

Report:	Asbestos Survey
Type:	Two (2)
	
Site:	Depot, Robinson Way, Kettering, NN16 8PQ
Contract:	CO2064-38
Survey Date:	30 th April 2009
Report Date:	1 st May 2009
Client:	Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

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1.0 Introduction

- 1.1 This report provides detailed information and results following a type 2 asbestos survey. The survey was carried out in full accordance with the 'Control of Asbestos Regulations 2006', MDHS 100, which is specific guidance for 'Surveying, sampling and assessment of asbestos containing materials' and HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures'.
- 1.2 A type 2 survey is a 'Standard sampling, identification and assessment survey (or sampling survey)'. The purpose and objective of the survey was to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the building and assess their condition.
- 1.3 Samples were collected and analysed for the presence of asbestos. Where large areas of homogenous materials were present fewer samples were taken and considered to be representative of the whole surface. In addition where identical items were inspected fewer samples were taken and considered to be representative of all such items. Representative samples are detailed within the survey results section of this report.

2.0 Risk and Material Assessment

- 2.1 Following the type 2 asbestos survey and assessments of the survey results, this site has been placed within the following risk category:

Table 1: Site assessment score

Colour:	Risk: Potential to release fibre if disturbed / Score	Site Assessment:
Red	High / 10+	
Yellow	Medium / 7-9	
Light Green	Low / 5-6	This Site
Dark Green	Very Low / 1-4	
Grey	No ACMs Detected / 0	

- 2.2 If required, recommended actions to place asbestos containing materials in to a safe and manageable condition are contained within the 'survey results' section of this report.
- 2.3 Any recommendations are based on minimum requirements under 'Regulation 4' (The duty to manage), of 'The Control of Asbestos Regulations 2006'.

- 2.4 The current site assessment is 'Low'. This assessment following the recommended remedial work can be reduced to '0' as all the asbestos containing materials identified will be removed from the site.
- 2.5 The risk categories detailed within the table are part of the material assessment algorithm as detailed within MDHS 100. The site score is based on the highest material risk rating at the site. 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.
- 2.6 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.
- 2.7 Under 'Regulation 4' (The duty to manage), of 'The Control of Asbestos Regulations 2006', 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 iii) 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.

- 2.8 The following table 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.

Table 2: Material assessment algorithm

<u>Product Type</u>		<u>Surface Treatment</u>	
Score	Detail	Score	Detail
1	Asbestos reinforced composite plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints or decorative finishes, asbestos cement etc).	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	2	Unsealed AIB, or encapsulated lagging and sprays.
		3	Unsealed lagging and sprays.
<u>Damage Extent</u>		<u>Asbestos Type</u>	
Score	Detail	Score	Detail
0	Good condition: no visible damage.	1	Chrysotile.
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	2	Amphibole asbestos excluding crocidolite.
2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	3	Crocidolite.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.		

3.0 Survey Overview

3.1 The following table gives a brief overview of asbestos containing materials which were identified during the survey. Within the table are page references referring to the 'survey results' section of this report. The 'survey results' section contains photographs, detailed comments and recommendations for each item.

Table 3: Survey Overview

No:	Room / Area:	Product Type:	Asbestos Type:	Extent:	Page:
1	External	Cement Sheeting	Chrysotile (White)	12 Sq Mtrs	17

4.0 No Access Areas and Restrictions

4.1 Due to the non-destructive nature of a 'Type 2' standard sampling, identification and assessment survey, a number of areas and constructed items were not accessed. The following is a standard list of limitations and exclusions which would not be accessed during this type of survey. As such, unless detailed within the survey results section of this report, were not accessed during this survey.

- ◆ Wall, Floor, ceiling and other sealed risers and voids
- ◆ Electrical, water and gas installations
- ◆ Beneath decorative finishing's to walls, ceilings and floors etc
- ◆ Beneath existing insulation and lagging
- ◆ Within sealed storage or machinery / plant etc
- ◆ Areas already deemed by the client as unsafe or areas identified during the survey as potentially dangerous due to the risk assessments. Where additional safety equipment would be required
- ◆ Any area determined as a confined space
- ◆ Any item within the buildings which does not form part of the fabric or structure
- ◆ Operational and non operational equipment and machinery
- ◆ Locked and or restricted areas
- ◆ Any concealed area which may contain asbestos packers
- ◆ Any areas of the building where the survey may cause to compromise the integrity
- ◆ Contaminated land top soil or other surfaces to the external of the building or internally to floor areas
- ◆ Inside fire doors and door panels
- ◆ Behind or beneath existing asbestos containing materials
- ◆ Shuttering inside precast concrete floors
- ◆ Under solid or boarded floors

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

Table 4: No access and restrictions

No:	Room / Area:	No access and restriction details:
1	Gas fitters cupboard	No keys were available during the survey and access could not be gained

- 4.3 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.

5.0 Survey Results

- 5.1 This section contains all data collected during the survey. Each element is fully detailed with a material assessment, photograph, relevant comments and recommendations.
- 5.2 All recommendations are in accordance with The Control of Asbestos Regulations 2006, and are based on a minimum requirement to place all asbestos containing materials into a safe and manageable condition.
- 5.3 Any recommended asbestos remediation work must be carried out in full accordance with The Control of Asbestos Regulations 2006 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.
- 5.4 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 Survey Data Sheet

Contract No: CO2064-38	Client: Kettering Borough Council	Location Ref OSL: N/A
Site: Depot, Robinson Way, Kettering, NN16 8PQ		Survey Date: 30/04/09
Building:	Main Building	Floor: All
Room Area:	All	Quantity/Size: Floor Area 1955 m ²
Site UPRN:	N/A	

General Description

Generally:

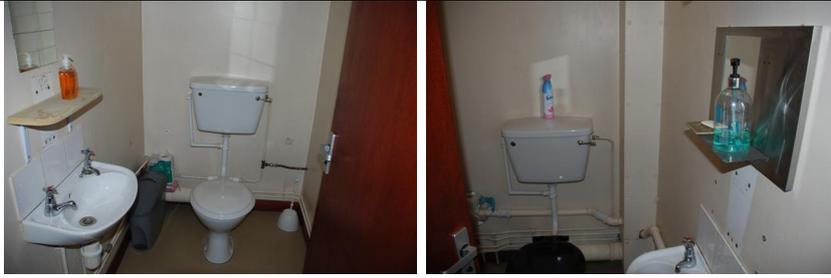
The building was brick built with high level metal cladding and a metal sheet roof, the front section was divided in to offices and the rear divided in to workshops.

First Floor

The first floor comprised of offices, toilets and training rooms with a storage section to the rear. The offices were identical in construction with either a carpeted or linoleum covered concrete floor, plaster finished walls and a suspended MMMF tiled ceiling held within a metal grid. The ceiling void was empty and the plaster board partitions could be seen, the original metal sheet roof could be seen and the steel frame supporting the building. All of the doors were timber set in a timber frame and the windows all metal framed.



The toilets were identical in construction as the office area and contained a modern linoleum floor and ceramic sanitary ware, to the corner there was a modern cement lining to a service riser.



There were two training rooms and associated corridor, the rooms contained a carpeted floor on to concrete, all the walls were plaster finished and the ceilings a mixture of MMF tiles held in a metal grid and plastered ceilings with a textured coated finish. To the rear of the training room there was a corridor leading to a storage room this area had a concrete floor and the ceiling was the original metal lined roof. The corridor was identical in construction with a small area of vinyl tiles on entrance.



The rear storage area was one large open plan area and contained a small office. This area contained a concrete floor with a metal lined roof, the walls were a mixture of metal sheeting and plaster finished. The office was timber and plaster construction. The main area contained a timber balustrade and timber steps to the ground floor. The steel beams were insulated with modern insulating board and the top section of the wall void also contained a strip of modern insulating board.

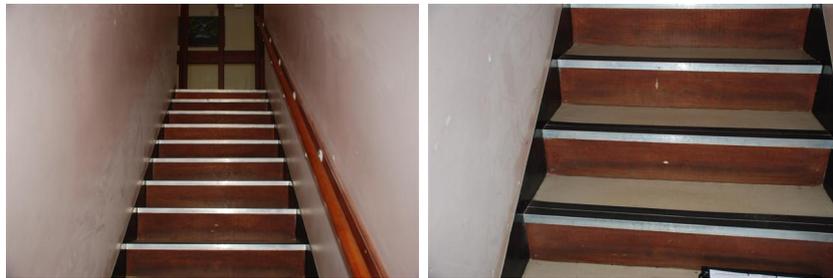


Ground Floor

The ground floor contained offices, toilets gas and electric cupboards and the main reception. All area were similar in construction containing either carpeted or linoleum finished floors on to concrete, the walls were a mixture of plaster finished block and board. The ceilings throughout were all plaster finished. The windows were all metal framed and the doors timber. Two of the offices contained a small section of vinyl tiles on entrance to the rooms.



The toilets contained modern ceramic sanitary ware and the kitchen area contained modern units. The stairs from the ground floor to the first were concrete with rubber nosings.



The gas and electric cupboard were block built with modern services, all of the pipe work was foam insulated and the boilers modern.



Carpenters Workshop

This area contained the carpenters workshop, stores and glass stores. The construction was consistent with a concrete floor, plastered block, metal clad and timber walls with the original metal lined roof and steel frame. The area had a small extraction room to the rear which was timber built.





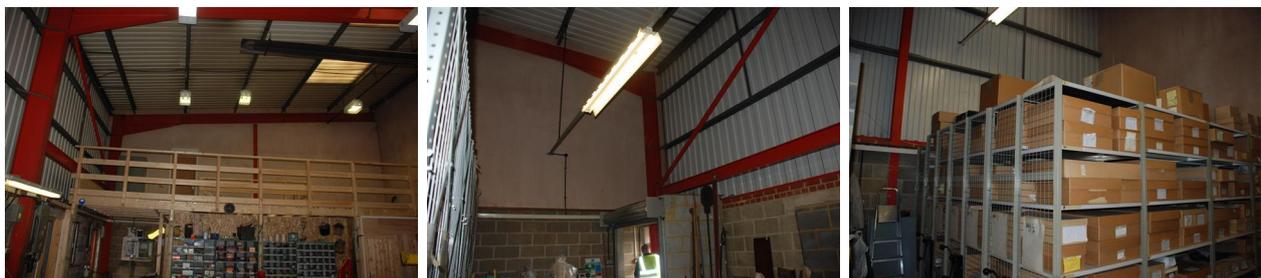
Vehicle Workshop 1 and Storage

This area contained the vehicle workshop and stores to the rear. The construction was consistent with a concrete floor, plastered block, metal clad and timber walls with the original metal lined roof and steel frame. The area had stores to the rear which were all block built and plaster finished there was a set of timber stairs leading to a timber constructed mezzanine storage area. The main office was block built with plastered ceilings.



Vehicle Workshop 2 and Museum Store

This area contained the vehicle workshop 2 and museum stores. The construction was consistent with a concrete floor, plastered block, metal clad and timber walls with the original metal lined roof and steel frame. The museum store had a block built office to the corner, and the vehicle stores again had a timber constructed mezzanine level.



External

The building was brick at low level with high level metal cladding supported by a steel frame. The roof was metal lined and the rain water products metal and plastic. To the rear of the vehicle workshop there was a chemical and metal store which were metal containers. A walk around the site identified areas of cement sheeting stored behind metal containers.



Asbestos Survey Data Sheet

Contract No: CO2064-38	Client: Kettering Borough Council	Location Ref OSL: 001	
Site: Depot, Robinson Way, Kettering, NN16 8PQ			Survey Date: 30/04/09
Building:	Main Building		
Floor:	First		
Room Area:	Room 5		
Description:	Textured Coating		
Quantity:	22 Square Meters		
Friability:	Low		
Product Type:	(Score 1,2,3 = 1) Textured Coating		
Damage Extent:	(Score 0,1,2,3 = 1) Low		
Surface Treatment:	(Score 0,1,2,3 = 1) Composite		
Asbestos Type:	(Score 1,2,3 = 1) No Asbestos Detected	Re-inspection Due:	N/A
Material Assessment:	Risk Score = 0 No Asbestos Detected	Site UPRN:	N/A
HSE Notifiable:	N/A	Sample Ref:	S01
<u>Comments:</u> Textured coating ceiling to the room 5.			
<u>Recommendations:</u> N/A No asbestos detected within the sample.			

Asbestos Survey Data Sheet

Contract No: CO2064-38	Client: Kettering Borough Council	Location Ref OSL: 002	
Site: Depot, Robinson Way, Kettering, NN16 8PQ		Survey Date: 30/04/09	
Building:	Main Building		
Floor:	First		
Room Area:	Room 7		
Description:	Vinyl Tiles		
Quantity:	1 Square Meters		
Friability:	Low		
Product Type:	(Score 1,2,3 = 1) Vinyl Tiles		
Damage Extent:	(Score 0,1,2,3 = 1) Low		
Surface Treatment:	(Score 0,1,2,3 = 1) Composite	Photograph Ref:	P2
Asbestos Type:	(Score 1,2,3 = 1) No Asbestos Detected	Re-inspection Due:	N/A
Material Assessment:	Risk Score = 0 No Asbestos Detected	Site UPRN:	N/A
HSE Notifiable:	N/A	Sample Ref:	S02
<u>Comments:</u> Small section of vinyl to the corridor section.			
<u>Recommendations:</u> N/A No asbestos detected within the sample.			

Asbestos Survey Data Sheet

Contract No: CO2064-38	Client: Kettering Borough Council	Location Ref OSL: 003	
Site: Depot, Robinson Way, Kettering, NN16 8PQ		Survey Date: 30/04/09	
Building:	Main Building		
Floor:	Ground		
Room Area:	Room 8		
Description:	Vinyl Tiles		
Quantity:	3 Square Meters		
Friability:	Low		
Product Type:	(Score 1,2,3 = 1) Vinyl Tiles		
Damage Extent:	(Score 0,1,2,3 = 1) Low		
Surface Treatment:	(Score 0,1,2,3 = 1) Composite		
Asbestos Type:	(Score 1,2,3 = 1) No Asbestos Detected	Re-inspection Due:	N/A
Material Assessment:	Risk Score = 0 No Asbestos Detected	Site UPRN:	N/A
HSE Notifiable:	N/A	Sample Ref:	S03
<u>Comments:</u> Vinyl tiles to section of the floor on entrance.			
<u>Recommendations:</u> N/A No asbestos detected within the sample.			

Asbestos Survey Data Sheet

Contract No: CO2064-38	Client: Kettering Borough Council	Location Ref OSL: 004	
Site: Depot, Robinson Way, Kettering, NN16 8PQ		Survey Date: 30/04/09	
Building:	Main Building		
Floor:	Ground		
Room Area:	Room 9		
Description:	Vinyl Tiles		
Quantity:	3 Square Meters		
Friability:	Low		
Product Type:	(Score 1,2,3 = 1) Vinyl Tiles		
Damage Extent:	(Score 0,1,2,3 = 1) Low		
Surface Treatment:	(Score 0,1,2,3 = 1) Composite	Photograph Ref:	P4
Asbestos Type:	(Score 1,2,3 = 1) No Asbestos Detected	Re-inspection Due:	N/A
Material Assessment:	Risk Score = 0 No Asbestos Detected	Site UPRN:	N/A
HSE Notifiable:	N/A	Sample Ref:	S04
<u>Comments:</u> Vinyl tiles to the floor of the room.			
<u>Recommendations:</u> N/A No asbestos detected within the sample.			

Asbestos Survey Data Sheet

Contract No: CO2064-38	Client: Kettering Borough Council	Location Ref OSL: 001	
Site: Depot, Robinson Way, Kettering, NN16 8PQ		Survey Date: 30/04/09	
Building:	Main Building	 	
Floor:	Ground		
Room Area:	External		
Description:	Cement Sheeting		
Quantity:	12 Square Meters		
Friability:	Low		
Product Type:	(Score 1,2,3 = 1) Cement		
Damage Extent:	(Score 0,1,2,3 = 2) Medium		
Surface Treatment:	(Score 0,1,2,3 = 1) Unsealed	Photograph Ref:	P5
Asbestos Type:	(Score 1,2,3 = 1) Chrysotile (White)	Re-inspection Due:	02/04/10
Material Assessment:	Risk Score = 5 Low	Site UPRN:	N/A
HSE Notifiable:	No	Sample Ref:	S05
Comments: Cement roof sheeting stacked in piles in two locations, with associated debris to the floor.			
Recommendations: The asbestos cement is redundant and should be removed, the surrounding area should be inspected and all debris removed.			

- 5.5 Prior to general maintenance or repair works commencing all contractors should review the asbestos register and confirm that they understand and are aware of any potentials risks.
- 5.6 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.
- 5.7 Irrespective of the type 2 survey results and asbestos register, 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.
- 5.8 If this report and or register is being consulted prior to a planned major refurbishment, alterations or demolition it must be noted that a type 3 survey is legally required and specialist advice should be sought prior to proceeding.
- 5.9 Any inspections, remediation or changes to identified asbestos containing materials should be recorded within the asbestos register, utilising the appropriate page information fields.

Signature 1: (Surveyor)



Mr Paul Knights
Director

Signature 2:



Mr Jess Scott
Director

Appendix A

Certificate of Bulk Analysis for Asbestiform Materials

Analysis was carried out utilising a UKAS accredited laboratory who were accredited for testing in accordance with the ISO 17025 standard.

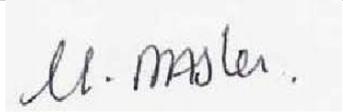


CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	Oracle Solutions Ltd	Analysis Report No:	SAS/09/5261
Client Address:	20 Andrews Way, Raunds, Northamptonshire, NN9 6RD	Report Date:	07 May 2009
Attention of:	Technical Manager	Site Reference No:	C02064-38
Site Address:	Robinson Way Depot, Kettering	No. of Samples:	5
Date Samples Taken:	30-04-2009	Obtained:	Delivered
Date Samples Received:	01 May 2009		
Date of Analysis:	07 May 2009		
Analysed By:	Miss Helen Maslen		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Spectra Analysis Services Ltd "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSG 248. If samples have been DELIVERED the site address and actual sample location or sample type is as given by the client at the time of delivery. Spectra Analysis Services Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Spectra Analysis Services Ltd cannot be held responsible for the interpretation of the results shown. Spectra Analysis Services Ltd takes responsibility of information reported when samples are taken by a staff member of Spectra Analysis Services Ltd, however the sampling undertaken falls outside the scope of our accreditation and is not an accredited test.

Clients Sample Number	Sample Location / Sample Type	Fibre Type Detected
S01	Main Building - First Floor - Room 5 - Textured Coating	NADIS
S02	Main Building - First Floor - Room 7 - Vinyl Tiles	NADIS (No Bitumen Present)
S03	Main Building - Ground Floor - Room 8 - Vinyl Tiles	NADIS (No Bitumen Present)
S04	Main Building - Ground Floor - Room 9 - Vinyl Tiles	NADIS (No Bitumen Present)
S05	Main Building - External - External Ground - Cement Sheets	Chrysotile

Key: NADIS - No Asbestos Detected In Sample		All samples will be retained for a minimum of 6 Months	
		Authorised Signatory:	
Page Number:	Page 1 of 1	Print name:	Miss Helen Maslen
BULK 007-VER1-02 MAR 09-QCM			

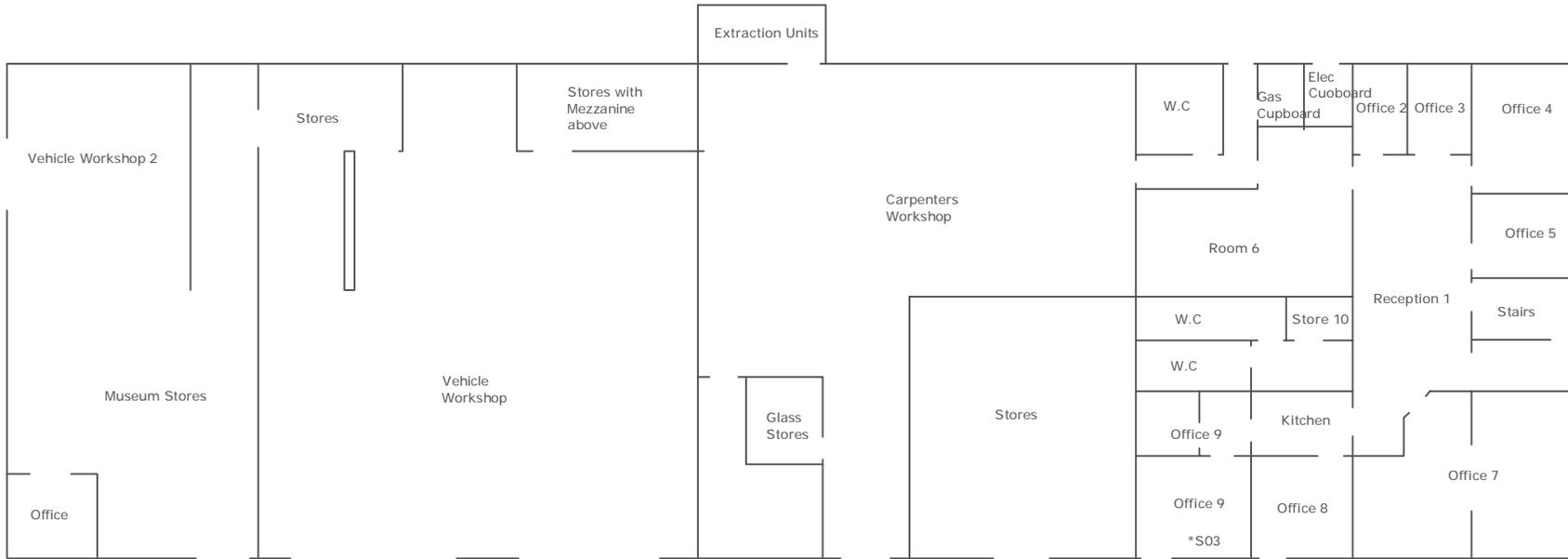
2 Olympic Business Centre, Paycocke Road, Basildon, Essex SS14 3EX
 Tel: 01268 534380 Fax: 01268 272985 Email: enquiries@spectra-analysis.co.uk
 Registered No: 4664619 Registered Office: 2 Olympic Business Centre, Paycocke Road, Basildon, Essex SS14 3EX



Appendix B

Site Plan

GROUND FLOOR PLAN



Client:

Kettering Borough Council

Site:

Depot
 Robinson Way
 Kettering
 NN16 8PQ

Contract:

CO2064 - 38

Date:

18th April 2009

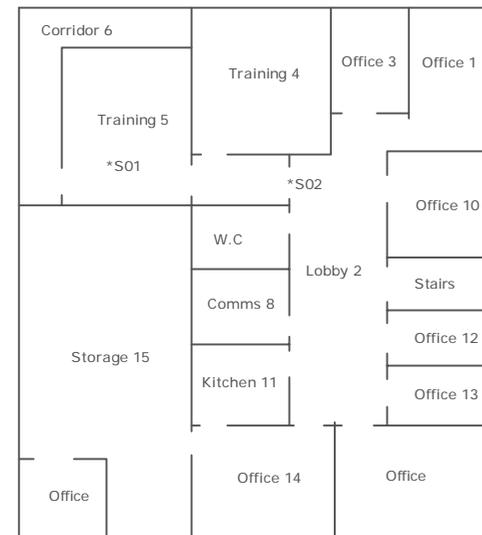
Drawing No:

Plan 1 of 1

Scale:

No Scale

FIRST FLOOR PLAN



Asbestos Material Colour Code

- Insulation
- Board
- Cement
- Floor Covering
- Other
- Non Asbestos

Appendix C

Asbestos Register



Asbestos Register

Site:	Depot, Robinson Way, Kettering, NN16 8PQ
Contract:	CO2064-38
Survey Date:	30 th April 2009
Report Date:	1 st May 2009
Client:	Kettering Borough Council, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX



Note: Even where a Type 2 asbestos survey returns results of 'No Asbestos Detected' all those undertaking works within areas to which this report refers, should read the following and confirm by signature that they have read and understand the asbestos register.

This asbestos register should be read and used in conjunction with the 'No Access' section of the main report. Where no access areas are recorded or detailed it must be presumed that such areas contain asbestos bearing materials until proven otherwise. Prior to accessing or working within these areas, confirmation must be obtained through further detailed inspections, when such areas become available, or through undertaking a full Type 3 asbestos survey.

Asbestos Survey Data Sheet

Contract No: CO2064-38		Client: Kettering Borough Council		Location Ref OSL: 001	
Site: Depot, Robinson Way, Kettering, NN16 8PQ				Survey Date: 30/04/09	
Building:	Main Building	 			
Floor:	Ground				
Room Area:	External				
Description:	Cement Sheetting				
Quantity:	12 Square Meters				
Friability:	Low				
Product Type:	(Score 1,2,3 = 1) Cement				
Damage Extent:	(Score 0,1,2,3 = 2) Medium				
Surface Treatment:	(Score 0,1,2,3 = 1) Unsealed	Photograph Ref:	P5		
Asbestos Type:	(Score 1,2,3 = 1) Chrysotile (White)	Re-inspection Due:	02/04/10		
Material Assessment:	Risk Score = 5 Low	Site UPRN:	N/A		
HSE Notifiable:	No	Sample Ref:	S05		
Re-inspection or remedial work undertaken:		Consultant / Contractor Involved:		Date work undertaken:	

Date:	Company:	Nature of visit/works (including area of works):	Do works potentially disturb any known asbestos containing materials or no access area yes/no If yes detail action taken:	Name in full:	Signature: