



**ORACLE**  
SOLUTIONS

**Asbestos Re-Inspection Report and Register**



<b>Site:</b>	Chesham House, 53 - 59 Lower Street, Kettering, Northamptonshire, NN16 8BH
<b>Contract:</b>	C07437
<b>Surveyor:</b>	Mr John Myers
<b>Re-Inspection Date:</b>	6 <sup>th</sup> June 2017
<b>Report Date:</b>	22 <sup>nd</sup> June 2017
<b>Re-Inspection Due:</b>	6 <sup>th</sup> June 2018
<b>Client:</b>	<b>Kettering Borough Council</b> 4 Robinson Way, Telford Industrial Estate, Kettering, NN16 8PP

**Oracle Solutions Holdings Limited**  
Head Office: Unit 16, Trinity Centre,  
Park Farm Industrial Estate, Wellingborough,  
Northamptonshire, NN8 6ZB

**Tel:** 0844 800 0801  
**Email:** mail@oracleasbestos.com  
**Web:** www.oracleasbestos.com



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Site Plans

## 1.0 Introduction

- 1.1 This report provides detailed information and results following an asbestos re-inspection survey. The re-inspection was carried out in full accordance with the 'Control of Asbestos Regulations 2012', HSG264 Asbestos: The Survey Guide, which is specific guidance for 'Surveying, sampling and assessment of asbestos containing materials' and L127 Approved Code of Practice and Guidance 'The management of asbestos in non-domestic premises'.
- 1.2 In accordance with approved code of practice any ACM (asbestos containing material) identified or suspected, will need to be inspected periodically to check that it has not deteriorated or been damaged. Decisions on how often this needs to be done can be made by thinking about where the material is, how many people work near it, whether it is easy to reach and might get bumped by trolleys or vehicles, whether it might be damaged by vermin or water leakage or whether it is out of the way. It will need to be checked more often if it is in a place where it might get damaged.
- 1.3 When re-inspected the records and drawings must be updated to reflect any changes discovered. As a minimum the material should be checked every six to twelve months even if it is in good condition and not going to be disturbed, as it may for example be accidentally damaged.
- 1.4 The re-inspection due date recorded within the asbestos register sheets of this report are based on the material risk assessment and the minimum requirement as detailed within current guidance documents. When the duty holder carry's out the required priority risk assessments, as part of their asbestos management plan, this period should be checked to ensure that it is adequate given the results of those assessments.
- 1.5 This document is an asbestos re-inspection report & register and not an asbestos survey report. Therefore this document as a standalone report is **not** adequate for asbestos management or refurbishment / demolition works. For the purposes of asbestos management this document should be viewed along with the original asbestos survey report and any subsequent asbestos data such as other additional re-inspection reports or removal and remediation documentation.
- 1.6 If not already undertaken, prior to refurbishment or demolition works, a full Asbestos Refurbishment or Demolition Survey is required, as detailed within 'The Control of Asbestos Regulations 2012', relevant approved codes of practice and health & safety guidance notes.

## 2.0 Original ACM Information

- 2.1 This re-inspection report should be read in conjunction with the original asbestos survey reports and where applicable re-inspection reports to which it refers.

<b>Original Report Type: (On which the Re-Inspection was based)</b>	Asbestos Management Survey Re-Inspection Report
<b>Original Report Date:</b>	1 <sup>st</sup> July 2011
<b>Original Report I.D. Number:</b>	C03071
<b>Original Report Prepared By:</b>	Oracle Solutions (UK) Ltd

### 3.0 Re-Inspection Executive Summary

- 3.1 The total number of asbestos locations requiring inspection will be in accordance with the original asbestos survey report and any other additional information or documentation supplied by the client.
- 3.2 Where an asbestos location has been inspected and the asbestos containing material has been removed or is no longer present, the area will be recorded as having been inspected and additional details with regards to its removal will be detailed within section '5.0 Details of Removed ACMs'.
- 3.3 Where asbestos locations have not been inspected due to access restrictions these are detailed within section '6.0 No Access Areas and Restrictions'.

Total number of asbestos locations requiring inspection:	5
Total number of asbestos locations inspected:	5

### 4.0 ACMs Executive Summary

- 4.1 The executive summary only contains details of asbestos locations and ACMs as detailed within the original documentation to which this report refers and where the ACMs were still present and where access was achieved for the purposes of inspection.
- 4.2 The following table is an executive summary of asbestos containing materials which were inspected during the re-inspection survey. Within the table are page references referring to the 'Asbestos Register' section of this report. The 'Asbestos Register' section contains photographs, detailed comments and recommendations for each item inspected. Generally, all sites should show 'low' or 'very low' assessments, for identified asbestos products, in order for such materials to be considered safe and manageable.

#### Survey Overview

Current Material Risk						
OSL No/ Sample Ref	Risk:	Room / Area:	Product Type:	Asbestos Type:	Extent:	Page:
OSL001 / S01	Low	Main Building Basement	Redundant Cement Flue Pipe	Chrysotile (White)	2 lm	9
OSL002 / S02	Very Low	Main Building Ground Floor Rooms 03, 01, 12, 5, 9, 6, 2, 14 & 15	Textured Coating	Chrysotile (White)	140 m <sup>2</sup>	10
OSL003 / S03	Very Low	Main Building Ground Floor Kitchenette 11	Textured Coating	Chrysotile (White)	4 m <sup>2</sup>	11
OSL004 / S04	Very Low	Main Building First Floor Corridor 8	Textured Coating	Chrysotile (White)	157 m <sup>2</sup>	12
OSL005 / S05	Very Low	Main Building Second Floor Rooms 11,9,10,12, 6,4,3,5,1 & 2	Textured Coating	Chrysotile (White)	55 m <sup>2</sup>	13

## **5.0 Material Risk Assessments**

- 5.1 The risk categories detailed within this report are part of the material assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos materials are not scored.
- 5.2 The following algorithm is a material assessment which identifies high risk materials, that is those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action.
- 5.3 Under 'Regulation 4' (The duty to manage), of 'The Control of Asbestos Regulations 2012', the duty holder is required to carry out additional assessments using this report together with their detailed knowledge of additional factors such as, i) use to which the location is put, ii) the occupancy of the area, iii) the activities carried on in the area; and iv) the likelihood / frequency with which maintenance activities are likely to take place. This additional assessment will form the basis of the required asbestos management plan.
- 5.4 The following tables contains examples of scores which are added together to calculate a total score of between 2 and 12. This total score forms the material assessment score.

## Material Assessment Algorithm

Sample Variable	Score	Examples of scores
<b>Product Type:</b> (or product debris)	<b>1</b>	Asbestos reinforced composites (plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints or decorative finishes asbestos cement etc).
	<b>2</b>	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	<b>3</b>	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Sample Variable	Score	Examples of scores
<b>Damage Extent:</b> (or deterioration)	<b>0</b>	Good condition: no visible damage.
	<b>1</b>	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	<b>2</b>	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	<b>3</b>	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Sample Variable	Score	Examples of scores
<b>Surface Treatment:</b>	<b>0</b>	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	<b>1</b>	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	<b>2</b>	Unsealed AIB, or encapsulated lagging and sprays.
	<b>3</b>	Unsealed lagging and sprays.

Sample Variable	Score	Examples of scores
<b>Asbestos Type:</b>	<b>1</b>	Chrysotile.
	<b>2</b>	Amphibole asbestos excluding crocidolite.
	<b>3</b>	Crocidolite.

## 6.0 Details of Removed ACMs

- 6.1 The following table details asbestos containing materials, which were detailed within the original asbestos survey or additional inspection documents, which when inspected were no longer present within the specified location.

No:	Room / Area:	ACM Not Present:	Additional Notes & Details:
1	N/A	N/A	N/A – All ACMs which were detailed within the original documentation were present.

## 7.0 No Access Areas and Restrictions

- 7.1 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted.

**Table 6:** No access and restrictions

No:	Room / Area:	ACM to be inspected:	No access and restriction details:
1	Ground Floor, Safes Within Kitchen 11	At the time of the survey there were no available keys.	Ground Floor, Safes Within Kitchen 11

- 7.2 The client and or duty holder must presume that asbestos containing materials are present within all restricted or non accessed areas until proven otherwise and take appropriate precautionary asbestos management measures. These measures should take into account that the asbestos containing materials which were not inspected may be in a poor condition.



## 8.0 Asbestos Register

- 8.1 The 'Asbestos Register' section contains all data collected during the re-inspection. Each element is fully detailed with a material assessment, photograph, relevant comments and recommendations.
- 8.2 Each asbestos register sheet has been given a unique location reference number which can be identified with a prefix of 'OSL:' followed by a unique identifier e.g. 'OSL: 001'. Each location can be referenced to the site plans which are contained within 'Appendix A'.
- 8.3 All recommendations are in accordance with The Control of Asbestos Regulations 2012, and are based on a minimum requirement to place all asbestos containing materials into a safe and manageable condition.
- 8.4 Any recommended asbestos remediation work must be carried out in full accordance with The Control of Asbestos Regulations 2012 by a competent, trained and insured contractor. Where licensed activities are advised, these should be notified to the appropriate local enforcing authority 14 days prior and should only be undertaken by a licensed asbestos organisation.
- 8.5 All elements have been assessed as follows:

Colour:	Risk: Potential to Release Fibre if Disturbed / Score
Red	High / 10+
Yellow	Medium / 7-9
Light Green	Low / 5-6
Dark Green	Very Low / 1-4
Grey	No ACMs Detected / 0




### Asbestos Register Sheet

<b>Contract No:</b> C07437	<b>Client:</b> Kettering Borough Council	<b>Location Ref OSL:</b> 001	
<b>Site:</b> Chesham House, 53 – 59 Lower Street, Kettering, Northamptonshire, NN16 8BH		<b>Inspection Date:</b> 06/06/17	
<b>Building:</b>	Main	 	
<b>Floor:</b>	Basement		
<b>Room Area:</b>	Basement		
<b>Description:</b>	Redundant Cement Flue Pipe		
<b>Quantity:</b>	2 lm		
<b>Accessibility:</b>	Easy		
<b>Product Type:</b>	(Score 1,2,3 = 1) Cement		
<b>Damage Extent:</b>	(Score 0,1,2,3 = 2) Medium		
<b>Surface Treatment:</b>	(Score 0,1,2,3 = 1) Unsealed	<b>Re-inspection Due:</b>	06/06/18
<b>Asbestos Type:</b>	(Score 1,2,3 = 1) Chrysotile (White)	<b>Sample Ref:</b>	Sampled - S01
<b>Material Assessment:</b>		<b>Risk Score = 5</b> <b>Low</b>	
<b>Comments:</b> - Same condition, pipes from boiler exit through flue pipe.			
<b>Recommendations:</b> - The identified asbestos containing material should be managed in accordance with current legislation. For adequate management asbestos materials must be in a good condition and products other than cement and composite materials should be sealed and or protected. As such should the identified asbestos containing material be damaged then it will require repair and for materials other than cement and composites it will require encapsulation and or protection. Where asbestos materials are beyond repair they should be removed. Although labelling and or signage is not a legal requirement it should be considered to avoid accidental damage.			


### Asbestos Register Sheet

<b>Contract No:</b> C07437	<b>Client:</b> Kettering Borough Council	<b>Location Ref OSL:</b> 002	
<b>Site:</b> Chesham House, 53 – 59 Lower Street, Kettering, Northamptonshire, NN16 8BH			<b>Inspection Date:</b> 06/06/17
<b>Building:</b>	Main		
<b>Floor:</b>	Ground		
<b>Room Area:</b>	Rooms 03, 01, 12, 5, 9, 6, 2, 14 & 15		
<b>Description:</b>	Textured Coating		
<b>Quantity:</b>	140 m <sup>2</sup>		
<b>Accessibility:</b>	Easy		
<b>Product Type:</b>	(Score 1,2,3 = 1) Textured Coating		
<b>Damage Extent:</b>	(Score 0,1,2,3 = 1) Low		
<b>Surface Treatment:</b>	(Score 0,1,2,3 = 0) Composite	<b>Re-inspection Due:</b>	06/06/18
<b>Asbestos Type:</b>	(Score 1,2,3 = 1) Chrysotile (White)	<b>Sample Ref:</b>	Sampled - S02
<b>Material Assessment:</b>		<b>Risk Score = 3</b> <b>Very Low</b>	
<b>Comments:</b> - The textured coating was onto plasterboard.			
<b>Recommendations:</b> - The identified asbestos containing material should be managed in accordance with current legislation. For adequate management asbestos materials must be in a good condition and products other than cement and composite materials should be sealed and or protected. As such should the identified asbestos containing material be damaged then it will require repair and for materials other than cement and composites it will require encapsulation and or protection. Where asbestos materials are beyond repair they should be removed. Although labelling and or signage is not a legal requirement it should be considered to avoid accidental damage.			


### Asbestos Register Sheet

<b>Contract No:</b> C07437	<b>Client:</b> Kettering Borough Council	<b>Location Ref OSL:</b> 003	
<b>Site:</b> Chesham House, 53 – 59 Lower Street, Kettering, Northamptonshire, NN16 8BH		<b>Inspection Date:</b> 06/06/17	
<b>Building:</b>	Main		
<b>Floor:</b>	Ground		
<b>Room Area:</b>	Kitchenette 11		
<b>Description:</b>	Textured Coating		
<b>Quantity:</b>	4 m <sup>2</sup>		
<b>Accessibility:</b>	Easy		
<b>Product Type:</b>	(Score 1,2,3 = 1) Textured Coating		
<b>Damage Extent:</b>	(Score 0,1,2,3 = 1) Low		
<b>Surface Treatment:</b>	(Score 0,1,2,3 = 0) Composite	<b>Re-inspection Due:</b>	06/06/18
<b>Asbestos Type:</b>	(Score 1,2,3 = 1) Chrysotile (White)	<b>Sample Ref:</b>	Sampled - S03
<b>Material Assessment:</b>		<b>Risk Score = 3</b> Very Low	
<b>Comments:</b> - The textured coating was onto plasterboard.			
<b>Recommendations:</b> - The identified asbestos containing material should be managed in accordance with current legislation. For adequate management asbestos materials must be in a good condition and products other than cement and composite materials should be sealed and or protected. As such should the identified asbestos containing material be damaged then it will require repair and for materials other than cement and composites it will require encapsulation and or protection. Where asbestos materials are beyond repair they should be removed. Although labelling and or signage is not a legal requirement it should be considered to avoid accidental damage.			

### Asbestos Register Sheet

<b>Contract No:</b> C07437	<b>Client:</b> Kettering Borough Council	<b>Location Ref OSL:</b> 004	
<b>Site:</b> Chesham House, 53 – 59 Lower Street, Kettering, Northamptonshire, NN16 8BH		<b>Inspection Date:</b> 06/06/17	
<b>Building:</b>	Main		
<b>Floor:</b>	First		
<b>Room Area:</b>	Corridor 8		
<b>Description:</b>	Textured Coating		
<b>Quantity:</b>	157 m <sup>2</sup>		
<b>Accessibility:</b>	Easy		
<b>Product Type:</b>	(Score 1,2,3 = 1) Textured Coating		
<b>Damage Extent:</b>	(Score 0,1,2,3 = 1) Low		
<b>Surface Treatment:</b>	(Score 0,1,2,3 = 0) Composite	<b>Re-inspection Due:</b>	06/06/18
<b>Asbestos Type:</b>	(Score 1,2,3 = 1) Chrysotile (White)	<b>Sample Ref:</b>	Sampled - S04
<b>Material Assessment:</b>		<b>Risk Score = 3</b> <b>Very Low</b>	
<p><b>Comments:</b> - The textured coating was onto plasterboard. The area by the stairs had been plastered over and damage to the plaster finish exposes textured coating.</p>			
<p><b>Recommendations:</b> - The identified asbestos containing material should be managed in accordance with current legislation. For adequate management asbestos materials must be in a good condition and products other than cement and composite materials should be sealed and or protected. As such should the identified asbestos containing material be damaged then it will require repair and for materials other than cement and composites it will require encapsulation and or protection. Where asbestos materials are beyond repair they should be removed. Although labelling and or signage is not a legal requirement it should be considered to avoid accidental damage.</p>			

### Asbestos Register Sheet

<b>Contract No:</b> C07437	<b>Client:</b> Kettering Borough Council	<b>Location Ref OSL:</b> 005	
<b>Site:</b> Chesham House, 53 – 59 Lower Street, Kettering, Northamptonshire, NN16 8BH		<b>Inspection Date:</b> 06/06/17	
<b>Building:</b>	Main		
<b>Floor:</b>	Second		
<b>Room Area:</b>	Rooms 11, 9, 10, 12, 6, 4, 3, 5, 1 & 2		
<b>Description:</b>	Textured Coating		
<b>Quantity:</b>	55 m <sup>2</sup>		
<b>Accessibility:</b>	Easy		
<b>Product Type:</b>	(Score 1,2,3 = 1) Textured Coating		
<b>Damage Extent:</b>	(Score 0,1,2,3 = 1) Low		
<b>Surface Treatment:</b>	(Score 0,1,2,3 = 0) Composite	<b>Re-inspection Due:</b>	06/06/18
<b>Asbestos Type:</b>	(Score 1,2,3 = 1) Chrysotile (White)	<b>Sample Ref:</b>	Sampled - S05
<b>Material Assessment:</b>		<b>Risk Score = 3</b> <b>Very Low</b>	
<b>Comments:</b> - The textured coating was onto plasterboard.			
<b>Recommendations:</b> - The identified asbestos containing material should be managed in accordance with current legislation. For adequate management asbestos materials must be in a good condition and products other than cement and composite materials should be sealed and or protected. As such should the identified asbestos containing material be damaged then it will require repair and for materials other than cement and composites it will require encapsulation and or protection. Where asbestos materials are beyond repair they should be removed. Although labelling and or signage is not a legal requirement it should be considered to avoid accidental damage.			

- 8.6 Where recommended, asbestos remedial works should be undertaken utilising the correct controls and in complete accordance with current legislation. All works should only be carried out by an asbestos competent contractor who holds relevant asbestos insurance. Additionally, where detailed as 'HSE Notifiable', asbestos remedial works should only be undertaken by a suitably and currently, HSE licensed asbestos contractor.
- 8.7 Prior to general maintenance or repair works commencing all contractors should review the original asbestos survey report and the most up to date asbestos register. They should confirm that they understand and are aware of any potentials risks.
- 8.8 If works shall, or are likely too, disturb either identified asbestos containing materials or areas listed as previously being no access, then specialist advice should be sought before proceeding.
- 8.9 Irrespective of any asbestos information, should any person encounter material they suspect may contain asbestos or discover damage to previously identified asbestos containing materials in any area, specialist advice should be sought immediately.
- 8.10 If the original asbestos survey report and or this register is being consulted prior to a planned major refurbishment, alterations or demolition it must be noted that an Asbestos Refurbishment / Demolition Survey is legally required and specialist advice should be sought prior to proceeding.
- 8.11 Any inspections, remediation or changes to identified asbestos containing materials should be recorded within the client's asbestos management plan. An asbestos management plan with 'priority' risk assessments and detailed action plan is a requirement in addition to this asbestos survey for all duty holders to be compliant under current approved codes of practice. Oracle Solutions can provide these additional requirements and should be contacted for further details and advice if not in place.

**Signature 1:** (Report Written By)



**Mrs Vanessa Morton**  
**Operations Administrator**

**Signature 2:** (Quality Check)



**Mr John Myers**  
**Trainee Asbestos Consultant**

Appendix A
Site Plans





<b>Client:</b> Kettering Borough Council	<b>Site:</b> Chesham House 53 – 59 Lower Street Kettering Northamptonshire NN16 8BH
<b>Contract No:</b> CO7437	<b>Scale:</b> Not to Scale

**Key:**

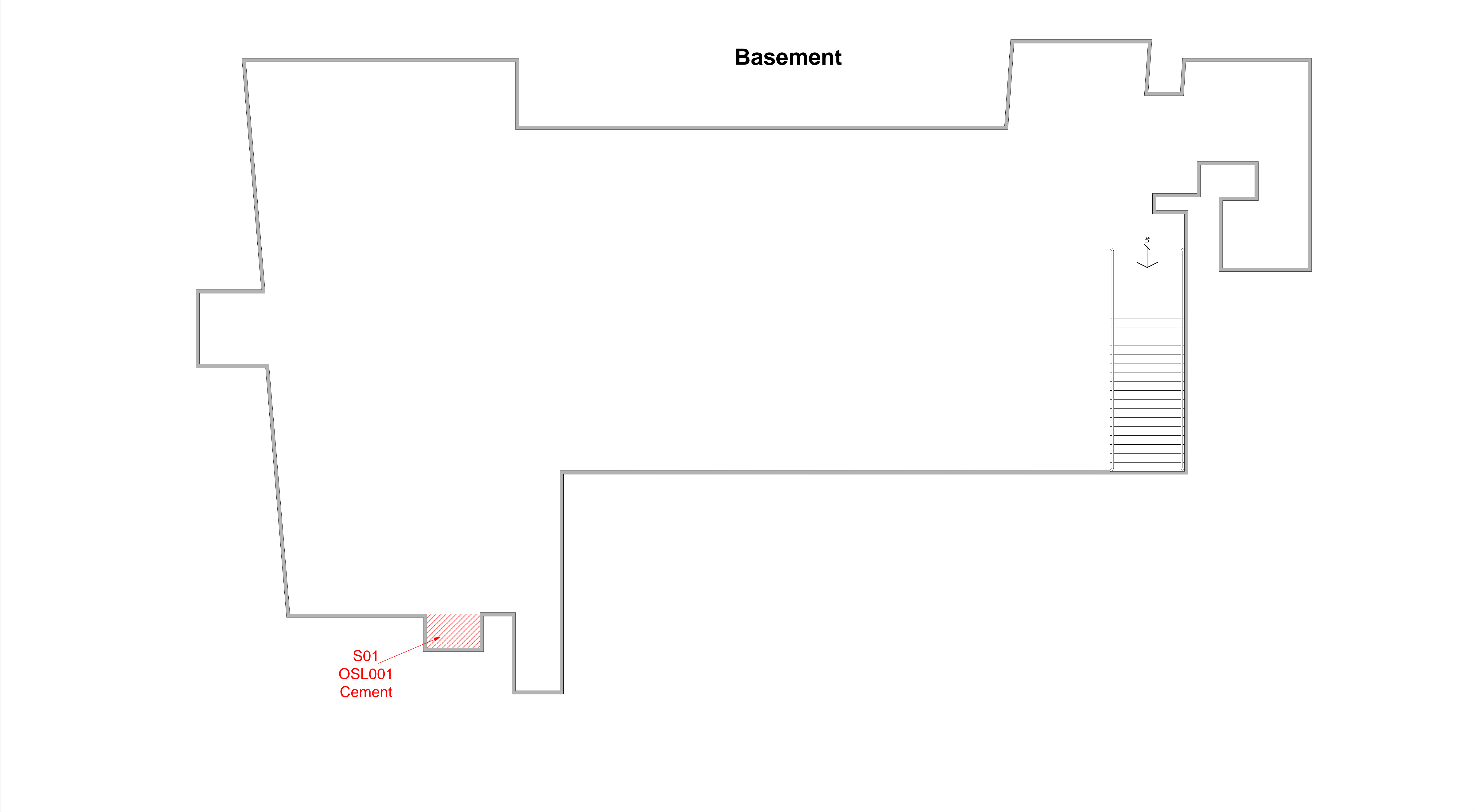
Contains asbestos

Not Accessed, presumed to contain asbestos

**Additional Information:**

No access areas: Only specific room areas will be highlighted within the plan. For more detailed information with regards to no access areas and restrictions please see the relevant section within the main body of the asbestos survey report.

Each sampling point has a unique identifier (e.g. OSL:001) which can be used to refer back to the individual asbestos register sheet for that location.







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Kettering Borough Council

**Site:**  
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**Contract No:**  
CO7437

**Key:**

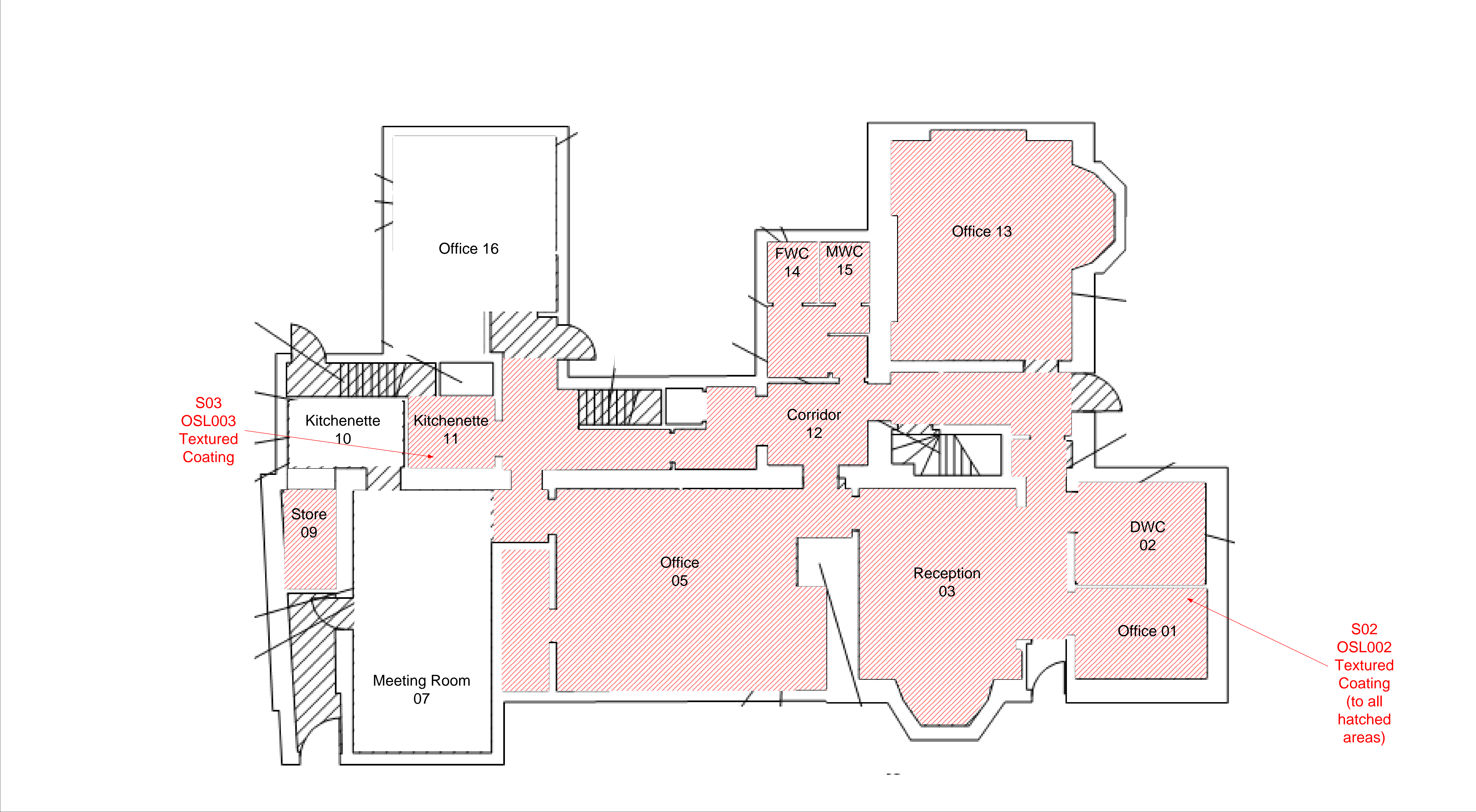
Contains asbestos

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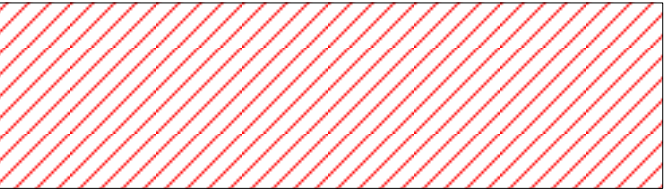
**Client:**  
Kettering Borough Council

**Site:**  
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53 – 59 Lower Street  
Kettering  
Northamptonshire  
NN16 8BH


**Scale:**  
Not to Scale

**Contract No:**  
CO7437

**Key:**



Contains asbestos

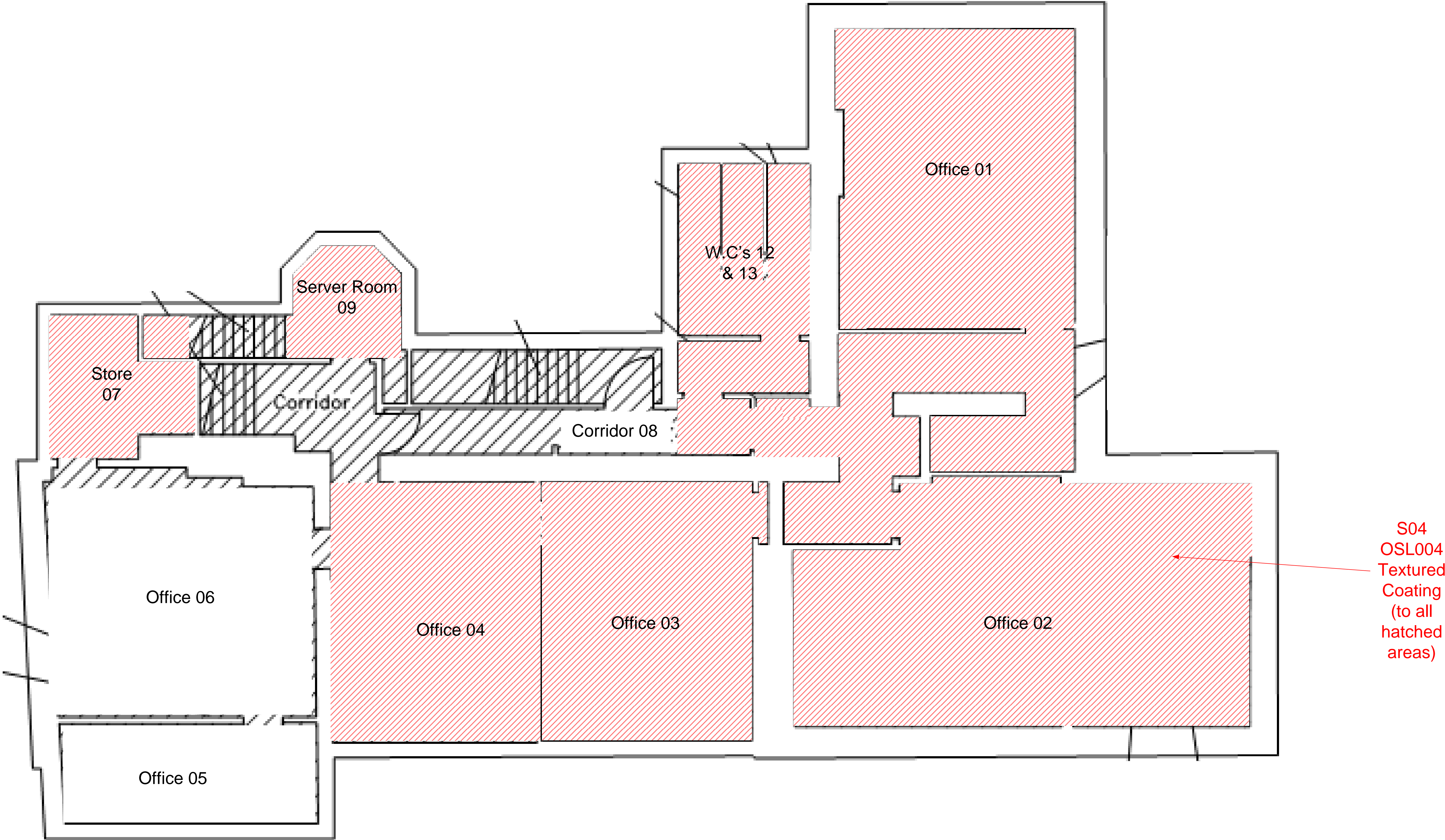


Not Accessed, presumed to contain asbestos

**Additional Information:**

No access areas: Only specific room areas will be highlighted within the plan. For more detailed information with regards to no access areas and restrictions please see the relevant section within the main body of the asbestos survey report.

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<b>Client:</b> Kettering Borough Council	<b>Site:</b> Chesham House 53 – 59 Lower Street Kettering Northamptonshire NN16 8BH
<b>Contract No:</b> CO7437	<b>Scale:</b> Not to Scale

**Key:**

Contains asbestos

Not Accessed, presumed to contain asbestos

**Additional Information:**

No access areas: Only specific room areas will be highlighted within the plan. For more detailed information with regards to no access areas and restrictions please see the relevant section within the main body of the asbestos survey report.

Each sampling point has a unique identifier (e.g. OSL:001) which can be used to refer back to the individual asbestos register sheet for that location.

