asbestos-containing material appears widespread throughout a property, samples may only have been taken in a few representative locations, with the remaining materials indicated as '**strongly presumed**' to contain asbestos as indicated in HSG 264. For Management Surveys in particular, this strategy is adopted to minimise the disturbance to asbestos-containing materials.

All samples taken on site by the surveyor are 'double bagged' in self-seal sample bags, labelled with the sample number, for transfer to the laboratory.

### 3.4 Limits of Inspection:

- If a **Management Survey** was instructed, no destructive internal access was made to partition walls, internal to doors, concealed bulkheads or risers. Inspection was made into wall, floor and ceiling voids and ducts provided non-destructive access was available.
- If a **Refurbishment Survey** was instructed, some destructive and intrusive access may have been carried out, if this was considered necessary to provide sufficient information for the planned works to proceed. Where intrusive access was undertaken, this was targeted to those areas where we were informed that refurbishment works were planned. The inspection in these areas will have taken into account the nature of the planned works.
- If a **Demolition Survey** was instructed, it has been assumed that the premises to be surveyed will be demolished entirely and the survey will have included for complete intrusive access into all structures within the limits of structural integrity.

### 3.5 Analytical Techniques:

Bulk samples are analysed for asbestos content by polarised light microscopy, using the dispersion staining technique as recommended in HSG 248. APEC Environmental takes part in the 'AIMS', externally administered quality control scheme for identification of asbestos in bulk samples, and maintains a 'Satisfactory' classification.

Wherever a sample result is reported within the register or on the Confirmation of Analysis Report as 'No Asbestos Detected' this result relates only to the sample analysed, and should be taken to mean 'No Asbestos Detected in Sample'.

### 3.6 Results:

Observations made during survey are presented in Sections 4 and 5 of this report, along with an Asbestos Register and more detailed recommendations.

A Confirmation of Analysis Report for the bulk samples taken is presented in the Appendix Section to this report, along with site plans indicating sample locations and any photographs taken.

### 3.7 References:

The following Health and Safety Executive and other relevant publications have been referenced in carrying out this survey and compiling the recommendations within the report.

- The Health and Safety at Work etc. Act 1974.
- The Control of Asbestos Regulations 2012.
- The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).
- ACoP and Guidance L143, Work with materials containing asbestos.
- ACoP and Guidance L127, The management of asbestos in non-domestic premises.
- HSG 264, 'Asbestos: The Survey Guide'.
- HSG 227, A comprehensive guide to managing asbestos in premises.
- HSG 248, Asbestos: The analysts' guide for sampling, analysis and clearance procedures.
- DETR Guidance Document - Asbestos and man-made mineral fibres in buildings.

### 3.8 Definitions and Glossary of Terms:

In compiling this report a number of abbreviations and technical terms may have been used. The following is a glossary of the most commonly used of these terms:

**AIB** - Asbestos insulating board.

**ACM(s)** - asbestos-containing material(s).

**Encapsulation** - sealing the surface of the ACM.

**Encapsulant** - proprietary, paintable sealant.

**Protection** - physical protection to exposed materials (metal cladding or similar).

**Safe working procedure** - written method specifying the controls to be applied during works on or near ACMs.

**Licensed asbestos removal contractor** - contractor approved by the HSE to remove ACMs.

**Homogenous** - materials of an even and consistent composition.

**Suitable controlled conditions** - works carried out under a safe working procedure or within an appropriate working enclosure.

**Method statement** - written method submitted to the HSE by a contractor prior to start of works.

**Supalux** - trade name for insulation board containing vermiculite and organic fibre.

**Artex** - trade name for textured decorative coating.

**Mineralite** - trade name for ceiling tiles containing man made mineral fibre.

**Diatomaceous earth** - older form of insulation containing asbestos organic fibre, straw and fine soil.

**Galbestos** - galvanised profiled metal construction sheets with a bitumen coating containing asbestos.

**Verge edging/under cloak** - edge support strip for roof tiles at a gable end.

**Thermoset plastic** - hard set, high-density composite plastic.

**Fibreboard** - low-density board, usually comprised of organic fibre.

**MMMF** - machine-made mineral fibre.

## 4.0 GENERAL SITE OVERVIEW

### 4.1 Property Description

The property is a Day centre and former leisure centre.

### 4.2 Building or Premises Structure

i) Externally:

**Walls** - Solid / Brick

**Roof** - Clay tile / Pitched

**Soffits** - Timber

**Fascias** - Timber

**Canopies** - Timber

**Doors / Windows** - Plastic/Metal / Metal

**Flues / Chimney** - Brick / Metal

**Rainwater goods** - Plastic / Metal

**Verge edging** - None Present

**DPC** - None Present

**Outbuildings** - None Present

**Other Information** - Not applicable

ii) Internally:

**Walls and Partitions** - Solid / Plaster

**Riser panels** - Timber / Insulation board

**Ceilings** - Plaster board / Plaster / TC

**Textured Coatings** - To Ceilings

**Ceiling voids** - Accessed / Management survey

**Loft spaces** - None present

**Fire breaks and Cladding** - None present

**Floors and Coverings** - Concrete / Vinyl Floor Tiles / Vinyl Floor Covering

**Floor ducts** - None accessed

**Doors (& Panels)** - Timber / Metal

**Windows** - Plastic / Metal

**Windowsills** - Timber

**Other Information** - Not applicable

4.3 **Mechanical Services**

**Boiler / Heating** - Gas-Combi Boiler

**Calorifiers** - Metal tank

**Pipework** - Unlagged

**Residuals and Debris** - None Present

**Gaskets** -

**Fuel / Water tanks** - Plastic

**Flues** - Metal

**Floor Ducts** - None Present

**WC facilities** - Ceramic

**Sink units** - Metal

**Bath panel** - N/A

**Ventilation ducts** - None Present

**Fridges** - Domestic

**Friction linings** - None Present

**Other Information** - Not applicable

4.4 **Electrical Services (refer to Section 1.2.2)**

**Fuse and switch boxes** - Domestic / No Access - Live

**Light units** - Domestic / No Access - Live

**Electrical equipment** - Domestic / No Access - Live

**Other Information** - Not applicable

## 5.0 SURVEY RESULTS

Site: The Autumn Centre Corby

Surveyors: Stuart Guyatt

Date of survey: 14 August 2014

**Notes (Refer to table headings):-**

- 1) Survey Type: **MS** - Management Survey, **RS** - Refurbishment Survey, **DS** - Demolition Survey, **RI** - Re-inspection only.
- 2) Refer to bulk sample analysis record.
- 3) Analysis Level; **C** - Confirmed by analysis, **P** - Presumed, **SP** - Strongly Presumed.
- 4) Quantity is expressed as **area (m<sup>2</sup>)**, **volume (m<sup>3</sup>)**, **length (m)** or **number of items** as appropriate. All quantities given are approximate.
- 5) Access - **Low** - difficult to reach, **Medium** - some effort required to reach (ladder etc), **High** - within easy reach.
- 6) Risk category is as defined in Section 6 of this report, and is based on the risk material risk assessment algorithm detailed in HSG 264:  
Abbreviations - **M** = Product Type, **D** = Damage, **S** = Surface Treatment, **A** = Asbestos Type.
- 7) Suggested reinspection frequency as part of a Management Plan.

### 5.1 Asbestos Register

Location (refer to plan)	Survey Type <sup>1</sup>	Material Description	Sample Numbers	Asbestos Type <sup>2</sup>	Analysis level <sup>3</sup>	Quantity <sup>4</sup>	Access <sup>5</sup>	Condition	Risk Assessment Scores <sup>6</sup>					Re-inspection Period <sup>7</sup>
									M	D	S	A	Total	
External	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other Information</b> - No other suspect ACMs identified during survey of this area.														
G.01 Meeting Room	MS	Ceiling - Textured coating to plasterboard	14/8/B/14/SG1	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Low level - Bitumen sink pad	14/8/B/14/SG2	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.														
G.02 Cupboard	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
<b>Other Information</b> - Limited access as cupboard is extremely full/ Modern VFTs. No other suspect ACMs identified during survey of this area.														

**5.0 SURVEY RESULTS**Site: The Autumn Centre CorbySurveyors: Stuart GuyattDate of survey: 14 August 2014**5.1 Asbestos Register**

Location (refer to plan)	Survey Type <sup>1</sup>	Material Description	Sample Numbers	Asbestos Type <sup>2</sup>	Analysis level <sup>3</sup>	Quantity <sup>4</sup>	Access <sup>5</sup>	Condition	Risk Assessment Scores <sup>6</sup>					Re-inspection Period <sup>7</sup>
									M	D	S	A	Total	
G.03 Ladies Toilet	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Ceramic cisterns/ ceiling void contains loose MMMF insulation/ Plastic water tanks/ Foam lagged pipes/ Modern roof lining. No other suspect ACMs identified during survey of this area.												
G.04 Disabled Toilet	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Wall - Insulation board boxing	14/8/B/14/SG3	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFC/ Ceramic cistern/ No other suspect ACMs identified during survey of this area.												
G.05 Men's Toilet	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Ceramic cisterns. No other suspect ACMs identified during survey of this area.												
G.06 Office	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFC. No other suspect ACMs identified during survey of this area.												
G.07 Entrance Lobby	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFC. No other suspect ACMs identified during survey of this area.												

**5.0 SURVEY RESULTS**Site: The Autumn Centre CorbySurveyors: Stuart GuyattDate of survey: 14 August 2014**5.1 Asbestos Register**

Location (refer to plan)	Survey Type <sup>1</sup>	Material Description	Sample Numbers	Asbestos Type <sup>2</sup>	Analysis level <sup>3</sup>	Quantity <sup>4</sup>	Access <sup>5</sup>	Condition	Risk Assessment Scores <sup>6</sup>					Re-inspection Period <sup>7</sup>
									M	D	S	A	Total	
G.08 Corridor	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.09 Corridor	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.10 Cupboard	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Wall - Insulation board boxing (as G.04 - Toilet)	Refer to Sample 14/8/B/14/SG3	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. Cleaners cupboard. No other suspect ACMs identified during survey of this area.												
G.11 Lobby	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Wall - Insulation board panel (as G.04 - Toilet)	Refer to Sample 14/8/B/14/SG3	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Ceiling void as G.03. No other suspect ACMs identified during survey of this area.												

**5.0 SURVEY RESULTS**Site: The Autumn Centre CorbySurveyors: Stuart GuyattDate of survey: 14 August 2014**5.1 Asbestos Register**

Location (refer to plan)	Survey Type <sup>1</sup>	Material Description	Sample Numbers	Asbestos Type <sup>2</sup>	Analysis level <sup>3</sup>	Quantity <sup>4</sup>	Access <sup>5</sup>	Condition	Risk Assessment Scores <sup>6</sup>					Re-inspection Period <sup>7</sup>
									M	D	S	A	Total	
G.12 Cupboard	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.13 Store	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFC. No other suspect ACMs identified during survey of this area.												
G.14 Former Shower	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.15 Lobby	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.16 Changing Room	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFC. No other suspect ACMs identified during survey of this area.												
G.17 Shower	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Further suspect ACMs identified during survey of this area continue on following page.												

**5.0 SURVEY RESULTS**Site: The Autumn Centre CorbySurveyors: Stuart GuyattDate of survey: 14 August 2014**5.1 Asbestos Register**

Location (refer to plan)	Survey Type <sup>1</sup>	Material Description	Sample Numbers	Asbestos Type <sup>2</sup>	Analysis level <sup>3</sup>	Quantity <sup>4</sup>	Access <sup>5</sup>	Condition	Risk Assessment Scores <sup>6</sup>					Re-inspection Period <sup>7</sup>
									M	D	S	A	Total	
G.17 Shower	MS	Wall - Insulation board boxing (as G.04 - Toilet)	Refer to Sample 14/8/B/14/SG3	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFC. No other suspect ACMs identified during survey of this area.												
G.18 Boiler Room	MS	Pipework - Gasket within flange	14/8/B/14/SG5	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Wall - Insulation board boxing	14/8/B/14/SG4	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - 2x modern domestic gas boilers/ Modern water heater/ Un lagged copper pipes/ Plastic waste pipe within Supalux boxing. No other suspect ACMs identified during survey of this area.												
G.19 Dining Room	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Parquet flooring/ MMMF suspended ceiling tiles/ Textured coating to plasterboard ceiling above suspended ceiling/ Timber panels at high level walls. No other suspect ACMs identified during survey of this area.												
G.20 Reception	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Timber cladding to ceiling. No other suspect ACMs identified during survey of this area.												
G.21 Men's Toilet	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Ceramic cisterns/ Plastic waste pipe. No other suspect ACMs identified during survey of this area.												

**5.0 SURVEY RESULTS**Site: The Autumn Centre CorbySurveyors: Stuart GuyattDate of survey: 14 August 2014**5.1 Asbestos Register**

Location (refer to plan)	Survey Type <sup>1</sup>	Material Description	Sample Numbers	Asbestos Type <sup>2</sup>	Analysis level <sup>3</sup>	Quantity <sup>4</sup>	Access <sup>5</sup>	Condition	Risk Assessment Scores <sup>6</sup>					Re-inspection Period <sup>7</sup>
									M	D	S	A	Total	
G.22 Disabled Toilet	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Wall - Insulation board boxing (as G.04 - Toilet)	Refer to Sample 14/8/B/14/SG3	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
<b>Other Information</b> - Modern VFC/ Ceramic cistern. No other suspect ACMs identified during survey of this area.														
G.23 Ladies Toilet	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Ceramic cisterns. No other suspect ACMs identified during survey of this area.												
G.24 Hair Salon	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.25 Boiler Cupboard	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Modern gas boiler/ Plastic waste pipe/ Unlagged copper pipes/ Ceiling void contains Loose MMMF insulation/ Plastic water tanks/ Foam lagged pipes/ Modern roof lining. No other suspect ACMs identified during survey of this area.												
G.26 Heater Cupboard	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Limited access as cupboard is extremely full/ Modern VFC/ Modern water heater. No other suspect ACMs identified during survey of this area.												

**5.0 SURVEY RESULTS**Site: The Autumn Centre CorbySurveyors: Stuart GuyattDate of survey: 14 August 2014**5.1 Asbestos Register**

Location (refer to plan)	Survey Type <sup>1</sup>	Material Description	Sample Numbers	Asbestos Type <sup>2</sup>	Analysis level <sup>3</sup>	Quantity <sup>4</sup>	Access <sup>5</sup>	Condition	Risk Assessment Scores <sup>6</sup>					Re-inspection Period <sup>7</sup>
									M	D	S	A	Total	
G.27 Office	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Ceiling void as G.25. No other suspect ACMs identified during survey of this area.												
G.28 Cupboard	MS	No visible suspect asbestos containing materials identified OR No access. OR Presumed	-	-	-	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Modern fuse box/ Modern electric meter. Electrics cupboard. No other suspect ACMs identified during survey of this area.												
G.29 Cafe	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Low level - Bitumen sink pad	14/8/B/14/SG6	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.30 Kitchen	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		Under sinks - Bitumen adhesive	14/8/B/14/SG7	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFC/ Walls lined with uPVC panels/ Modern industrial kitchen equipment. No other suspect ACMs identified during survey of this area.												

**5.0 SURVEY RESULTS**Site: The Autumn Centre CorbySurveyors: Stuart GuyattDate of survey: 14 August 2014**5.1 Asbestos Register**

Location (refer to plan)	Survey Type <sup>1</sup>	Material Description	Sample Numbers	Asbestos Type <sup>2</sup>	Analysis level <sup>3</sup>	Quantity <sup>4</sup>	Access <sup>5</sup>	Condition	Risk Assessment Scores <sup>6</sup>					Re-inspection Period <sup>7</sup>
									M	D	S	A	Total	
G.31 Utility Room	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs/ Modern VFC. No other suspect ACMs identified during survey of this area.												
G.32 Lobby	MS	Ceiling - Textured coating to plasterboard (as G.01 - )	Refer to Sample 14/8/B/14/SG1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.33 Cloakroom	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFTs. No other suspect ACMs identified during survey of this area.												
G.34 Boiler Cupboard	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-
		<b>Other Information</b> - Modern VFC/ 2x Modern domestic gas boilers/ Unlagged copper pipes/ Plastic water tank/ Modern fuse box. No other suspect ACMs identified during survey of this area.												

## 5.2 RECOMMENDATIONS

Recommendations made within this report and in the register are based primarily on the condition, type, location and extent of the material, as well as the considered observations of the surveyor carrying out the survey. All recommendations should be regarded as a minimum precaution, and additional remedial measures or complete asbestos removal should also be considered.

**No visible suspect asbestos-containing materials were identified during survey on this occasion.**

### Additional Recommendations

- As noted, other asbestos materials may be present that could not be accessed within the remit of this survey. Care should be taken during any works in areas identified as not accessible, with any additional suspect materials identified for subsequent analysis.
- Where the survey has been carried out for demolition purposes, it is strongly recommended that additional inspection is carried out at the time of demolition, in conjunction with the demolition contractor to identify any ACMs that could not conceivably have been accessed during the survey process.
- In accordance with the requirements of **The Control of Asbestos Regulations 2012**, all asbestos removal or remedial works and disposal of asbestos materials indicated, should be undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **CAR 2012** and **The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009)**. As specified within CAR 2012, use of a **Licensed Asbestos Removal Contractor** is required to undertake remedial and removal works to some ACMs.
- Where reinspection periods have been indicated in the asbestos register, these are the maximum suggested interval at which the ACM is inspected to ensure its continued maintenance as part of the Management Plan. Re-inspection should be carried out by a suitably competent person or organisation and the findings of the inspection included in the review of the Management Plan.
- CAR 2012 also indicates that **all persons** *'whose work could foreseeably expose them to asbestos'* must have asbestos awareness training, provided by a certified training body or suitably competent person. APEC can provide this training.
- The Asbestos Essentials Task Manual gives guidance on a number of procedures involving non licensed materials or where the works are of sporadic nature and short duration. These procedures can be found at- [www.hse.gov.uk/asbestos/essentials](http://www.hse.gov.uk/asbestos/essentials)

## 6.0 RISK ASSESSMENTS AND PRIORITISATION SYSTEM

### 6.1 Material Risk Assessment

The risk assessments for asbestos materials identified in this survey are included in the asbestos register.

The material risk assessment used by our surveyors is that indicated in HSG 264. This is based on an allocation of points, relating to the **condition, surface treatment, material type, and asbestos content** of the material, using an algorithm pro-forma. This risk assessment relates to the **material** only, and an additional **priority assessment** (see below), should be allocated to accommodate the likely use of the area and the potential for disturbance to the material. The material risk assessment point scores are based on the following examples;

Sample variable	Score	Examples
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, mill boards, paper cardboard and felts, asbestos textiles, gaskets and ropes.
	3	Thermal insulation, sprayed asbestos, loose fill asbestos, packing and mattresses
Extent of Damage/Deterioration	0	Good condition, no visible damage.
	1	Low damage, surface scratches or marks, broken edges on boards.
	2	Medium damage, significant breakage of materials, or several small damaged areas revealing visible fibre.
	3	High damage or delamination of materials with visible fibre and debris
Surface Treatment	0	Asbestos reinforced composites, plastics, vinyls etc.
	1	<i>Enclosed</i> sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or <i>encapsulated</i> lagging or sprays
	3	Unsealed lagging or spray asbestos
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos types excluding Crocidolite
	3	Crocidolite

More complete guidance on the application of material risk assessment may be found in HSG 264

### 6.2 Priority Assessment

In addition to the above material assessment, as part of the management plan, a priority risk assessment should be carried out by the dutyholder, which should take into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.

Where we have been asked to provide Priority Assessment as part of the Survey and Report, any assessment made is outside of the scope of our UKAS accreditation, and the client should note that it is the responsibility of the Dutyholder to ensure that any priority assessment is accurate and up to date.

### **6.3 Materials Risk Assessment for Demolition Surveys**

- 6.3.1 Where a Demolition survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations and Material Risk Assessments may be made for the purposes of operatives entering the property and are indicated in the Survey Results section of this report.

## 7.0 Appendix

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- 7.1 Photographs
- 7.2 Site plans (With asbestos sample and material locations)
- 7.3 Confirmation of Analysis Reports for Bulk Sample analysis

### Key to Site Plans. (Not to Scale)

**Asbestos containing samples**

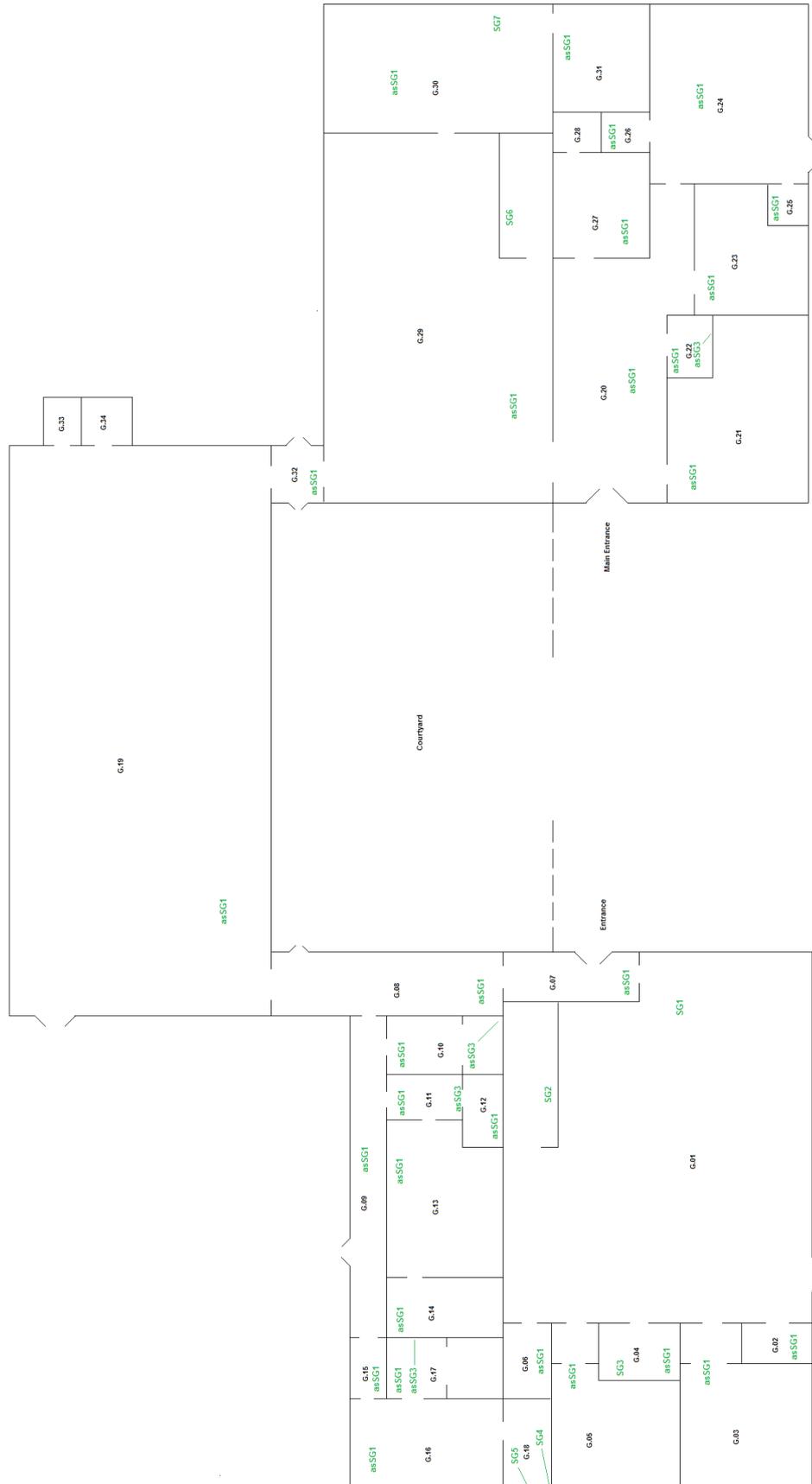
**None asbestos containing samples**

**7.1 Photographs** (Positive asbestos containing samples only in numerical order)

Only photographs of positive asbestos containing samples are included in this survey.

No visible suspect asbestos containing materials were identified during survey on this occasion.

### 7.2 Plans (Not to Scale)





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3 October 2014

10 Fleming Road  
 Earlstree Industrial Estate  
 Corby  
 Northamptonshire  
 NN17 4SW

FOR THE ATTENTION OF: Mark Henry

**CONFIRMATION OF ANALYSIS**

**DOCUMENT NUMBER:** SY.14.08.104

**SITE ADDRESS:** The Autumn Centre, Corby

**SITE LOCATION:** Management Survey Throughout

**SAMPLES TAKEN BY APEC:** Stuart Guyatt

**ON:** 14 August 2014

**DATE CLIENT SAMPLES RECEIVED:** N/A

**SAMPLES ANALYSED BY:** Joe McIntyre

**ON:** 21 August 2014

<b>Sample Number</b>	<b>Sample Location and Description</b>	<b>Asbestos Content</b>
14/8/B/14/SG1	G.01 - Ceiling Textured coating to plasterboard	No Asbestos Detected
14/8/B/14/SG2	G.01 - Low level Bitumen sink pad	No Asbestos Detected
14/8/B/14/SG3	G.04 Toilet - Wall Insulation board boxing	No Asbestos Detected
14/8/B/14/SG4	G.18 - Wall Insulation board boxing	No Asbestos Detected

**DOCUMENT NUMBER:** SY.14.08.104

**SITE ADDRESS:** The Autumn Centre, Corby

**SITE LOCATION:** Management Survey Throughout

**SAMPLES TAKEN BY APEC:** Stuart Guyatt

**ON:** 14 August 2014

**DATE CLIENT SAMPLES RECEIVED:** N/A

**SAMPLES ANALYSED BY:** Joe McIntyre

**ON:** 21 August 2014

<b>Sample Number</b>	<b>Sample Location and Description</b>	<b>Asbestos Content</b>
14/8/B/14/SG5	G.18 - Pipework Gasket within flange	No Asbestos Detected
14/8/B/14/SG6	G.29 - Low level Bitumen sink pad	No Asbestos Detected
14/8/B/14/SG7	G.30 Kitchen - Under sinks Bitumen adhesive	No Asbestos Detected

**DOCUMENT NUMBER:** SY.14.08.104

**NOTES**

If asbestos is present in the material which the sample represents, and if this material is to be removed or otherwise disturbed, then safety precautions must be taken in accordance with the Control of Asbestos Regulations 2012 and amendments, in addition to relevant Health and Safety Executive (HSE) Codes of Practice.

Chrysotile - **WHITE** asbestos

Amosite - **BROWN** asbestos

Crocidolite - **BLUE** asbestos

Other less common types of asbestos are fibrous **actinolite**, **anthophyllite** and **tremolite**, which for legislative purposes must be treated similar to amosite.

Estimates of concentration are outside the scope of our UKAS Accreditation and the method of analysis employed. However, further guidance on typical percentages of asbestos used in various products is available within HSG 264, published by the HSE.

**Method of Analysis**

The bulk samples were analysed using documented in house methods based upon HSG 248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures, as published by the HSE.

Samples are subjected to initial stereo microscope examination to determine the presence of fibre, accompanied by mechanical and / or chemical treatment to release fibres from the sample matrix. Fibres are then analysed using polarised light microscopy techniques, including central stop dispersion staining, to confirm asbestos type.

**Clients' Samples**

Where clients have provided their own samples of bulk materials, APEC is not responsible for such sampling, nor for the consequences of inaccurate results or conclusions based on these samples.

On behalf of APEC Environmental Limited



X	C.Watson – Area Operations Manager
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SIGNED.....