CBC Asbestos Re-Inspection Report
Saxilby Store, Corby
22nd May 2020

Corby Borough Council

4 Finland Way, Corby

CBC Asbestos Re-Inspection Report
Saxilby Store, Corby
22nd May 2020

Reference:				
Issue			**Prepared by**	**Verified by**
V1	**May 20**	**JF**		
			Jacob Foglia	**Daniel Payne**
			Asbestos Officer	**Asbestos Works Co-Ordinator**
			26/05/20	**26/05/20**
File Ref: P:\3. Asbestos Management System Folder\1 Property Registers Surveys Sampling\Culture and Leisure\Saxilby Store\CBC Report\Saxilby Store Report 2020.doc				
Corby Borough Council, 10 Fleming Road, Corby, Northants, NN17 4SW *Telephone: 01536 464646*				

Contents

0 Re-Inspection Register

Register of previously found positive materials and additional items found at the time of the re-inspection

5.0 Asbestos Register

Project Name	Corby Borough Council

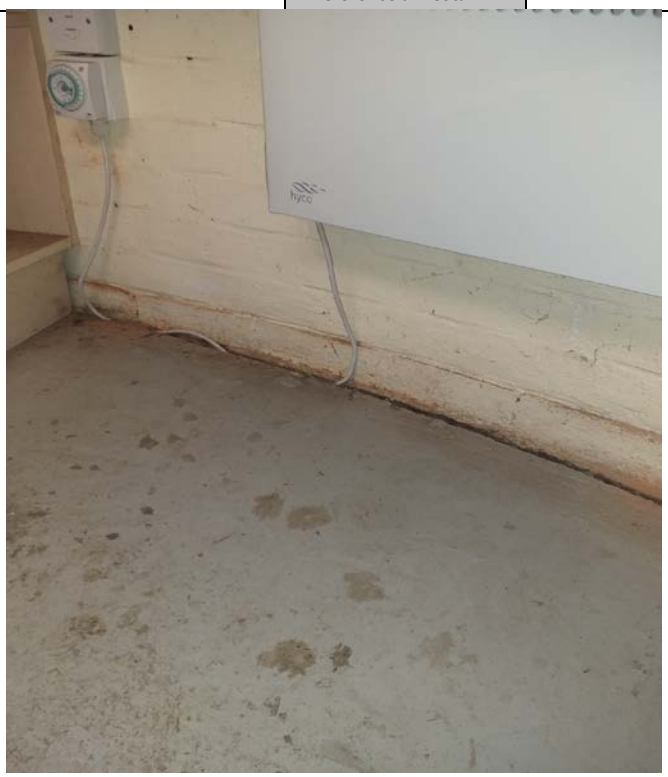
Date of Survey	22nd May 2020

No asbestos was detected following analysis after the survey at this property

1 Re-Inspection Inspection Sheet

Register of previously found positive materials and additional items found at the time of the re-inspection

Photo Number	1	Reference number	220520RI01
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	Visual Identification



Notes	NADIS: No asbestos detected in sample

Building	Saxilby Store	Condition	Good	0
Floor Level	Ground	Surface Treatment	Composite materials, reinforced plastics, resin, vinyl materials	0
Location	06 / Kitchen	Material Friability	Low	1
Feature	Damp Proof Course	Asbestos Type	Presumed N.A.D.I.S	0
Material Type	Bitumen			
Extent				
Recommendation	No action necessary		Assessment Score	0
			Assessment Band	E

Site Address

Saxilby Store
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	220520RI02
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	Visual Identification

Notes	NADIS: No asbestos detected in sample

Building	Saxilby Store	Condition	Good	0
Floor Level	Ground	Surface Treatment	Composite materials, reinforced plastics, resin, vinyl materials	0
Location	06 / Kitchen	Material Friability	Low	1
Feature	Sink Pad	Asbestos Type	Presumed N.A.D.I.S	0
Material Type	Bitumen			
Extent				
Recommendation	No action necessary		Assessment Score	0
			Assessment Band	E

Site Address Saxilby Store 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	220520RI03
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	Visual Identification

Notes	NADIS: No asbestos detected in sample

Building	Saxilby Store	Condition	Good	0
Floor Level	External	Surface Treatment	Composite materials, reinforced plastics, resin, vinyl materials	0
Location	07 / External	Material Friability	Low	1
Feature	Coating to Walls	Asbestos Type	Presumed N.A.D.I.S	0
Material Type	Textured Coating			
Extent				
Recommendation	No action necessary		Assessment Score	0
			Assessment Band	E

Site Address

Saxilby Store
Corby

Client Details
Corby Borough Council
10 Fleming Road
Corby
Northants
NN17 4SW

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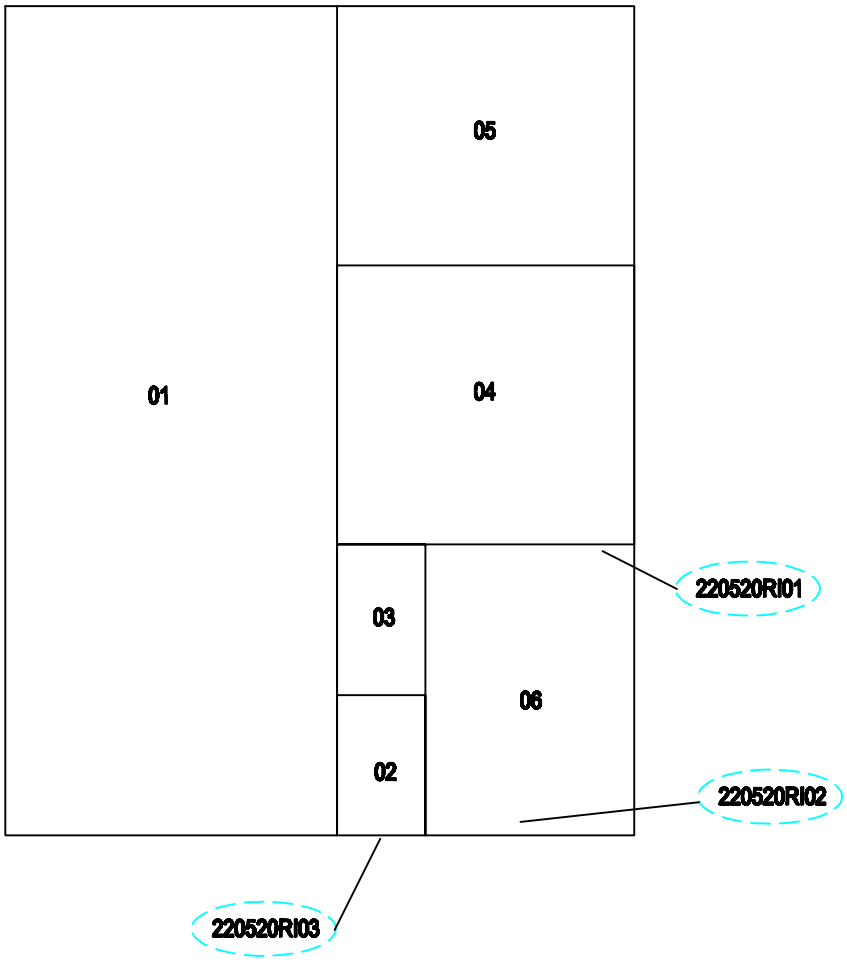
Web: www.wyg.com

2 Re-Inspection Site Plan

Register of previously found positive materials and additional items found at the time of the re-inspection

NOTE: SKETCH TO BE READ IN CONJUNCTION WITH THE REPORT



No asbestos was detected following analysis after the survey at this property

REFERENCE

XXXXXXYY001 POSITIVE INSPECTION

XXXXXXYY001 NEGATIVE INSPECTION

NO ACCESS

Corby Borough Council

Address:
Saxilby Store
Corby

Client Address:
Depot Fleming Road
Earlstree industrial Estate, Corby

Drawing Title:
Corby Borough Council
Asbestos Survey Plan

Scale at A3 Not to Scale	Drawn By JP	Checked By SP	Revision 1

3 No Access Areas

Try to gain access to all areas within the original report that were down as ‘No Access / Restricted Access’

Corby Borough Council – Asbestos Report

All areas accessed at the time of the re-inspection.

Additional Sample Reports

Additional samples if required

No additional samples were taken at the time of the re-inspection.

Corby Borough Council – Asbestos Report

Original Report

Original report for the re-inspection data

Corby Borough Council

4 Finland Way, Corby
P:\3. Asbestos Management System Folder\1 Property Registers Surveys Sampling\Culture and Leisure\Saxilby Store\CBC Report\Saxilby Store Report 2020.doc
April 2020

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Rotherham, S60 1BY.
Tel: 01709 364646 Fax: 01709 363642
Website: APECuk.com

UKAS TESTING 2136 UKAS INSPECTION 347

Client:	Corby Borough Council	**Lead Surveyor:**	Dan Stokes	
	10 Fleming Road	**Assistant Surveyor(s):**	N/A	
	Earlstree Industrial Estate	**Date of Survey:**	5 December 2013	
	Corby	**Report Reference:**	SY.14.01.003	
	Northamptonshire	**Date of Report:**	3 January 2014	
	NN17 4SW	**Purpose of Survey:**	Management	Not Requested
			Refurbishment	**Throughout**
			Demolition	Not Requested
			Re-inspection	Not Requested
			Restricted Access	**Refer to Section 1.2.2**

Report on Survey of Asbestos Materials
at

Saxilby Sub Depot
Saxilby Close
Corby
Northants

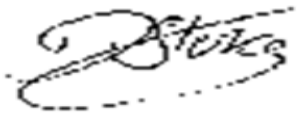
CONTENTS

1.0 COMPLIANCE and EXECUTIVE SUMMARY

1.1 Statement of Conformity

1.1.1 Compliance

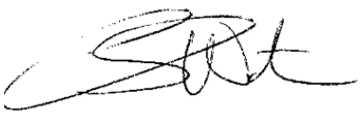
This survey was carried out by the undersigned lead surveyor, and is considered to be an accurate representation of the condition of accessible ACMs encountered at the time the survey was carried out.

Signed:  **Name (print):** Dan Stokes

Position: Surveyor **Date:** 3 January 2014

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 January 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:

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

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)
It is considered that all areas have been accessed		

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;

Saxilby Sub Depot, Saxilby Close, Corby, Northants

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

Survey Type	**Survey Extent / Locations**
Management	Not Requested
Refurbishment	**Throughout**
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 single storey depot.

4.2 Building or Premises Structure

i) Externally:

Walls - Solid / Render
Roof - Concrete
Soffits - Not applicable
Fascias - Not applicable
Canopies - None Present
Doors / Windows - Timber
Flues / Chimney - Not applicable
Rainwater goods - Metal
Verge edging - None Present
DPC - Bitumen
Outbuildings - None Present
Other Information - Not applicable

ii) Internally:

Walls and Partitions - Solid
Riser panels - Not applicable
Ceilings - Concrete
Textured Coatings - None present
Ceiling voids - Not applicable
Loft spaces - None present
Fire breaks and Cladding - None present
Floors and Coverings - Concrete
Floor ducts - None accessed
Doors (& Panels) - Timber
Windows - Not applicable
Windowsills - Not applicable
Other Information - Not applicable

4.3 Mechanical Services

Boiler / Heating - Modern electric water heater
Calorifiers - None Present
Pipework - Unlagged
Residuals and Debris - None Present
Gaskets - None Visible
Fuel / Water tanks - None Present
Flues - None Present
Floor Ducts - None Present
WC facilities - Ceramic
Sink units - Metal
Bath panel - Not applicable
Ventilation ducts - Metal ducting
Fridges - None Present
Friction linings - None Present
Other Information - Not applicable

4.4 Electrical Services (refer to Section 1.2.2)

Fuse and switch boxes - Modern
Light units - Modern
Electrical equipment - Modern
Other Information - Not applicable

5.0 SURVEY RESULTS

Site: Saxilby Sub Depot Saxilby Close Corby, Northants

Surveyors: Dan Stokes Date of survey: 5 December 2013

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^2), volume (m^3), 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[1]	Material Description	Sample Numbers	Asbestos Type[2]	Analysis level[3]	Quantity[4]	Access[5]	Condition	Risk Assessment Scores[6]					Re-inspection Period[7]
									M	D	S	A	Total	
External	RS	Walls - Textured coating to solid	13/12/B/5/DS3	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												
G.01 Store	RS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Unlagged metal ducting/ Foam lagged pipes. Store area 1. No other suspect ACMs identified during survey of this area.												
G.02 Meter Cupboard	RS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Modern electrics/ Foam lagged pipes / Modern heatrae sadia water heater. No other suspect ACMs identified during survey of this area.												
G.03 Store	RS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Unlagged metal ducting. Store area 2. No other suspect ACMs identified during survey of this area.												

5.0 SURVEY RESULTS

Site: Saxilby Sub Depot Saxilby Close Corby, Northants

Surveyors: Dan Stokes Date of survey: 5 December 2013

5.1 Asbestos Register

Location (refer to plan)	Survey Type[1]	Material Description	Sample Numbers	Asbestos Type[2]	Analysis level[3]	Quantity[4]	Access[5]	Condition	Risk Assessment Scores[6]					Re-inspection Period[7]
									M	D	S	A	Total	
G.04 Store	RS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Store area 3. No other suspect ACMs identified during survey of this area.												
G.05 Kitchen	RS	Sink - Bitumen sink pad	13/12/B/5/DS2	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Walls - Damp proof course	13/12/B/5/DS1	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other Information - No other suspect ACMs identified during survey of this area.												
G.06 Toilet	RS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other Information - Ceramic cistern / Plastic waste pipe. 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*

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	*Enclosed* sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or *encapsulated* 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

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

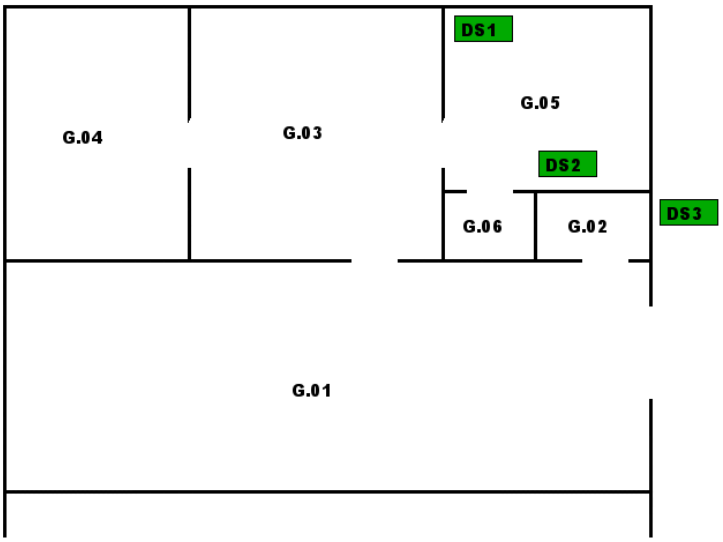
None asbestos containing samples

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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Website: APECuk.com

UKAS TESTING 2136

3 January 2014

10 Fleming Road
Earlstree Industrial Estate
Corby
Northamptonshire
NN17 4SW

FOR THE ATTENTION OF: Mark Henry

CONFIRMATION OF ANALYSIS

DOCUMENT NUMBER: SY.14.01.004

SITE ADDRESS: Saxilby Sub Depot Saxilby Close, Corby, Northants

SITE LOCATION: Refurbishment Survey Throughout

SAMPLES TAKEN BY APEC: Dan Stokes **ON:** 5 December 2013

DATE CLIENT SAMPLES RECEIVED: N/A

SAMPLES ANALYSED BY: Paddy Llamas **ON:** 3 January 2014

Sample Number	Sample Location and Description	Asbestos Content
13/12/B/5/DS1	G.05 Kitchen - Walls Damp proof course	No Asbestos Detected
13/12/B/5/DS2	G.05 Kitchen - Sink Bitumen sink pad	No Asbestos Detected
13/12/B/5/DS3	External - Walls Textured coating to solid	No Asbestos Detected

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 legislatory 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.

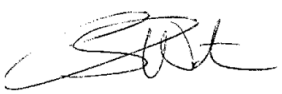
Method of Analysis

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

SIGNED.....