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Client: Corby Borough Council
10 Fleming Road,
Earlstrees Industrial Estate,
Corby,
Northamptonshire,
NN17 4SW

Lead Surveyor: Chris Watson

Assistant Surveyor(s): Dan Stokes

Date of Survey:

Report Reference: SY/13/05/081

Date of Report: 22/5/2013

Purpose of Survey:

Management	X
Refurbishment	
Demolition	
Reinspection	

Report on Survey of Asbestos Materials at

Grosvenor House
Corby
Northamptonshire

environmental analysis, monitoring and consultancy

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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): D. Stokes

Position: Surveyor

Date: 22/5/2013

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 cannot 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): C. Watson

Position: Area Operations Manager

Date: 22/5/2013

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

The following ACMs were identified during survey of these premises:

Location (refer to asbestos register)	ACM Type	Condition	Recommendation
B.08 Store,	Insulation residue to concrete	Very poor	Refer to section 5.3
B.09 Corridor	Insulation residue to brick wall	Very poor	Refer to section 5.3
B.09 Corridor	Insulation debris within pipe penetration to wall	Very poor	Refer to section 5.3
B.10 Boiler room	Insulation residues to walls	Very poor	Refer to section 5.3
Rear stairwell	Vinyl floor tiles with bitumen adhesive	Fair	Refer to section 5.3
Rear stairwell	Vinyl nosing to stairs (black)	Fair	Refer to section 5.3
4.06 Lobby	Vinyl floor tiles with bitumen adhesive	Fair	Refer to section 5.3
5.08 Lobby	Vinyl floor tiles with bitumen adhesive	Fair	Refer to section 5.3
6.05 Kitchenette	Vinyl floor tiles with bitumen adhesive	Fair	Refer to section 5.3

Notes

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 5.2
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.
5. Recommendations:
 - 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

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;

Grosvenor House, Corby

- 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	The survey requested was a full management survey
Refurbishment	Not Requested
Demolition	Not Requested
Reinspection	Not Requested

- 2.3 The objectives of the survey and report are to:
- Identify those areas of the above site where asbestos is present;
 - Identify the type and extent of asbestos material present;
 - Comment on the condition of asbestos materials identified;
 - Advise on suitable recommendations for remedial and management measures in line with the requirements of the Control of Asbestos Regulations 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.
- **Reinspection 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 cannot 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 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'.

3.5 Results

Observations made during survey are presented in Sections 3 and 4 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.

3.6 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 Regulations 2005 (amendment 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.

3.7 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 ACM's;

Licensed asbestos removal contractor – contractor approved by the HSE to remove ACM's;

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 building comprises a 9 storey office block. Of concrete and brick construction with a flat bitumen felted roof. A multi tenanted office block, the layout comprises of a two central staircases with offices and associated amenities on each floor.

4.2 Building or Premises Structure

i) Externally

Walls – Brick and concrete

Roof – flat with modern roof felt / Localised composite promenade tiles

Fascias – concrete

Rainwater goods – cast metal

Windows – Metal and plastic framed

Doors – metal / wood

Canopies – concrete

Soffits – Not applicable

Verge edging – Not applicable

Outbuildings – Not applicable

Flues – Not applicable

Other – Not applicable

ii) Internally

Walls – solid and plasterboard stud partition walls

Ceilings – Predominantly solid ceilings with textured coating, localised suspended ceilings

Ceiling voids – Lead to concrete and/or timber soffit above

Loft spaces – Not applicable

Floors – concrete, localised vinyl floor tiles

Windows – Metal and plastic

Windowsills – timber

Riser panels – plastic/timber, with glass fibre insulated pipework within

Floor ducts – Not applicable

Doors (& Panels) – Wood / Metal

4.3 **Mechanical Services**

Boiler/Heating – Large industrial gas boiler – no access within

Pipework and Calorifiers – pipe work is lagged with MMMF

WC facilities –ceramic

Bath panel –Not applicable

Sink units – stainless steel / ceramic

Fridges – domestic types only

Gaskets – None accessible

Water tanks – Not applicable

Friction linings – Modern friction linings l

Other – Not applicable

4.4 **Electrical services (refer to Section 5.2.2)**

Fuse and switch boxes – no access within, live at the time of survey

Light units – conventional bulb and strip lighting, no access within, live at the time of survey

Electrical equipment – no access within, live at the time of survey

Section 5.0

SURVEY RESULTS

Site: Grosvenor House, Corby.

Surveyors: C. Watson, D. Stokes

Date of survey: 18-19/4/13

Notes (Refer to table headings):-

- 1) Survey Type: **MS** – Management Survey, **RS** – Refurbishment Survey, **DS** – Demolition Survey, **RI** – Reinspection 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 (m²)**, **volume (m³)**, **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 5 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.

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁵					Priority Assessment Scores ⁶					Overall Total ^{5,6}	Risk Rating ^{5,6}	Re-inspection Period ⁷	
							M	D	S	A	Total	OA	LD	HE	MA	Total				
B.01 Store	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Woodchip to timber panels																		
B.02 Store	MS	Bitumen wrap to cable	13/4/B/19/DS7	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
B.03 Electric cpd	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
B.04 Lift shaft	MS	Insulation board lining to redundant lift shaft	No Sample taken refer to 13/4/B/18/DS6	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Evidence of previous asbestos removal. No access in void behind Supalux panelling																		
B.05 Corridor	MS	Insulation debris within pipe penetration	13/4/B/19/DS10	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Insulation board infill panel above door	13/4/B/19/DS11	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – MMMF pipe insulation																		

Section 5.0

SURVEY RESULTS

Site: Grosvenor House, Corby.

Surveyors: C. Watson, D. Stokes

Date of survey: 18-19/4/13

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁵					Priority Assessment Scores ⁶					Overall Total ^{5,6}	Risk Rating ^{5,6}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
B.06 Store	MS	Residue to concrete ceiling	13/4/B/19/DS12	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Pipe insulation	13/4/B/19/DS13	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
B.07 Store	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – MMMF pipe insulation																	
B.08 Store	MS	Insulation residue to concrete	13/4/B/19/DS14	Amosite Chrysotile	C	Small amounts through out	3	3	3	2	11	0	1	0	2	3	14	Medium	Refer to section 5.3
		Insulation residue to concrete	13/4/B/19/DS15	Amosite Chrysotile	C	Small amounts through out	3	3	3	2	11	0	1	0	2	3	14	Medium	Refer to section 5.3
		Other information – No other suspect ACMs identified during survey of this area																	
B.09 Corridor	MS	Insulation residue to brick wall	13/4/B/19/DS16	Amosite Chrysotile	C	Small amounts through out	3	3	3	2	11	1	1	1	2	5	16	Medium	Refer to section 5.3
		Insulation debris within pipe penetration to wall	13/4/B/19/DS17	Chrysotile	C	Small amounts through out	3	3	3	2	11	1	1	1	2	5	16	Medium	Refer to section 5.3
		Insulation board boxing	13/4/B/19/DS18	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

Section 5.0**SURVEY RESULTS**

Site: Grosvenor House, Corby.

Surveyors: C. Watson, D. Stokes

Date of survey: 18-19/4/13

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁵					Priority Assessment Scores ⁶					Overall Total ^{5,6}	Risk Rating ^{5,6}	Re- inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
B.10 Boiler room	MS	Insulation residue to wall	13/4/B/19/DS19	Amosite Chrysotile	C	Small amounts through out	3	3	3	2	11	1	1	1	2	5	16	Medium	Refer to section 5.3
		Insulation residue to wall	13/4/B/19/DS20	Amosite Chrysotile	C	Small amounts through out	3	3	3	2	11	1	1	1	2	5	16	Medium	Refer to section 5.3
		Insulation residue to wall	13/4/B/19/DS21	Chrysotile	C	Small amounts through out	3	3	3	2	11	1	1	1	2	5	16	Medium	Refer to section 5.3
		Insulation residue to wall	13/4/B/19/DS22	Amosite Chrysotile	C	Small amounts through out	3	3	3	2	11	1	1	1	2	5	16	Medium	Refer to section 5.3
Other information – MMMF pipe insulation/2 modern gas boilers/2 modern water boosters/4 modern pumps/Modern electrics																			
Rear stairwell	MS	Stair nosing - blue	13/4/B/19/DS23	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Vinyl floor tiles with bitumen adhesive (asbestos present in bitumen layer)	13/4/B/19/DS24	Chrysotile	C	30m ²	1	1	0	1	3	2	3	1	1	7	10	low	Refer to section 5.3
		Stair nosing - black	13/4/B/19/DS25	Chrysotile	C	1m x80	1	1	0	1	3	2	3	1	1	7	10	low	Refer to section 5.3
		Vinyl floor covering	13/4/B/19/DS26	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other information – No other suspect ACMs identified during survey of this area																			
Front stairwell	MS	Stair nosing	13/4/B/19/DS27	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
G.01 Lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.02 Lobby	MS	Textured coating to underside of stairs	13/4/B/18/CW22	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Textured coating continues in to ceiling void																	
G.03 Store	MS	No access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No Keys were available at the time of survey. No other suspect ACMs identified during survey of this area																	
G.04 Waiting Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.05	MS	No access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No Keys were available at the time of survey. No other suspect ACMs identified during survey of this area																	
G.06 Open plan area	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Ceiling mounted ventilation units. Evidence of previous asbestos removal works however no visible suspect asbestos containing materials evident																	
G.07 Entrance Lobby	MS	No Access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No keys available at the time of survey. No other suspect ACMs identified during survey of this area																	
G.08 Interview Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – MMMF cavity insulation																	
G.09 Interview Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Ceiling mounted air conditioning unit																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re- inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
G.10 Interview Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Ceiling mounted air conditioning unit																	
G.11 Interview Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Ceiling mounted air conditioning unit																	
G.12 Interview Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.13 Corridor	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.14 WC	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.15 Waiting Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.16 Office	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.17 Corridor	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.18 Store Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
G.19 Lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.20 Office Area	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.21 Office	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
G.21 Office	MS	No Access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No keys available at the time of survey. No other suspect ACMs identified during survey of this area																	
1.01 Soft Play	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Air conditioning unit in ceiling – partial concrete / timber soffit above ceiling / MMMF ducting																	
1.02 Lift	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Modern lift installation. No other suspect ACMs identified during survey of this area																	
1.03 Lift Motor Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Modern lift installation. No other suspect ACMs identified during survey of this area																	
1.04 Store	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Concrete beams to ceiling above door / Modern vinyl floor tiles																	
1.05 Corridor	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – MMMF pipe lagging / Modern duct – foam gaskets																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
1.06 Store	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Modern vinyl floor coverings																	
1.07 Male WC	MS	Textured coating to walls	13/4/B/18/CW17	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.08 Female WC	MS	Textured coating to walls	No sample taken. Refer to 13/4/B/18/CW17	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.09 Disabled WC	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Modern vinyl floor coverings																	
1.10 Kitchen	MS	Bitumen sink pad to sink	13/4/B/18/CW18	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Modern vinyl floor coverings																	
1.11 WC Lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Modern vinyl floor coverings																	
1.12 WC	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Modern vinyl floor coverings																	
1.13 Store	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Modern vinyl floor coverings																	
1.14 WC Lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
1.15 WC	MS	Textured coating to beam	13/4/B/18/CW19	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.16 Corridor	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.16 Corridor	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.17 Open Space	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.18 Office	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – MMMF insulation																	
1.19 Office	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – MMMF lining to ceiling void																	
1.20 Office	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.21 Play Area	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.22 Play Area	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
1.23 Sleep Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																	
1.24 Play Area	MS	Insulation board cladding to columns	13/4/B/18/CW20	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Timber Roof ling above suspended ceiling tiles																	
1.25 Cupboard	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																	
1.26 Comms room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																	
1.27 Stair lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																	
1.28 Corridor / Lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Ceiling mounted fans. No other suspect ACMs identified during survey of this area																	
1.29 Office	MS	No Access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No keys available at the time of survey. No other suspect ACMs identified during survey of this area																	
1.30 Kitchen	MS	Bitumen sink pads	13/4/B/18/CW21	No Asbestos Detected	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Ceiling mounted fans / Modern vinyl floor coverings																	
1.31 Members Room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Ceiling mounted ventilation units																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
1.32 WC	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.33	MS	No Access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No keys available at the time of survey. No other suspect ACMs identified during survey of this area																	
1.34 Office	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Ceiling mounted heating fans / Localised woodchip to walls in ceiling void – no coating behind																	
1.35 Lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.36 Lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
1.37 Stair Lobby	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
2.01 Lift Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																	
2.02 Archive Room	MS	Textured coating to concrete ceiling	13/4/B/18/DS3	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Woodchip to plaster walls																	
2.03 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/DS3	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
2.04 Archive Room	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/DS3	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
2.05 Archive Room	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/DS3	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Insulation board partition wall	13/4/B/18/DS4	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other information – No other suspect ACMs identified during survey of this area																			
2.06 Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Vinyl floor tiles with Bitumen adhesive	13/4/B/18/DS5	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other information – No other suspect ACMs identified during survey of this area																			
3.01 Lift Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
3.02 Office	MS	Textured coating to concrete ceiling	13/4/B/18/DS1	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
3.03 Corridor	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/DS1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
3.04 Female WC	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
3.05 Male WC	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
3.06 Kitchen	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/DS1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Bitumen pad to sink	13/4/B/18/DS2	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
3.07 Store	MS	No access																	
		Other information – No access refer to section 5.3																	
3.08 lobby	MS	No access																	
		Other information – No access refer to section 5.3																	
3.09 Store	MS	No access																	
		Other information – No access refer to section 5.3																	
3.10 Store	MS	No access																	
		Other information – No access refer to section 5.3																	
3.11 Store	MS	No access																	
		Other information – No access refer to section 5.3																	
4.01 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
4.02 Kitchen	MS	Bitumen pad to sink	13/4/B/18/CW16	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Textured coating also present within cupboard. No other suspect ACMs identified during survey of this area																	
4.03 Lobby	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
4.04 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
4.05 Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
4.06 Lobby	MS	Vinyl floor tiles with bitumen adhesive (asbestos present in bitumen layer)	13/4/B/18/CW10	Chrysotile	C	6m ²	1	1	0	1	3	2	3	1	1	7	10	low	Refer to section 5.3
		Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
4.07 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
4.08 Lobby	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
4.09 WC lobby	MS	Vinyl floor covering	13/4/B/18/CW15	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
4.10 Male WC	MS	Vinyl floor covering	No sample taken. Refer to 13/4/B/18/CW15	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
4.11 Female WC	MS	Vinyl floor covering	No sample taken. Refer to 13/4/B/18/CW15	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – modern Heatrae Sadia wall mounted water heater. No other suspect ACMs identified during survey of this area																	
4.12 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
4.13 Server room	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW14	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
5.01 Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
5.02 Office	MS	No access																	
		Other information – No access – Refer to section 5.2																	
5.03 WC	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
5.04 WC	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
5.05 Corridor	MS	Textured coating to concrete ceiling	13/4/B/18/CW7	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
5.06 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW7	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
5.07 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW7	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Infill panels to partition walls	13/4/B/18/CW8	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Insulation debris within riser	13/4/B/18/CW9	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
5.08 Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Infill panels to partition walls	No sample taken refer to 13/4/B/18/CW8	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Vinyl floor tiles with bitumen adhesive (asbestos present in bitumen layer)	No sample taken refer to 13/4/B/18/CW10	Chrysotile	SP	6m ²	1	1	0	1	3	2	3	1	1	7	10	low	Refer to section 5.3
		Other information – No other suspect ACMs identified during survey of this area																	
5.09 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW7	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
5.10 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW7	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
5.11 Lobby	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW7	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
6.01 Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Glass fibre insulation within boxing. No other suspect ACMs identified during survey of this area																	
6.02 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW11	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
6.03 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW11	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
6.04 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW11	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
6.05 Kitchenette	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Bitumen pad to sink	13/4/B/18/CW12	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Vinyl floor tiles with bitumen adhesive (asbestos present in bitumen layer)	13/4/B/18/CW13	Chrysotile	C	6m ²	1	1	0	1	3	2	3	1	1	7	10	low	Refer to section 5.3
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
6.06 office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW11	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
6.07 Office	MS	Textured coating to concrete ceiling	13/4/B/18/CW11	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Textured coating continues into cupboard. No other suspect ACMs identified during survey of this area																	
7.01 Office	MS	Textured coating to concrete ceiling	13/4/B/18/CW5	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.02 Corridor	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No access into timber boxing due to position of live fire alarm. No other suspect ACMs identified during survey of this area																	
7.03 WC	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.04 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.05 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.06 Kitchen	MS	Bitumen pad to sink	13/4/B/18/CW6	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
7.07 Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.08 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.09 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.10 Lobby	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.11 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW5	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
7.12	MS	No access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No access – refer to section5.2																	
7.13 Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
8.01 Office	MS	Textured coating to concrete ceiling	13/4/B/18/CW1	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
8.02 Lobby	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																	
8.03 WC	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Heatrae Sadia wall mounted water heater, ceramic cisterns, timber boxing. No other suspect ACMs identified during survey of this area																	

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷	
							M	D	S	A	Total	OA	LD	HE	MA	Total				
8.04 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
8.05 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
8.06 Lobby	MS	Insulation board beading to windows	13/4/B/18/CW2	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
8.07 Lobby	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Vinyl nosing to stairs	13/4/B/18/CW4	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																		
8.08	MS	No access	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No access – refer to section 5.2																		
8.09 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Bitumen pad to sink	13/4/B/18/CW3	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																		
8.10 Office	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/18/CW1	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
8.11 Lobby	MS	Insulation board beading to windows	No Sample taken. Refer to 13/4/B/18/CW2	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷	
							M	D	S	A	Total	OA	LD	HE	MA	Total				
9.01 Landing	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/19/DS8	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
9.02 Office	MS	Textured coating to concrete ceiling	13/4/B/19/DS8	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Woodchip wall paper to plaster walls. No other suspect ACMs identified during survey of this area																		
9.03 Cupboard	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/19/DS8	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
9.04 Bathroom	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/19/DS8	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		
9.05 Kitchen	MS	Textured coating to concrete ceiling	No sample taken. Refer to 13/4/B/19/DS8	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Bitumen pad to sink	13/4/B/19/DS9	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area																		
9.06 Lift motor room	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Modern electrics and modern brake shoes to lift machinery. No other suspect ACMs identified during survey of this area																		
9.07 Lift motor room	MS	No Access																		
		Other information – No access – refer to section 5.2																		
Roof top	MS	No visible suspect asbestos containing materials identified	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – Modern composite promenade tiles. No other suspect ACMs identified during survey of this area																		
Lift shaft 1	MS	Insulation board lining to redundant lift shaft	No Sample taken refer to 13/4/B/18/DS6	No Asbestos Detected	SP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Other information – No other suspect ACMs identified during survey of this area																		

5.0 SURVEY RESULTS

Site: Grosvenor House, Corby

Date of survey:

Surveyors: C. Watson, D. Stokes

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re- inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
Lift shaft 2	MS	Insulation board lining to redundant lift shaft	13/4/B/18/DS6	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other information – No other suspect ACMs identified during survey of this area																			

5.2 Areas Not Accessed

5.2.1 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;

5.2.2

Location/Item	Reason for non-access	Client Agreed (Y/N)
Electrics	Live at the time of survey	Yes
Boiler	No internal access into live boiler	Yes
G.03 Store, G.05 Store areas, G.07 Entrance lobby, G.21 Office, 1.29 Office, 1.33 Store, 3.07 Store, 3.08 Lobby, 3.09, Store, 3.10 Store, 3.11 Store, 5.02 Office, 7.12 Office, 8.08 Office, 9.07 Redundant lift motor room,	These rooms were locked at the time of survey. Despite repeated attempts neither keys or digital lock codes could not be located at the time of the survey	Yes

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

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

5.2.2 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.

5.3 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.

Location	B.08 Store, B.09 Corridor, B.10 Boiler room
Items and Content	Insulation residues and debris to walls, concrete and pipe penetrations, containing Amosite and Chrysotile
Recommendation	<p>These materials are in poor condition and unsealed, with significant damage apparent. These materials should be completely removed at the earlier opportunity. Any works on this material should only be undertaken by a licensed asbestos removal contractor working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations, 2012 and Schedule 3 of The Hazardous Waste Regulations 2005 (amended 2009).</p> <p>14 Days Notification must be given to The Health and Safety Executive prior to any works being carried out to these materials.</p>

Location	Rear stairwell, 4.06 Lobby, 5.08 Lobby, 6.05 kitchenette
Items and Content	Bitumen adhesive beneath vinyl floor tiles and vinyl stair nosings, containing Chrysotile
Recommendation	<p>These materials should be labelled to indicate their asbestos content and regularly re-inspected to ensure their good condition is maintained. If these materials are considered likely to be disturbed by any future works they should be completely removed prior to any such disturbance. Any works on these materials should only be carried out by suitably trained and equipped personnel, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos at Work Regulations 2012 and Schedule 3 of The Hazardous Waste Regulations 2005 (amended 2009).</p>

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 Regulations 2005**. 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. Reinspection 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 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, millboards, 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.
Surface Treatment	3	High damage or delamination of materials with visible fibre and debris
	0	Asbestos reinforced composites, plastics, vinyls etc.
	1	<i>Enclosed</i> sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or <i>encapsulated</i> lagging or sprays
Asbestos Type	3	Unsealed lagging or spray asbestos
	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 Management Priority Assessment

In addition to the above material assessment, as part of the management plan, a priority assessment has been carried out which takes into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.

The 4 general categories are sub divided so that one or more factors may be taken into account. The score for each main category is the averaged score for that category rounding up where necessary (see below).

The Duty Holder has the ultimate responsibility to check and make sure that the estimate of the Duty Holder's Risk Priority Score is correct, as the duty holder has a detailed knowledge of the site rather than the surveyor (i.e. The duty holder should check each calculation, and review the scores if corrections are necessary, or when changes occur). **The management priority scores contained in this report are outside the scope of our UKAS accreditation.**

Occupant Activity

<u>Normal Occupant Activity - Non-Maintenance</u>		Highest
Rare Disturbance – Little used store	0	
Low Disturbance – Office type	1	
Periodic Disturbance – Industrial or vehicular activity	2	
High Disturbance – e.g. Fire door in constant use	3	
<u>Other Occupant Activity - Non-Maintenance</u>		
Rare Disturbance – Little used store	0	
Low Disturbance – Office type	1	
Periodic Disturbance – Industrial or vehicular activity	2	
High Disturbance – e.g. Fire door in constant use	3	

Likelihood of Disturbance

<u>Location</u>		Average
Outdoors	0	
Large Rooms > 100m ²	1	
Rooms up to 100m ²	2	
Confined spaces - e.g. Plant rooms, ducts and lofts	3	
<u>Accessibility</u>		
Usually Inaccessible	0	
Occasionally Visited	1	
Easily Visited	2	
Routinely Visited	3	
<u>Extent/Amount</u>		
Small Amounts (fuse boxes, single items etc)	0	
< 10m ² or < 10Lm	1	
> 10m ² but < 50m ² or > 10Lm but < 50Lm	2	
> 50m ² or > 50Lm	3	

Human Exposure Potential

<u>No of Occupants</u>		<i>Average</i>
None	0	
1 to 4	1	
4 to 10	2	
> 10	3	
<u>Frequency of Use</u>		
Infrequently	0	
Monthly	1	
Weekly	2	
Daily	3	
<u>Average Time of Use</u>		
< 1 hour per day	0	
> 1 hour and < 3 hours per day	1	
> 3 hours and < 6 hours per day	2	
> 6 hours per day	3	

Maintenance Activity

<u>Maintenance Activity</u>		<i>Average</i>
Minor Disturbance Possible	0	
Low Disturbance Possible	1	
Medium Disturbance Possible	2	
High Disturbance Possible	3	
<u>Maintenance Frequency</u>		
Material Unlikely to be Disturbed	0	
< 1 Activity per year	1	
> 1 Activity per year	2	
> 1 Activity per month	3	

Adding the individual scores from the above factors results in a score for the “Duty Holder’s Priority Assessment

The APEC Environmental surveyor has made an initial assessment of the Material Assessment Score, and then added this to an estimate of The Duty Holder’s Risk Priority Score, to give a “Total Score”. This “Total Score” was then used to calculate the Risk Priority Code (1, 2 or 3) and the appropriate recommended management action. If the priority code is N/A or zero then no asbestos is currently known in that area or room (within the scope of the survey carried out).

Risk Priority Code 1, risk scores 18 or higher = HIGH RISK

Recommended Action: Manage ACM’s and carry out planned remedial action to reduce the risk score, typically within 1 month or less, to below risk score 18 in accordance with your Asbestos Policy and Management Plan.

Risk Priority Code 2, risk scores 12 to 17 = MEDIUM RISK

Recommended Action: Manage as Priority 1's, but remedial action may be deferred until maintenance regimes change, or demolition or major refurbishment is planned.

Risk Priority Code 3, risk scores 11 or less = LOW RISK

Recommended Action: Manage and consider removal if the item falls within a demolition or major refurbishment area and works is likely to disturb the material.

The Risk Priority Codes have been calculated for each asbestos element per area or room, and are shown within the "Asbestos Register" in Section 5 of this report.

Any change in property usage, including maintenance activities should prompt a formal re- assessment and update of the "Asbestos Register" (including "Risk Priority Scores" and recommended actions). It is recommended that a review/audit should be carried out at least every 12 months to update the system. A written record must be made of each review and any information about ACM's given to anyone who may be at risk from disturbing them (e.g. maintenance workers).

Recommendations made within this report and in the register are based on the material assessment and estimated priority assessment.

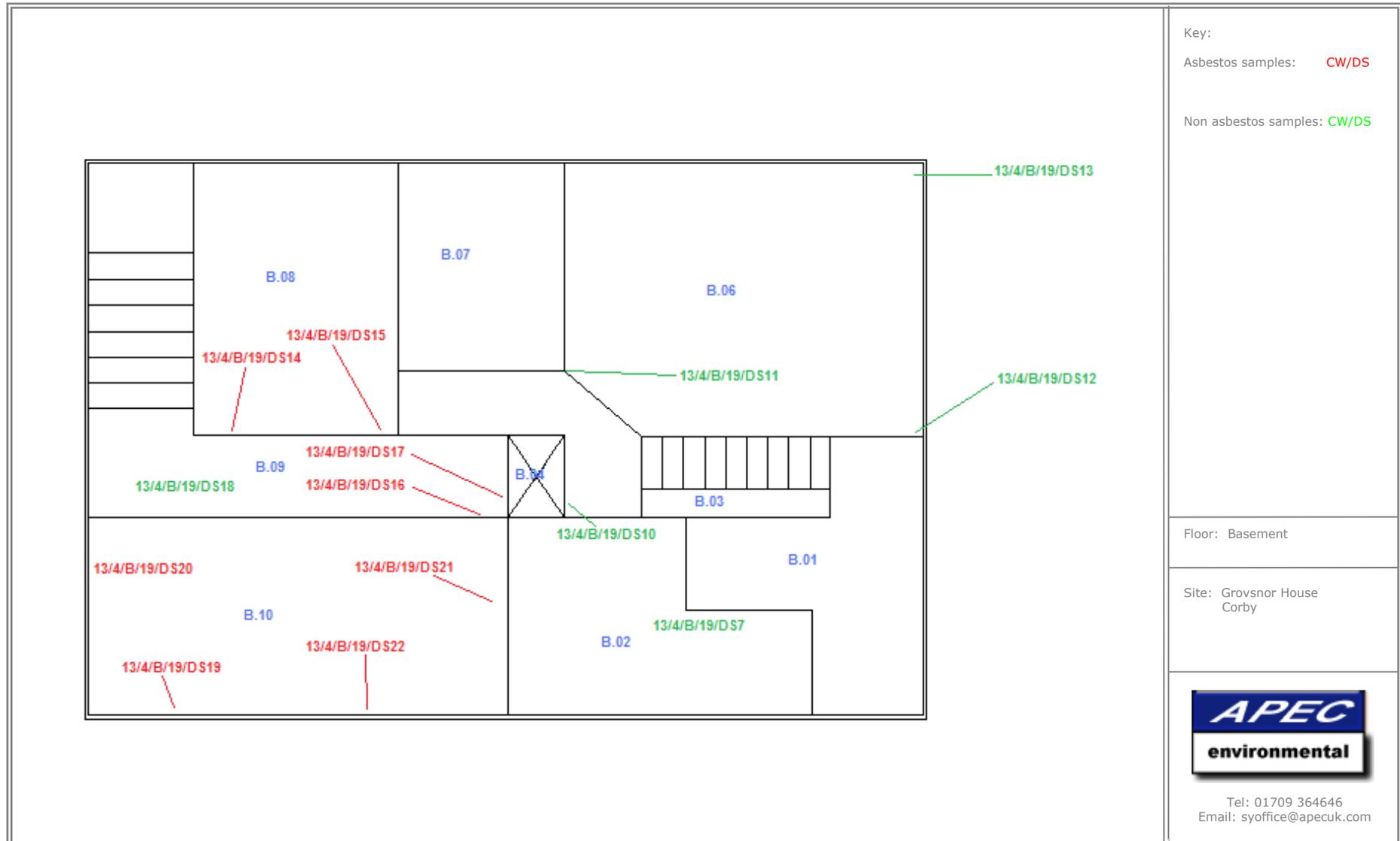
6.3 Materials Risk Assessment for Demolition Surveys

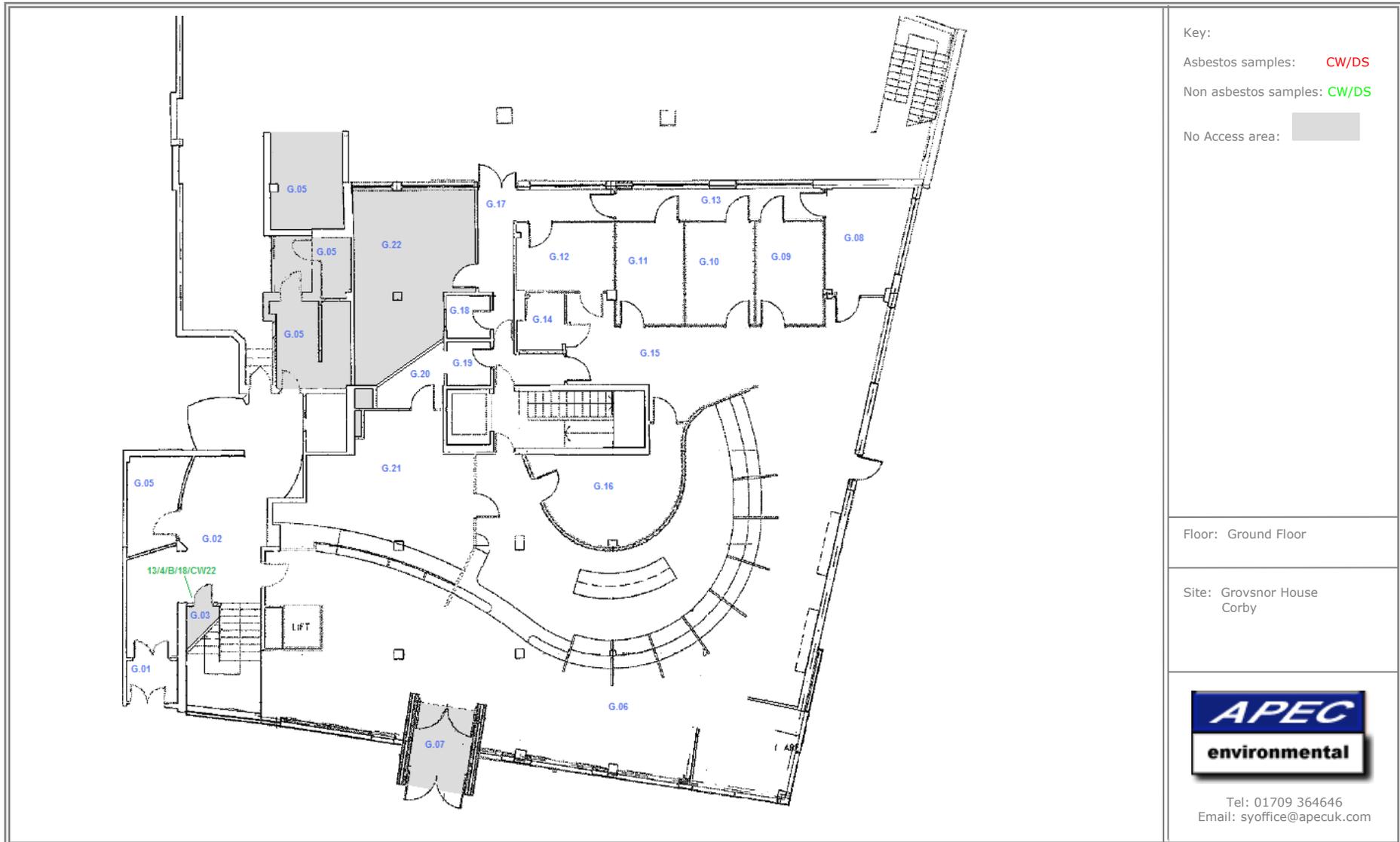
- 6.3.1 Where a Demolition survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations and Material Risk Assessments may be made for the purposes of operatives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

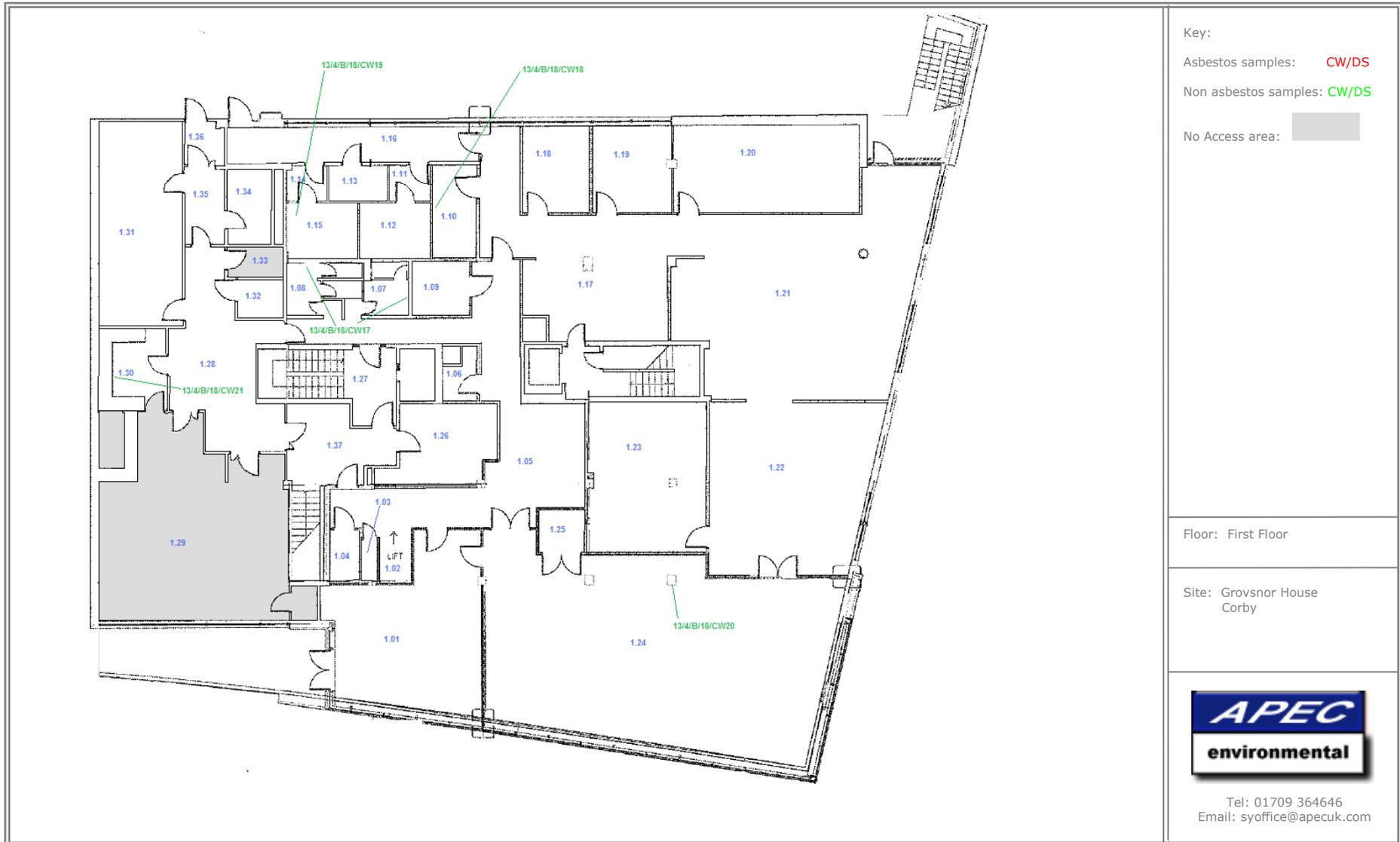
7.0 Appendix

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

7.1 Site plans (With asbestos sample and material locations)







Key:

Asbestos samples: **CW/DS**

Non asbestos samples: **CW/DS**

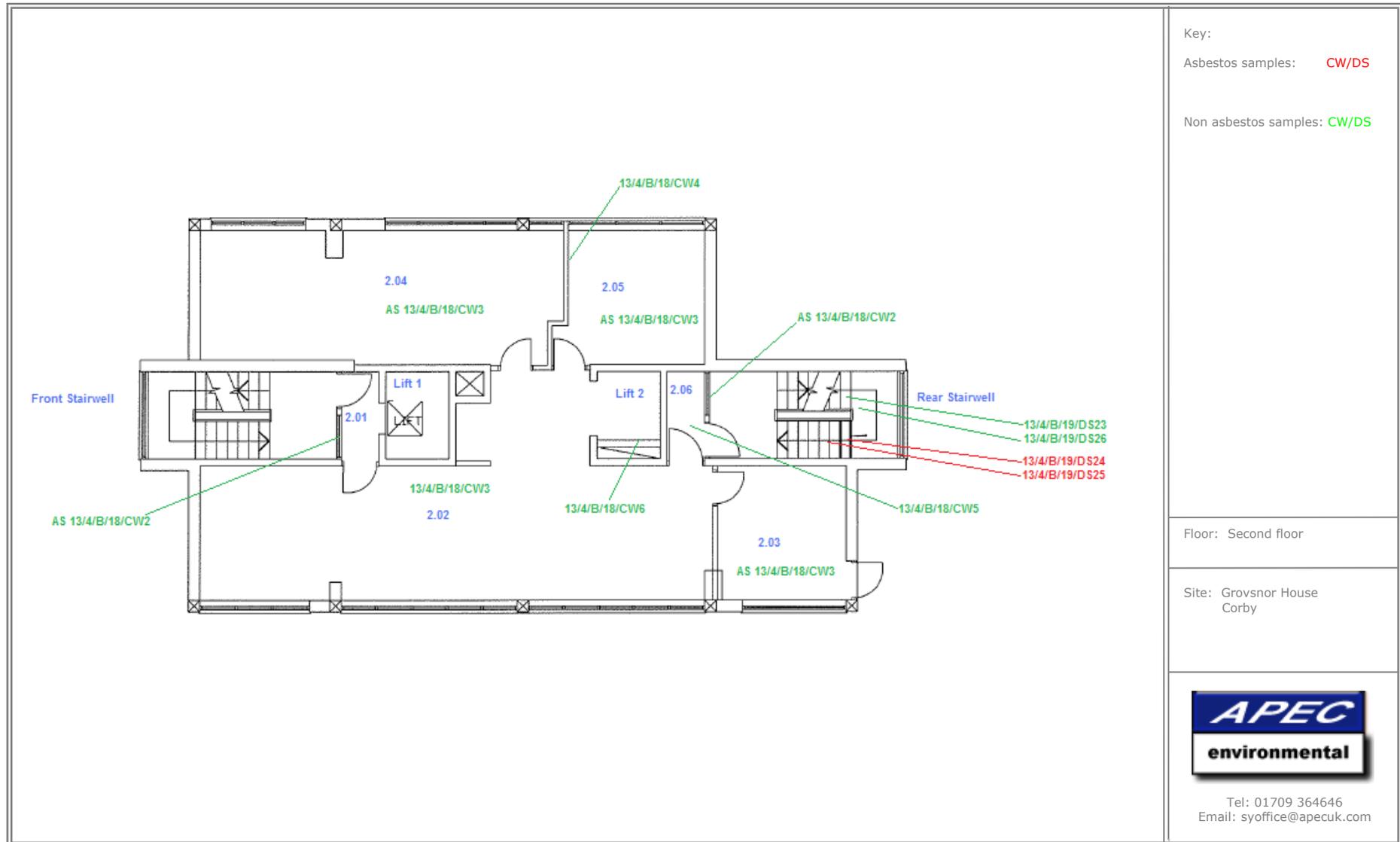
No Access area: 

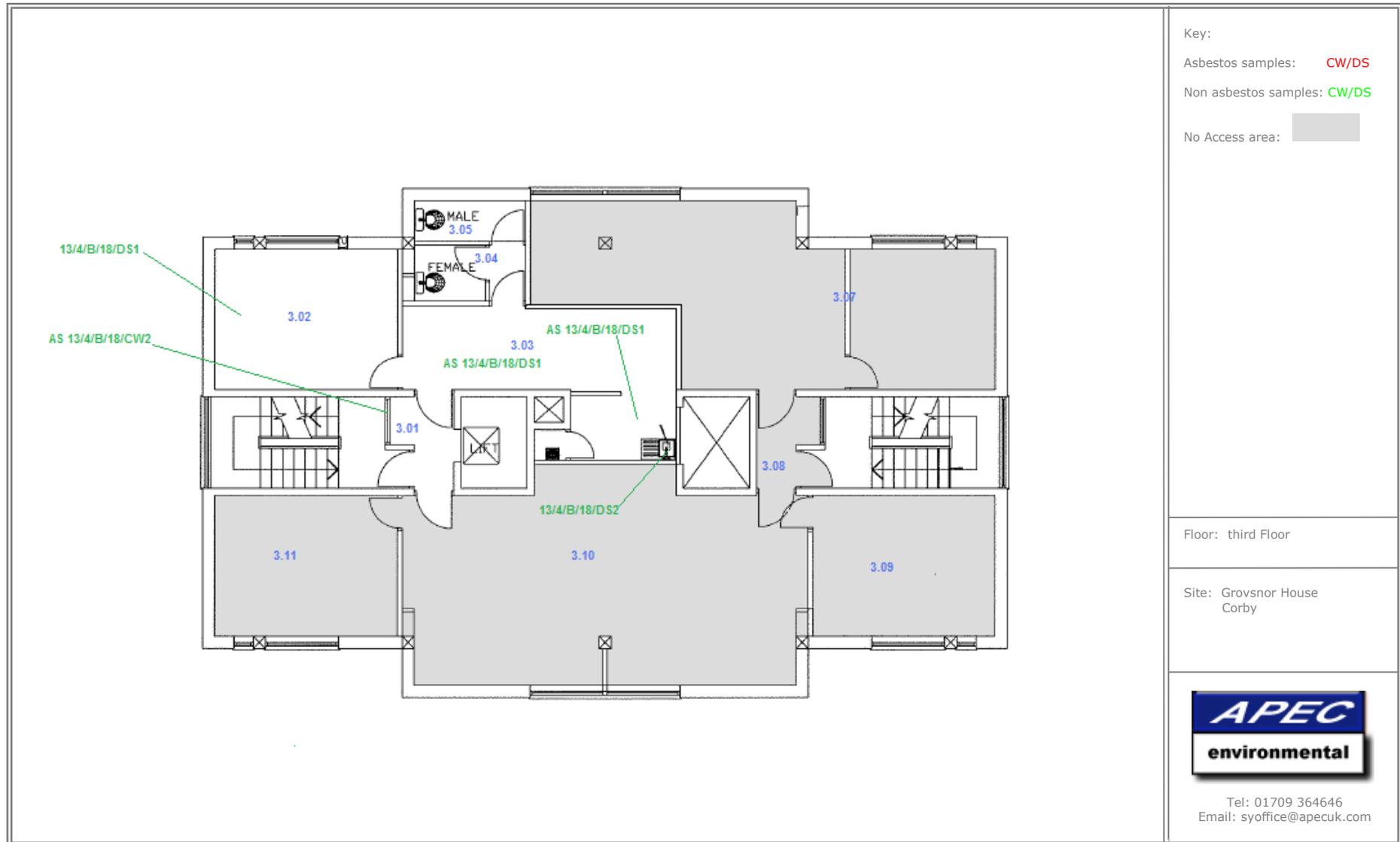
Floor: First Floor

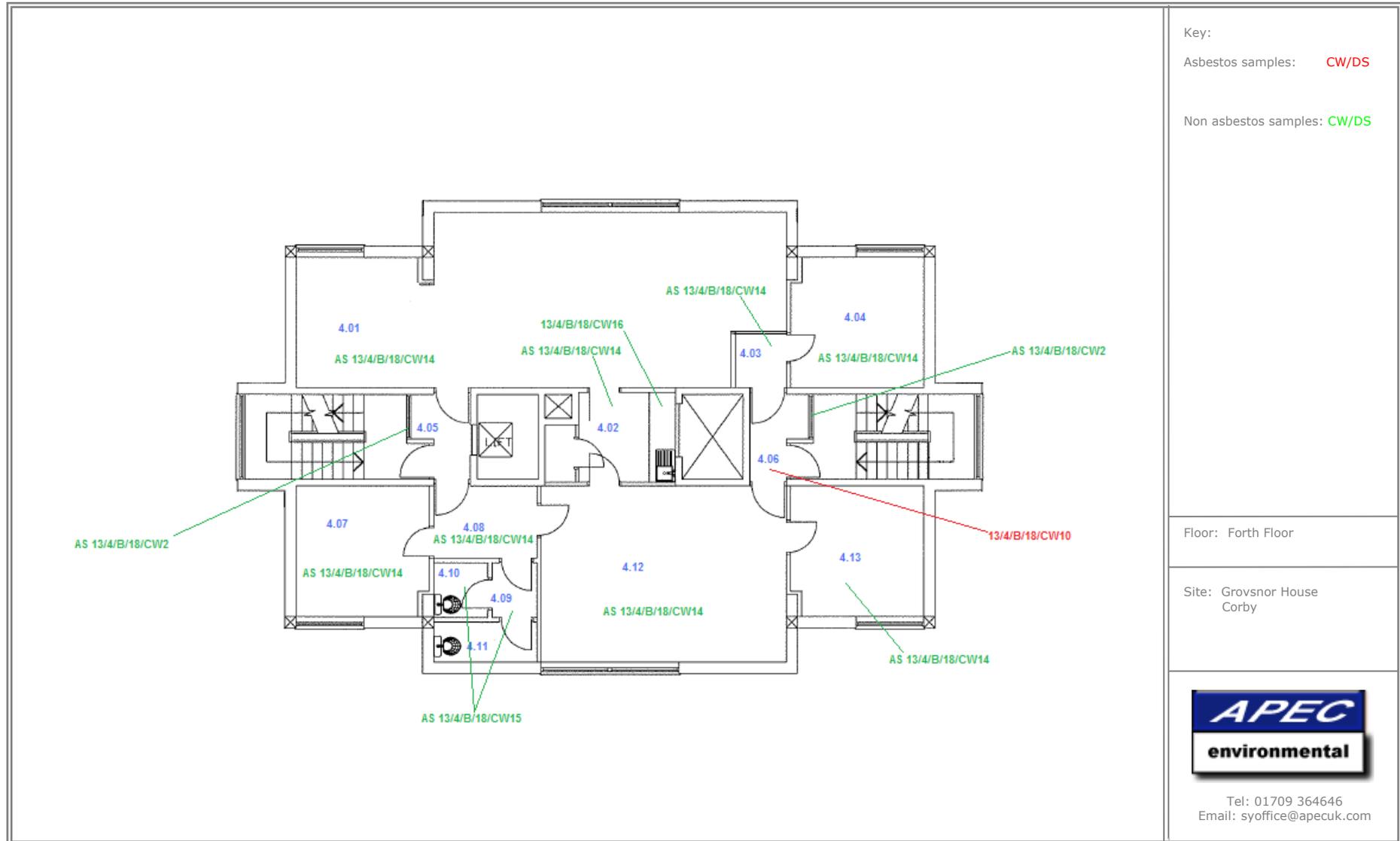
Site: Grovsnor House
Corby

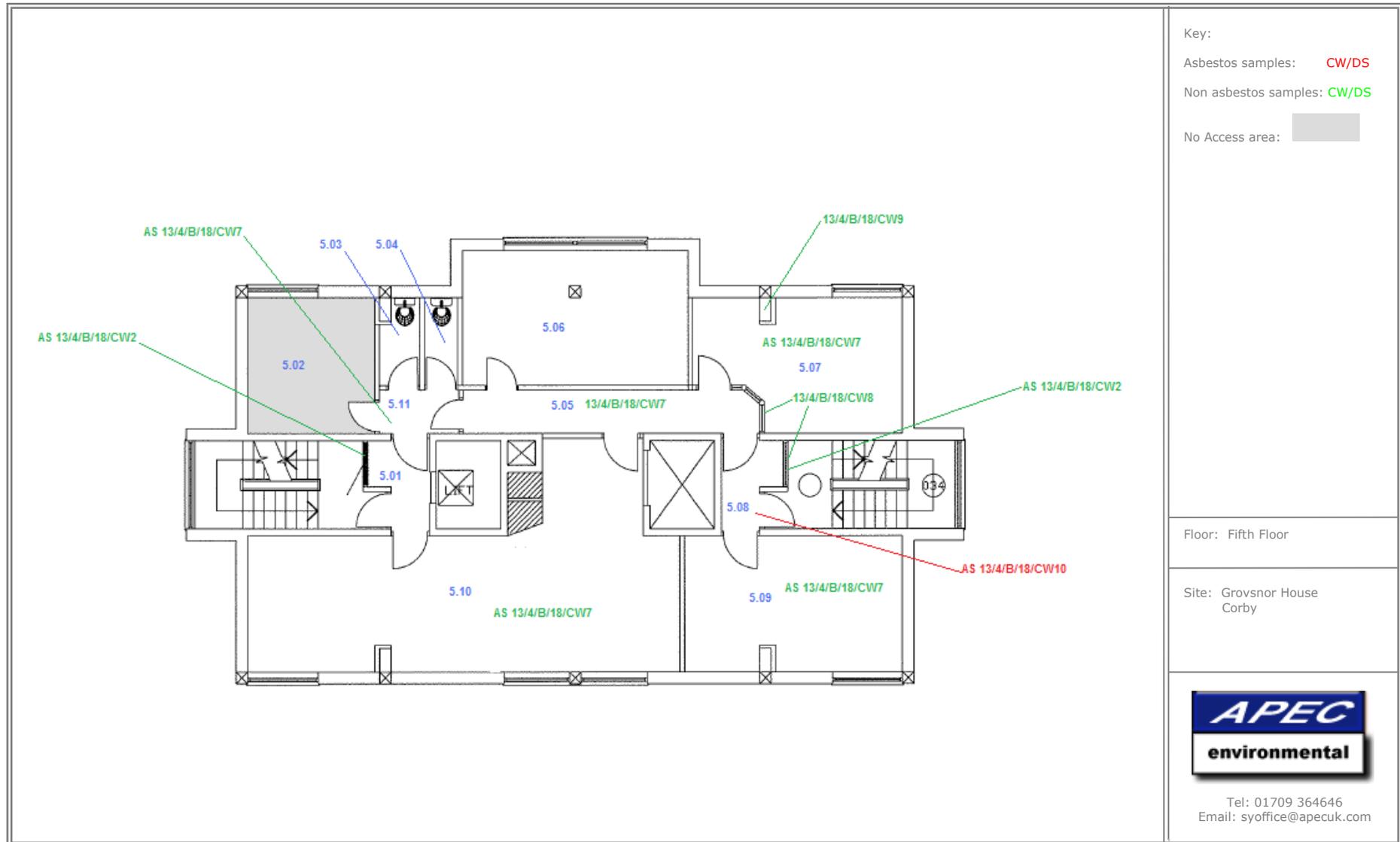


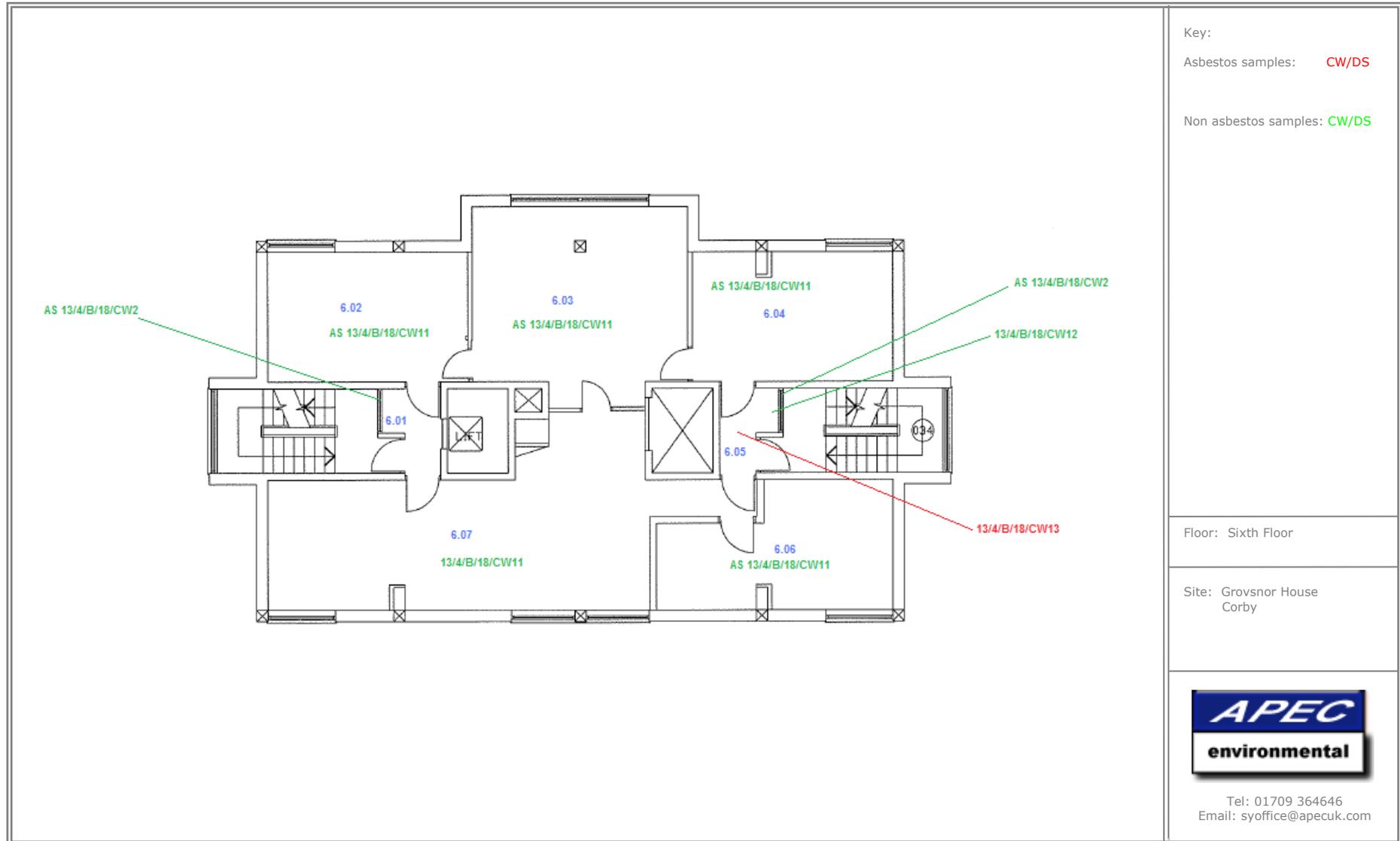
Tel: 01709 364646
Email: syoffice@apecuk.com

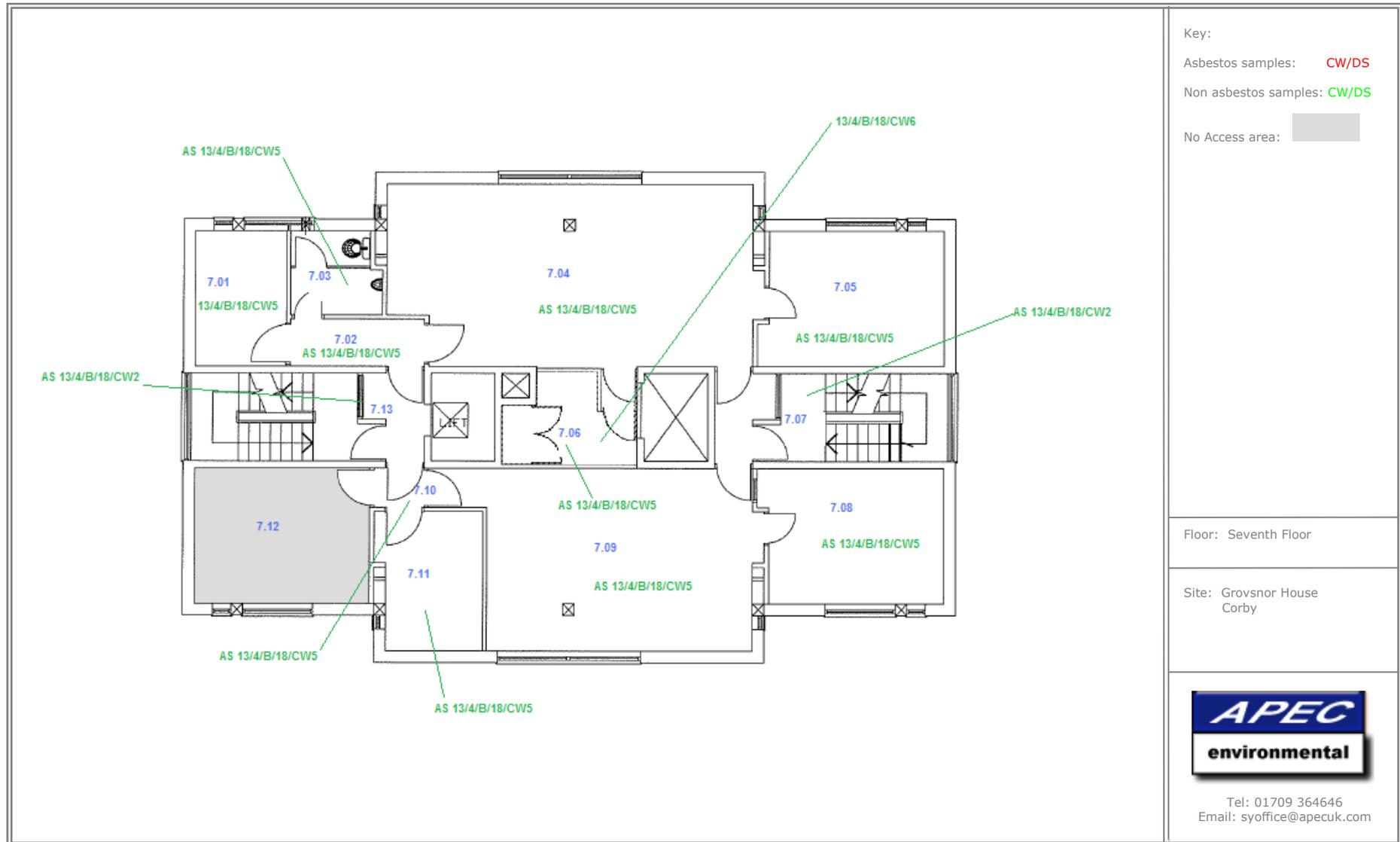


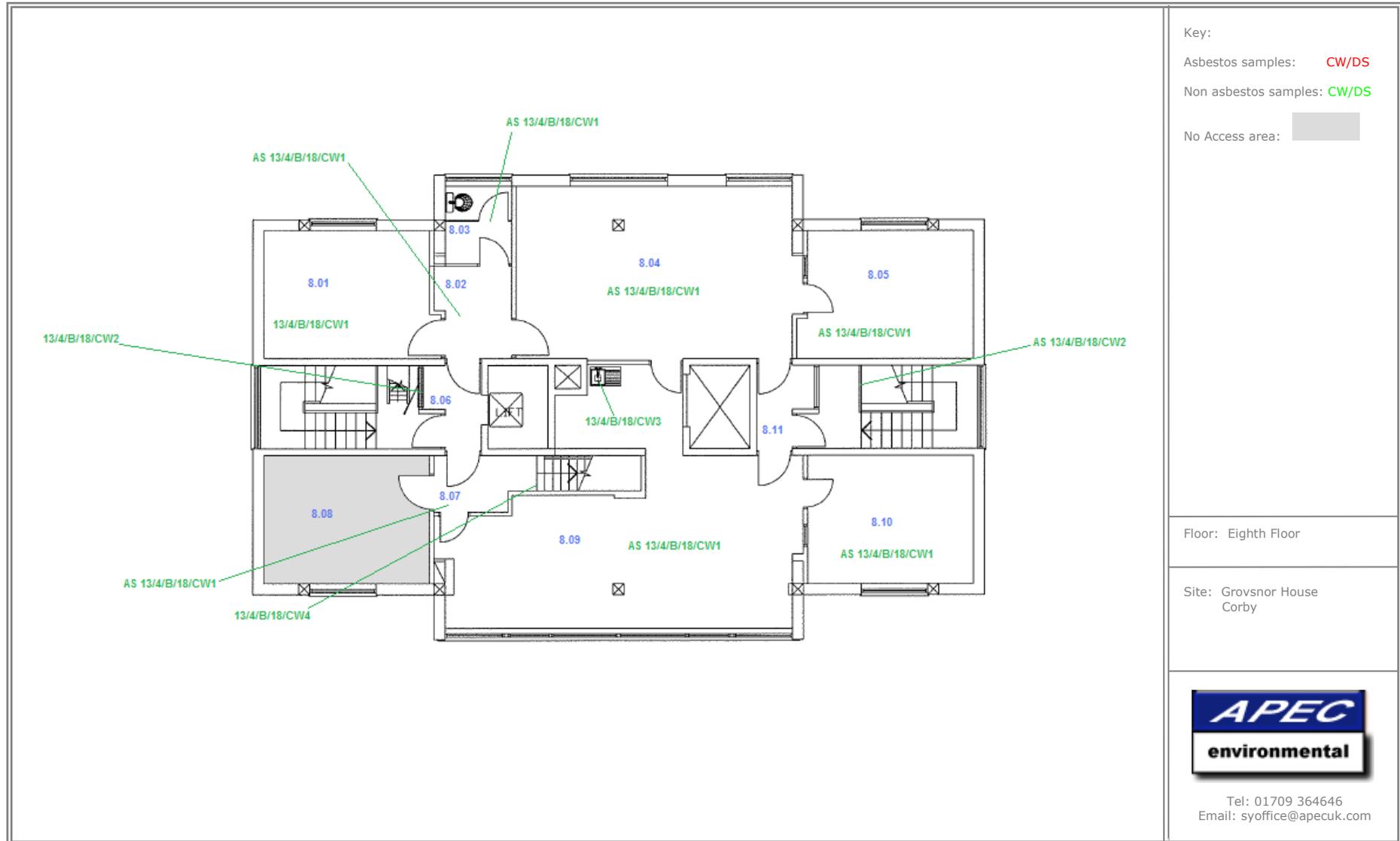


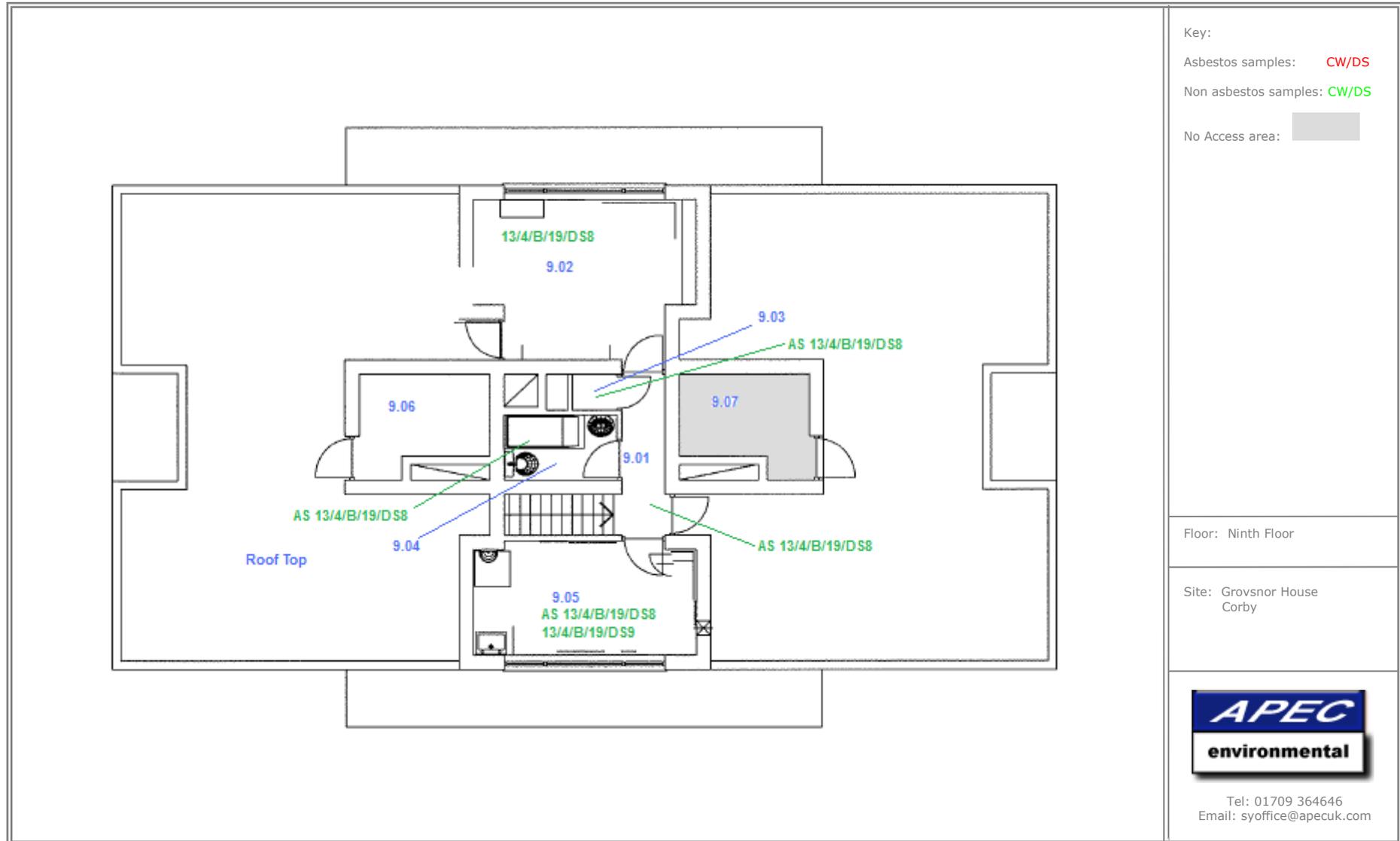












7.2 Photographs

Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 1 –	B.08 - Store
Sample Location –	Insulation residue to concrete –13/4/B/19/DS14
Analysis Result –	Amosite Chrysotile



Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 2 –	B.08 - Store
Sample Location –	Insulation residue to concrete –13/4/B/19/DS15
Analysis Result –	Amosite Chrysotile



Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 3 –	B.09 - Corridor
Sample Location –	Insulation residue to wall –13/4/B/19/DS16
Analysis Result –	Amosite Chrysotile



Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 4 –	B.09 - Corridor
Sample Location –	Insulation debris to pipe penetration within wall –13/4/B/19/DS17
Analysis Result –	Chrysotile



Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 5 –	B.10 - Boiler room
Sample Location –	Insulation residue to wall –13/4/B/19/DS19
Analysis Result –	Amosite Chrysotile



Site: Grosvenor House, Corby.**Date of survey:** 18th April to 1st May 2013

Photo 6 –	B.10 - Boiler room
Sample Location –	Insulation residue to wall –13/4/B/19/DS20
Analysis Result –	Amosite Chrysotile



Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 8 –	B.10 - Boiler room
Sample Location –	Insulation residue to wall –13/4/B/19/DS21
Analysis Result –	Chrysotile



Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 9 –	B.10 - Boiler room
Sample Location –	Insulation residue to wall –13/4/B/19/DS22
Analysis Result –	Amosite Chrysotile



Site: Grosvenor House, Corby.**Date of survey:** 18th April to 1st May 2013

Photo 10 –	Rear Staircase
Sample Location –	Vinyl floor tiles with bitumen adhesive (asbestos present within bitumen layer) – 13/4/B/19/DS24
Analysis Result –	Chrysotile



Site: Grosvenor House, Corby.**Date of survey:** 18th April to 1st May 2013

Photo 11 –	Rear Staircase
Sample Location –	Vinyl stair nosing –13/4/B/19/DS24
Analysis Result –	Chrysotile



Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 12 –	4.06 Lobby
Sample Location –	Vinyl floor tiles with bitumen adhesive (asbestos present within bitumen layer) – 13/4/B/10/CW10
Analysis Result –	Chrysotile



Site: Grosvenor House, Corby.**Date of survey:** 18th April to 1st May 2013

Photo 13 –	5.08 Lobby
Sample Location –	Vinyl floor tiles with bitumen adhesive (asbestos present within bitumen layer) – refer to 13/4/B/10/CW10
Analysis Result –	Chrysotile



Site: Grosvenor House, Corby.

Date of survey: 18th April to 1st May 2013

Photo 12 –	6.05 Kitchenette
Sample Location –	Vinyl floor tiles with bitumen adhesive (asbestos present within bitumen layer) – 13/4/B/10/CW13
Analysis Result –	Chrysotile



**7.3 Confirmation of Analysis Reports for Bulk Sample analysis
(Refer to SY/13/04/045, SY/13/04/126)**



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 Website: APECuk.com



29th April 2013

Corby Borough Council
 10 Fleming Road
 Earlstree Industrial Estate
 Corby
 Northamptonshire
 NN17 4SW

FOR THE ATTENTION OF: M. Henry

CONFIRMATION OF ANALYSIS

DOCUMENT NUMBER: SY1304126

SITE ADDRESS: Grosvenor House, Corby

SITE LOCATION: As Specified

SAMPLES TAKEN BY APEC : C. Watson, D. Stokes **ON:** 18-19 April 2013

DATE CLIENT SAMPLE RECEIVED : N/A

SAMPLES ANALYSED BY: Alan Vickers **ON:** 26 April 2013

Sample Number	Sample Location and Description	Asbestos Content
13/4/B/19/DS7	B.02 Store Bitumen wrap to cable	No Asbestos Detected
13/4/B/19/DS8	9.02 office Textured coating to concrete ceiling	No Asbestos Detected
13/4/B/19/DS9	9.05 Kitchen Sink Pad	No Asbestos Detected

CONFIRMATION OF ANALYSIS**DOCUMENT NUMBER:** SY1304126**SITE ADDRESS:** Grosvenor House, Corby**SITE LOCATION:** As Specified**SAMPLES TAKEN BY APEC :** C. Watson, D. Stokes**ON:** 18-19 April 2013**DATE CLIENT SAMPLE RECEIVED :** N/A**SAMPLES ANALYSED BY:** Alan Vickers**ON:** 26 April 2013

Sample Number	Sample Location and Description	Asbestos Content
13/4/B/19/DS10	B.05 Corridor Insulation debris within pipe penetration to wall	No Asbestos Detected
13/4/B/19/DS11	B.05 Corridor Insulation board infill panel above door	No Asbestos Detected
13/4/B/19/DS12	B.06 Store Residue to concrete ceiling	No Asbestos Detected
13/4/B/19/DS13	B.06 Store Pipe insulation	No Asbestos Detected
13/4/B/19/DS14	B.08 Store Insulation residue to ceiling	Amosite Chrysotile
13/4/B/19/DS15	B.08 Store Insulation residue to ceiling	Amosite Chrysotile
13/4/B/19/DS16	B.09 Corridor Insulation residue to solid wall	Amosite Chrysotile
13/4/B/19/DS17	B.09 Corridor Insulation debris within pipe penetration to wall	Chrysotile
13/4/B/19/DS18	B.09 Corridor Insulation board boxing	No Asbestos Detected

CONFIRMATION OF ANALYSIS**DOCUMENT NUMBER:** SY1304126**SITE ADDRESS:** Grosvenor House, Corby**SITE LOCATION:** As Specified**SAMPLES TAKEN BY APEC :** C. Watson, D. Stokes**ON:** 18-19 April 2013**DATE CLIENT SAMPLE RECEIVED :** N/A**SAMPLES ANALYSED BY:** Alan Vickers**ON:** 26 April 2013

Sample Number	Sample Location and Description	Asbestos Content
13/4/B/19/DS19	B.10 Boiler room Insulation residue to solid wall	Amosite Chrysotile
13/4/B/19/DS20	B.10 Boiler room Insulation residue to wall	Amosite Chrysotile
13/4/B/19/DS21	B.10 Boiler room Insulation residue to wall	Chrysotile
13/4/B/19/DS22	B.10 Boiler room Insulation residue to wall	Amosite Chrysotile
13/4/B/19/DS23	Rear stairwell Stair nosing (blue)	No Asbestos Detected
13/4/B/19/DS24	Rear stairwell Vinyl floor tiles with bitumen adhesive	Chrysotile (present in bitumen adhesive)
13/4/B/19/DS25	Rear stairwell Stair nosing (black)	Chrysotile
13/4/B/19/DS26	Rear stairwell Vinyl floor covering	No Asbestos Detected
13/4/B/19/DS27	Front stairwell Stair nosing	No Asbestos Detected

DOCUMENT NUMBER: SY/13/4/126

NOTES

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

Chrysotile – **WHITE** asbestos

Amosite - **BROWN** asbestos

Crocidolite – **BLUE** asbestos

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

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

Method of Analysis

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

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

Clients’ Samples

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

On behalf of APEC Environmental Limited



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