



CBC Asbestos Refurbishment & Demolition Survey Report Farmstead Road – Shops Parade, Corby April 2019



CBC Asbestos Refurbishment & Demolition Survey Report Farmstead Road – Shop Parade, Corby April 2019

Reference:				
Issue			Prepared by	Verified by
V1	Apr 19	DP		
			Daniel Payne	
			Asbestos Surveyor	Asbestos Works Co-ordinator
			24/04/19	08/05/19
File Ref: P:\3. Asbestos Management System Folder\1 Property Registers Surveys Sampling\Commercial\Farmstead Road\Shops parade\Farmstead Road - shop Parade.doc				
Corby Borough Council, 10 Fleming Road, Corby, Northants, NN17 4SW Telephone: 01536 464646				

Contents

Section 0	Executive Summary
Section 1	Introduction
1.1	General
1.2	Objectives
1.3	Survey Limitations
1.4	Report Conditions
Section 2	Site Details
2.1	Location
2.2	Buildings
Section 3	Survey Methodology
Section 4	Survey Conditions
4.1	Access Constraints
4.2	Areas of No Access
4.3	Survey Specific Notes
Section 5	Asbestos Register
Section 6	Recommendations
Section 7	Glossary of Terms
Section 8	References

Appendices

Appendix A	Inspection Reports
Appendix B	Risk Assessment Criteria
Appendix C	Site Sketches
Appendix D	Analysis Certificates

Corby Borough Council – Asbestos Report



0.0 Executive Summary

Site Location	The site address is Farmstead Road – Shop Parade, Corby.
Site Description	The site comprises of a Shop Parade.
Date and type of survey undertaken	<p>The survey was undertaken to assist with the compliance of the Control of Asbestos Regulations (CAR) 2012. A Corby Borough Council (CBC) Asbestos Refurbishment & Demolition Survey was undertaken in accordance with HSG 264 – The Asbestos Surveyors Guide.</p> <p>The CBC Asbestos Refurbishment & Demolition Survey was conducted on 24th April 2019 by Daniel Payne of CBC.</p> <p>Sample analysis techniques were UKAS accredited in accordance with HSG 248 – Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.</p>
Summary of Asbestos Containing Materials Identified	<p>A total of 2 no. samples were analysed following the survey. Of these, 0 no. samples were confirmed as containing asbestos.</p> <p>No asbestos was detected following analysis after the survey at this property.</p> <p>All materials identified can be managed in situ via periodic re-inspection. However, if the materials are to be disturbed by the refurbishment works they should be removed.</p>
Areas of No Access	<p>Every effort was made to access all areas of the site. Inaccessible areas and limitations of a CBC Asbestos Demolition / Refurbishment Survey are detailed in Sections 1.3.2 and 4.2 of this report.</p> <p>Inaccessible areas should be presumed to contain asbestos containing materials (ACM's) until such time as an inspection can be made that proves otherwise, as required by the Control of Asbestos Regulations (CAR) 2012.</p>
General Recommendations	<p>If asbestos containing materials (ACM's) are to remain in-situ across the premises, CAR 2012 requires a Duty Holder be appointed/identified, who will be responsible for producing and implementing an Asbestos Management Plan, as defined by HSG 227.</p> <p>Due to the nature of a CBC Asbestos Refurbishment & Demolition Survey there is always the possibility of asbestos being present within inaccessible areas and those areas outlined within Sections 1.3.2 and 4.2 of the report are outside the scope of this type of survey. If any work is to be carried out within these areas then materials encountered should be presumed to contain asbestos unless there is strong evidence for a reasoned argument that the material does not contain asbestos. This can be achieved by taking a sample and having subsequent analysis undertaken on the sample in accordance with HSG 248.</p> <p>Prior to demolition, refurbishment or any other works that might disturb the asbestos materials identified, they should be removed. It is recommended that a site-specific method statement be produced in order to facilitate the removal of the asbestos. It is advised that a duty holder be appointed to coordinate and oversee the management of asbestos at the site.</p>
<p><i>This sheet is intended to provide a summary only of the asbestos survey findings. It does not provide a definitive engineering analysis for the purposes of costing or construction and is subject to the limitations of this CBC Asbestos Refurbishment Survey.</i></p>	

Corby Borough Council

1.0 Introduction

1.1 General

CBC undertook an Asbestos Refurbishment & Demolition Survey at Farmstead Road – Shop Parade, Corby.

Daniel Payne undertook the survey on 24th April 2019

1.2 Objectives

A CBC Asbestos Refurbishment & Demolition Survey was undertaken at the site in order to meet the following objectives:

- To identify the presence, location and condition of reasonably accessible asbestos containing materials (ACM's).
- To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.

1.3 Survey Limitations

1.3.1 Whilst the surveyors made every effort, CBC cannot guarantee that all asbestos containing materials have been identified, or that survey results are definitive. Specific areas of the site where suitable access was not available are recorded in Section 4.2 of this document.

1.3.2 Features that generally fall outside the scope of a CBC Asbestos Refurbishment Survey include:

- Within cavity walls
- Areas behind or above suspect asbestos containing materials
- Within solid concrete floors where asbestos shuttering may have been used
- Areas where asbestos is sandwiched between non-asbestos materials
- Within underground ducts etc. where reasonable access is unavailable
- Within live plant or electrical apparatus
- Beneath the lagging of live pipes
- Areas where access may involve damaging the fabric of the building

1.3.3 A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials at the site. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

1.3.4 In accordance with The CAR 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless sampled to prove otherwise.

2.0 Site Details

2.1 Location

The site address is Farmstead Road – Shop Parade, Corby.

2.2 Buildings

The site comprises of a Shop Parade.

2.2.1 Specific areas included within the survey scope are as follows:

- Externals – 01 / External

3.0 Survey Methodology

- 3.1** A CBC Asbestos Refurbishment & Demolition Survey, based upon the methodology set out in HSG 264 was undertaken. Each accessible area was inspected to locate materials presumed or strongly presumed to contain asbestos, and samples were taken where necessary.
- 3.2** Photographs of each sample location were taken, however where similar materials were identified these are referenced to similar homogeneous materials.
- 3.3** Each sample is assessed using a material assessment algorithm, which assigns a score of risk to each individual ACM based the following criteria:
- Friability;
 - Condition;
 - Surface Treatment;
 - Fibre Type;

Each criterion has various scores and when all the scores for each are added together a value of risk is generated for the material. This is only a requirement of HSG 264 for Asbestos Refurbishment Surveys.

- 3.4** All samples were analysed by a UKAS accredited laboratory using Polarised Light Microscopy and Dispersion Staining techniques in accordance with HSG 248.

4.0 Survey Conditions

4.1 Access Constraints

- 4.1.1 All areas of the site were assessed (unless stated in Section 4.2) for the presence of ACM's and where ACM's were presumed and/or strongly presumed samples were taken. These presumptions are based upon surveyors experience associated with identification of a particular material.

4.2 Areas of No Access

- 4.2.1 The table below identifies areas of no access:

Area of No Access	Reason
All Areas were Accessed	

Please refer to Section 1.3.2 for our standard CBC Asbestos Demolition / Refurbishment Survey limitations.

4.3 Survey Specific Notes

- 4.3.1 There is always a possibility that asbestos materials other than those highlighted by the report are present in those areas not accessed fully at the time of the survey.
- 4.3.2 Inaccessible areas should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.
- 4.3.3 A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.
- 4.3.4 In accordance with the Control of Asbestos Regulation 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless strongly presumed otherwise or sampled to prove otherwise.
- 4.3.5 Asbestos products and non-asbestos products in some areas of the building are located in close proximity to each other. Care must be taken when removing the asbestos in order that contamination of the non-asbestos materials is not caused, as this will increase disposal costs.
- 4.3.6 Material assessments have been undertaken on the various items inspected. These assessments are carried out according to the material assessment algorithm appended to this report, which is based on the assessment criteria in HSG 264.

5.0 Asbestos Register

Project Name	Corby Borough Council
--------------	-----------------------

Date of Survey	24th April 2019
----------------	-----------------

Area	Feature	Material Type - (Friability)	Photo No.	Asbestos Fibre	Condition / Surface Treatment	Extent	Access / Position	Reference Number / (Identification)	Risk Band	Recommendations
No asbestos was detected following analysis after the survey at this property.										

6.0 Recommendations

6.1 Summary

Survey inspection reports detail the ACM identified, its approximate extent and its priority risk rating, these reports are contained within Appendix B of this report. The asbestos register, Section 5.0 of this report summarises asbestos containing materials and presumed asbestos materials identified during the course of the survey.

6.2 Further Investigation

There is a possibility that asbestos material may be present in those areas that were not accessed at the time of the survey.

6.3 General

If asbestos removal is required, a site-specific asbestos removal specification, risk assessment and method statement shall be produced in order to facilitate any asbestos removal works.

The waste generated from asbestos removal should be notified and disposed of in accordance with the Hazardous Waste (England & Wales) Regulations 2005.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a management plan is produced and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site.

Where asbestos insulation materials are removed, the building manager should ensure that non-asbestos replacement materials are installed, to maintain fire proofing.

6.4 Asbestos Management Plan (AMP)

The Control of Asbestos Regulations 2012 stipulates under Regulation 4, that persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment for the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan (AMP).

Areas highlighted in Sections 1.3.2 and 4.2 as areas of 'no access' should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

Asbestos materials were encountered in the survey as detailed in Section 5.0. The AMP should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'no access' as stated in Sections 1.3.2 & 4.2. For example the requirements for working in these areas may be a permit to work system, appropriate risk assessments or by other means to ensure people are not exposed to asbestos.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be considered to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an AMP for the building. The Duty Holder must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: [A Comprehensive Guide to Managing Asbestos in Premises, taking into account factors such as:](#)

- **Normal Occupant Activity** – assessment based upon the interaction of occupants and the area being assessed.
- **Likelihood of disturbance** – assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
- **Human Exposure Potential** – assessment based upon number of occupants, frequency of use and duration of use.
- **Maintenance Activity** – assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.

CBC can assist in the process of risk assessment to further develop the AMP in accordance with L127 and HSG 227.

6.5 MMMF

A number of materials associated with Machine Made Mineral Fibre (MMMF) are present within areas of the building. These materials are covered by the COSHH regulations and persons working on or near these materials should undertake sufficient risk assessments and/or wear appropriate Personal Protective Equipment.

7.0 Glossary of Terms

ACM	Asbestos Containing Material
AIB	Asbestos Insulating Board
AMP	Asbestos Management Plan
CAR	Control of Asbestos Regulations
CBC	Corby Borough Council
EA	Environment Agency
HSE	Health and Safety Executive
HSG	Health and Safety Guidance
MMMF	Machine Made Mineral Fibre
NADIS	No Asbestos Detected in Sample
UKAS	United Kingdom Accreditation Service

8.0 References

HSG 264	Asbestos: The Surveyors Guide, 2012.
HSG 248	Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.
CAR 2012	The Control of Asbestos Regulations 2012.

Appendix A

Inspection Reports

Photo Number	1	Reference number	240419DP01
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	NADIS: No asbestos detected in sample		

Building	Farmstead Road - shops	Condition	Good	0
Floor Level	External	Surface Treatment	Composite materials, reinforced plastics, resin, vinyl materials	0
Location	01 / External	Material Friability	Low	1
Feature	Render to columns	Asbestos Type	N.A.D.I.S	0
Material Type	Textured Coating			
Extent	15 No.			
Recommendation	No action necessary	Assessment Score		0
		Assessment Band		E

Site Address Farmstead Road - Shops Parade Corby	Client Details Corby Borough Council 10 Fleming Road Corby Northants NN17 4SW
---	---

Corby Borough Council 10 Fleming Road Corby Northants NN17 4SW	Contact Details: Tel: 01536 740060 Fax: 01536 740068 Email: asbestos.team@corby.gov.uk	
--	---	---

Photo Number	2	Reference number	240419DP02
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	NADIS: No asbestos detected in sample		

Building	Farmstead Road - shops	Condition	Good	0
Floor Level	External	Surface Treatment	Composite materials, reinforced plastics, resin, vinyl materials	0
Location	01 / External	Material Friability	Low	1
Feature	Render to concrete ceiling	Asbestos Type	N.A.D.I.S	0
Material Type	Textured Coating			
Extent	500 sq. m.			
Recommendation	No action necessary		Assessment Score	0
			Assessment Band	E

Site Address Farmstead Road - Shops Parade Corby	Client Details Corby Borough Council 10 Fleming Road Corby Northants NN17 4SW
---	---

Corby Borough Council 10 Fleming Road Corby Northants NN17 4SW	Contact Details: Tel: 01536 740060 Fax: 01536 740068 Email: enviro@wyg.com Web: www.wyg.com	
--	--	---

Photo Number	3	Reference number	240419DP03
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable

Notes	NADIS: No asbestos detected in sample
-------	---------------------------------------

Building	Farmstead Road - shops	Condition	Good	0
Floor Level	External	Surface Treatment	Composite materials, reinforced plastics, resin, vinyl materials	0
Location	01 / External	Material Friability	Low	1
Feature	Roof lining	Asbestos Type	N.A.D.I.S	0
Material Type	Bitumen			
Extent	500 sq. m.			
Recommendation	No action necessary	Assessment Score		0
		Assessment Band		E

Site Address Farmstead Road - Shops Parade Corby	Client Details Corby Borough Council 10 Fleming Road Corby Northants NN17 4SW
---	---

Corby Borough Council 10 Fleming Road Corby Northants NN17 4SW	Contact Details: Tel: 01536 740060 Fax: 01536 740068 Email: enviro@wyg.com Web: www.wyg.com	
--	--	---

Appendix B

Risk Assessment Criteria

Corby Borough Council – Asbestos Report



Material Risk Assessment

Material Assessment Algorithm

The material risk assessment algorithm is detailed within HSG 264 and is a requirement for identifying areas of concern in order to develop an Asbestos Management Plan as required by the Control of Asbestos Regulations 2012.

The CBC Algorithm is based upon the HSG 264 algorithm, with the scoring shown below:

Product type (Friability)	Reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints or decorative finishes, cements, etc)	1
	AIB, millboards, other low density insulating boards, textiles, gaskets, ropes, woven textiles, paper and felt	2
	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage (Condition)	Good: No visible damage	0
	Low damage: A few scratches or surface marks, broken edge to boards, etc	1
	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
	High damage or delamination of materials, spray and thermal insulation. Visible asbestos debris	3
Surface Treatment	Composite materials, reinforced plastics, resins, vinyl tiles	0
	Enclosed sprays and lagging, encapsulated AIB, cement, etc	1
	Unsealed AIB, encapsulated laggings or sprays	2
	Unsealed lagging or spray	3
Fibre Type	No Asbestos Detected	0
	Chrysotile	1
	Amosite	2
	Crocidolite	3

Once the score from each criteria is totalled a material assessment score is provided. Generally the higher the score the higher associated risk posed by a particular ACM.

The hazard assessment criterion examines the risk posed by an asbestos material to release fibres that may be inhaled. This factor is the most significant when assessing asbestos. Therefore in order to consider if an asbestos material will release fibres the material assessments considers the type of asbestos, the extent of any damage to the material, whether people will come in contact with the material etc.

These assessments are required to establish an asbestos management plan as it identifies areas of risk in order that procedures can be put in place, remedial works can be undertaken etc.

Corby Borough Council

Corby Borough Council – Asbestos Report



Risk Bands

The total material assessment algorithm value for each item, is compared to Risk Bands as developed by CBC in close consultation with HSG 264. The risk bands are as follows:

Band A – (10 points or above) – High Risk Material - Materials in this category pose an immediate risk to anybody in their vicinity and as such, immediate plans for removal should be made. Until Removal can be achieved, access to the location of the material should be restricted and temporary measures to seal or repair the material should be put in place. Affixing asbestos warning labels can provide additional protection prior to removal.

Risk Band B – (7 – 9 Points) – Medium Risk Material – Materials in this category require remedial action as soon as reasonably practicable. Action may range from removal to repair, encapsulation and labelling. If left in-situ, the condition of the material should be monitored regularly, ideally as a minimum, at least on a six monthly basis and may require further repair or encapsulation if the condition has deteriorated.

Risk Band C – (5 – 6 Points) – Low Risk Material – This category indicates the need for regular monitoring although the current risk of fibre release is low, this material may suffer deterioration through age/accident. It is recommended that asbestos materials in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs the material should be re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

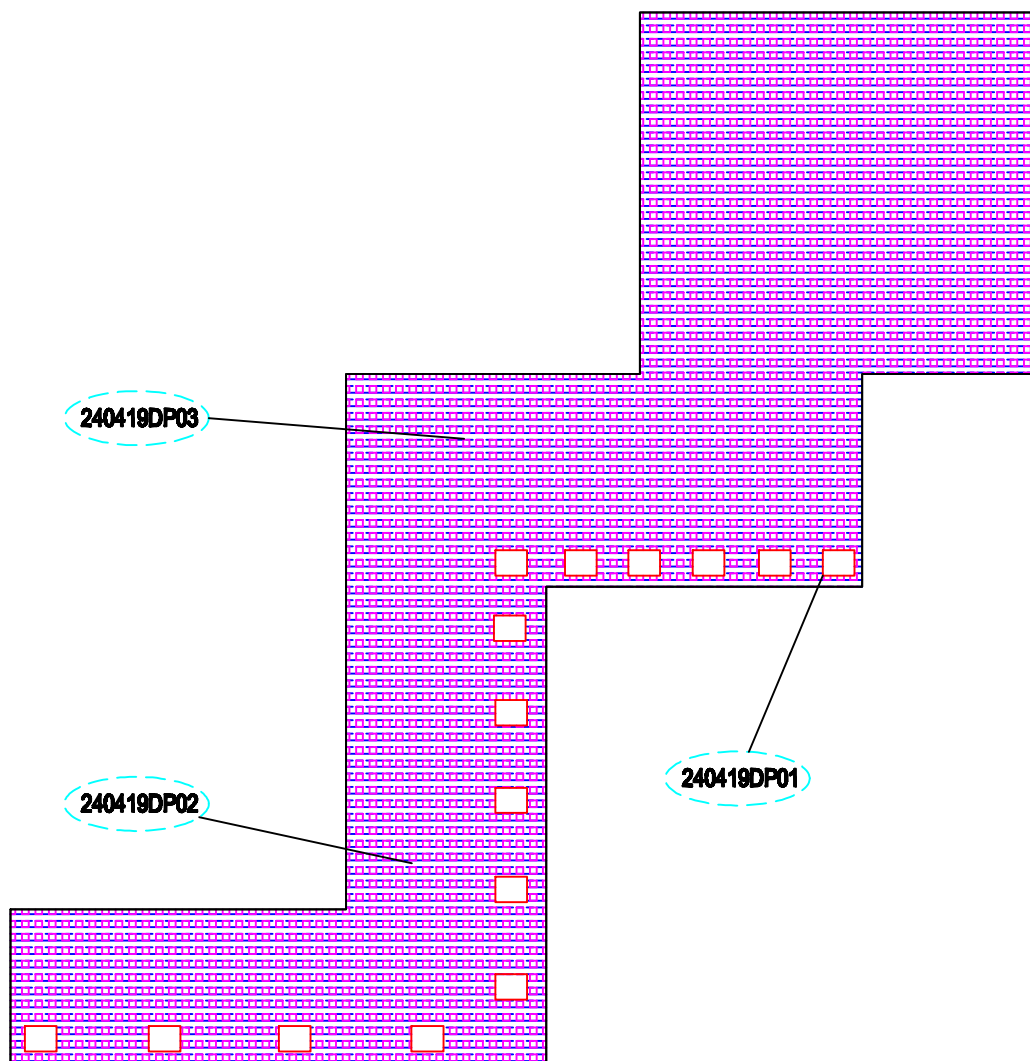
Risk Band D – (1 – 4 Points) – Very Low Risk Material – This category indicates Low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band E (0 points) – No Asbestos Detected – No action is required.

Appendix C

Site Sketches

NOTE: SKETCH TO BE READ IN CONJUNCTION WITH THE REPORT



REFERENCE

XXXXXXXXY001

POSITIVE INSPECTION



Asbestos Bitumen roof lining

XXXXXXXXY001

NEGATIVE INSPECTION



Textured coating - Render



Textured coating - Render to columns



NO ACCESS



Address:
Farmstead Road - Shop parade
Corby

Drawing Title:
Corby Borough Council
Asbestos Survey Plan

Client Address:
Depot Fleming Road
Earlstree industrial Estate, Corby

Scale of As Ref to Site	Drawn By GP	Checked By GP	Revision 1
----------------------------	----------------	------------------	---------------

Appendix D

Analysis Certificates

CERTIFICATE OF BULK SAMPLE ANALYSIS

BDA 069 Last Revised: 3/7/2017 Revision No.:7

ClientCorby Borough Council
Fleming Road Depot
10 Fleming Road, Earlstrees Ind
Estate
Corby
Northamptonshire
NN17 4SWContact Name

Mr Dan Payne

Sample Address

3A0104798

Job No : CBC/BS/CW/01974

Number of Samples : 3

Collected By : Client

Date Bulks Received : 29/04/2019

Bulk Laboratory. : Barnsley Lab

Sample No Bulk Analyst	Date Analysed / Issued	Location Sample Address	Building	Room	Client Ref.	Description	Identification	Comments
Certificate ID : 1								
CW/16361 Chris Washington	02/05/19 02/05/19		Farmstead Road - Shops	External, 01 / External	240419D P01	Render to columns, Textured Coating	Non-detected	
CW/16362 Chris Washington	02/05/19 02/05/19		Farmstead Road - Shops	External, 01 / External	240419D P02	Render to concrete ceiling, Textured Coating	Non-detected	
CW/16363 Chris Washington	02/05/19 02/05/19		Farmstead Road - Shops	External, 01 / External	240419D P03	Roof lining, Bitumen	Non-detected	

BDA Surveying Ltd bear no responsibility for samples taken by a third party, or interpretation of results due to having no involvement in sampling locations, methods of sampling or sample size. All analysis carried out as described in BDA Surveying in-house methods, which is in accordance with HSG248. Certificate shall not be reproduced except in full without the written approval of the laboratory.

Analyst : Chris Washington

Signed :

