



**ASBESTOS MANAGEMENT SURVEY  
RE-INSPECTION REPORT**

**Holiday Inn Corby – Kettering  
Geddington Road, Corby, Northants, NN18 8ET**



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For **Mr Simon Porembski**

On behalf of **Holiday Inn Corby – Kettering**

Date **9<sup>th</sup> June 2015**

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## a.1 Summary

During June 2015 Optimum Asbestos Solutions conducted an Asbestos Management Survey Re-Inspection to inspect the condition of any previously discovered Asbestos Containing Materials (ACM's) within the site known as Holiday Inn Corby – Kettering, Geddington Road, Corby, Northants.

## a.2 Asbestos Findings, Location & Recommendations

**Asbestos Lagging** - *None previously confirmed present or detected*

**Asbestos Insulating Board (AIB)** - *None previously confirmed present or detected*

**Asbestos Cement Based Products** – *Material previously confirmed present – see below*

<b>Sample No:</b> <b>S009</b>	<b>Element &amp; Location:</b> <b>Under-Cloaking to External Roofline</b>
<b>Recommendation for S009:</b> <b>Manage &amp; Maintain product. Do not drill into, abrade, cut or otherwise disturb. Inspect regularly for signs of wear or damage. Ensure contractors visiting site are aware of its presence</b>	

**Asbestos Based Bonded Products** – *None previously confirmed present or detected*

**Asbestos Based Coatings (e.g. artex)** – *None previously confirmed present or detected*

**Asbestos Based Textiles / Insulation Materials** – *None previously confirmed present or detected*

**Strongly Presumed / Presumed Asbestos Containing Materials** – *see below*

<b>Strongly Presumed A: ACM's to Pipework to Rm 417 Store (Small Plant Room), Ground Floor</b>
<b>Recommendation for Strongly Presumed A:</b> <b>Manage &amp; Maintain product. Do not drill into, abrade, cut or otherwise disturb. Inspect regularly for signs of wear or damage. Ensure contractors visiting site are aware of its presence</b>

### a.3 Work Undertaken and Extent

Optimum Asbestos Solutions were provided with an issue of an Asbestos Management Report dated June 2008 (see Appendix A), performed by a different asbestos company, and a desktop examination was undertaken to identify all ACM's present. We then visited the above site in June 2015 to carry out an Asbestos Management Survey Re-Inspection at the request the client, Mr Simon Porembski of Holiday Inn Corby - Kettering. A thorough review of all previously discovered asbestos containing materials (as per the report provided) was undertaken, and in furtherance a brief visual inspection of the areas which were walked through was conducted (excluding guest rooms) and further sampling would have been performed *as far as reasonably practical* if necessary (subject to prior agreement with the client). Additionally, a presumption of an item likely to be an ACM was made as sampling of it was not possible. It should be noted that the hotel was in full commercial use at the time of the visit and therefore any extra sampling performed by ourselves will have been limited as a health and safety measure.

### a.4 History

This asbestos management survey re-inspection & report was commissioned by the client to ensure that correct management of these premises & materials is in compliance with forthcoming and present legislation; namely

- Control of Asbestos Regulations
- Regulation 4 of the Control of Asbestos at Work Regulations
- The Asbestos (Licensing) Regulations
- The Control of Pollution (Special Waste) Regulations
- The Environmental Protection Act

We operate within the strict guidelines set out by HSE in document HSG 264: 2012: Asbestos – The Survey Guide, and in compliance with UKAS ISO/IEC 17020: 2012 Conformity assessment – Requirements for the operation of various types of bodies performing inspection; alongside our own stringent guidance and regulations as detailed in our company's current Health & Safety policies.

#### **Important Note:**

A drawing has been created to include references numbers or names of room to assist the report in detailing locations of asbestos materials identified. It should be referred to above all else when identifying the location of each Asbestos Containing Material (ACM). This can be found in Appendix A.

**This report should be read in its entirety; however, for summary purposes, attention should be drawn specifically to:**

- Section a:2 Findings and Locations
  - Section c:4 Analysis Summary & Asbestos Register
- and
- Appendix B Site Plans

## **a.5 Other Potential Hazardous Materials**

### **Fibreglass**

This material may have been present in various locations within the site. For this there is a Maximum Exposure Limit (MEL) which is presently 2.0 fibres/ml (See HSE Guidance Note EH40) This level however is only approximately 7 times higher than the control limit for Chrysotile (white asbestos).

It is recommended that, as part of any future specification for strip-out or demolition work, contractors should take all reasonable measures to limit the generation of airborne fibre. The use of fibre suppression methods and personal protective equipment is recommended to enable compliance with the COSHH Regulations etc.

## **b.1 Methodology**

The condition of all previously identified Asbestos Containing Material's (ACM's) was fully inspected and further sampling would have been performed if necessary (subject to prior agreement with the client). Some ACM's may have been presumed to be present in area's where sampling could not be performed.

## **b.2 Sampling**

Where materials (upon visual examination by the P402 qualified surveyor) were deemed likely to contain asbestos bulk samples were taken. Any bulk sampling will have been performed safely to ensure that minimal disturbance was made. Once the samples were taken they were labelled appropriately and double bagged immediately before being presented to the laboratory for analysis. Where samples were taken an adhesive mix or tape will have been applied to re-seal the area, all in accordance with HSG264.

Items of bitumen resin or rubber (where if a sample was to be taken the integrity of the insulating properties were entirely incidental to its purpose) will have been left undisturbed. Such materials may fall outside the classification of the Approved Code of Practise for work with asbestos insulation, coatings and AIB.

Supplementary to the above, items such as compressed fibre pipe, gaskets, toilet cisterns, fire protective doors, fuse boxes and cabinets or items which cannot be accessed for whatever reason; may automatically be *Presumed* to contain asbestos containing materials unless manufacturer's specifications are to hand or destructive testing has previously proved otherwise. Such items will be referenced as *Strongly Presumed* or *Presumed ACM's* depending on the strength of the presumption made by the on-site surveyor; and accordingly labelled A, B C, D and so on by means of the order in which they were made.

### b.3 Material Assessment Algorithm

In accordance with HSG264, a Material Assessment Algorithm is present within this report as it helps determine the level of the risks posed from asbestos containing materials. Below is a table which gives an explanation as to how each type of material scores. The results of the material assessment will assist in determining the priority rating given to any (excluding some presumed ACM's) asbestos containing material found during the survey.

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

## b.4 Priority Codes

Based on the material scores identified using the Material Assessment Algorithm, a Priority Rating / Risk Assessment Score will be determined for positively identified materials *in situ* at the site; that is how they are found during the survey (with the exception of Presumed or Strongly Presumed ACM's, where little information / access has been gained to the item).

	<b>Material Assessment</b>	<b>Priority Rating</b>	<b>Action</b>
<b>Urgent</b>	10+	A	Immediate attention, withdraw area from use
	8-10	B	Attention as soon as practicable
	6-8	C	Deterioration that would bring it into category A or B is possible/probable
<b>Non urgent</b>	4-6	D	Unlikely to be cause for concern unless subjected to excessive wear or sudden damage
	2-4	E	Unlikely to be a cause for concern

**OAS priority system is guidance only and is based on the prevailing conditions at the time of the re-inspection; the client or duty holder has all further responsibilities to manage and prioritise.**



## **b.5 Caveat**

The scope and extent of re-inspection has been agreed with the client before it was carried out. Every effort has been made to inspect all asbestos materials so far as was reasonably practical to do so within the scope of the survey.

Re-Inspection techniques used involves trained and experienced surveyors using the combined approach of visual examination and bulk sampling (where necessary). It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes e.g. paint, over boarding, disguising etc. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey, however all good intentions are made for its discovery.
- Where an area has been previously stripped of asbestos (e.g. plant rooms, ducts etc) and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations 2012 or other similar Regulations laying down certain enforceable guidelines. Asbestos removal prior to these regulations may not be up to the standards currently in force and therefore debris may be present below new coverings.
- During the course of the survey access to certain areas may have been restricted. If so, such areas are defined within this report. Accordingly, no samples have been taken from restricted areas and asbestos should be presumed to be present until analysis proves otherwise.
- In the building where asbestos has been located and it is clear not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations. Where this is the case the sample taken may not be representative of the whole product throughout.
- This survey has been carried out under the guidance/requirements of the owner of the property, or his representative and the survey will be as per his instructions and guidance at that time. Optimum Asbestos Solutions cannot be held responsible for any damaged caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable but will be limited to just that necessary for the taking of the sample.

## b.6 Limitations / Restrictions

Sampling will not be carried out where the surveyor deems it unsafe to do so (e.g. live fuse boxes, gas boilers, etc.) or where specialist equipment or tools will be needed to access the equipment etc. In these cases, asbestos materials or non-asbestos materials will be identified visually. If the surveyor is unable to sample a material, extrapolation from materials of a similar nature identifiable elsewhere may be used. These will be referred to as 'as with samples/AWS' with reference to the sample number it is being treated as; for example AWS002 means this product should be treated 'as with Sample 2' i.e. the same as Sample 2 because it is considered to be identical in nature. If asbestos materials are suspected but not sampled, they will be detailed in the report. Destructive sampling will not take place in or around areas which may affect the structural integrity of the building, or any area where to do so could put the Health & Safety of the Surveyors at risk.

ACM's may be hidden or obscured by other items or cover finishes such as paint and boxing etc. Where this is the case then their detection will be impaired. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is demolished. Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

**To the Client:** While every effort is made to review previously detected ACM's; and to find, access & identify the locations & the scope of asbestos materials at the site, these materials may be contained within the structural matrix of the building (e.g. sandwiched inside floor slabs) or other inaccessible areas or hidden voids such as sealed service riser ducts, hollow partition walls etc. which would only be accessible with the use of specialist equipment. This report is based on a non-destructive visit to an unfamiliar site and every effort has been made to inspect and identify the presence of asbestos bearing materials to all safely accessible areas. **It is agreed and understood that no survey can guarantee that all asbestos present has been identified.**

## b.7 Classifications

A multitude of categories will be used to describe the asbestos materials inspected, detected or sampled during the course of the visit (e.g. asbestos cement or asbestos insulating board etc.). The materials will be categorised purely by their visual appearance and texture. Unless specified otherwise, density measurements will not be carried out.

## b.8 Measures

Where asbestos quantities are present in this report, they may be estimated rather than measured; these are included for information purposes only. These measurements should not be used for any type of pricing purposes.



### **c.3 No Access Area's**

No access was possible to the electrics, other services or any serviceable items (such as storage heaters, boilers, lift machinery etc.) as all services were live at the time of the survey

No access was possible into any guest room

No access under flooring throughout

No access was gained into any fire door at the site

No access was gained into any floor or wall void or into any structural boxing

No access was possible to the foundations of the buildings

No access was gained onto the roof

No access was possible behind stainless steel items, tiling or cladding

No access was possible behind any panelling or items which were subject to sampling

Only limited access was gained throughout due to guests being present

Only limited access was gained behind shelving and stored equipment

**It is advised that further inspection be carried out should any area become accessible in the future**

**c.4 Analysis Summary & Asbestos Register**

Report no. 150605/CAM (Page 1 of 1)





*Sample analysis performed previously*


Sample no	Building / Floor	Room / Area name	Sample	Asbestos detected? Type	Condition / Seal	Access / Qty (m2 / LM)	Risk Score / Action	Page no	Comment
S009	External	Roofline Throughout	Under-cloaking	Yes Chrysotile Cement	Fair / Unsealed	Medium / 80LM	E / Manage & Maintain	15	Manage & Maintain product. Do not drill into, abrade, cut or otherwise disturb. Inspect regularly for signs of wear or damage. Ensure contractors visiting site are aware of its presence

*Sample analysis and presumptions made during this (June 2015) visit*


Sample no	Building / Floor	Room / Area name	Sample / Element	Asbestos detected? Type	Condition / Seal	Access / Qty (m2 / LM)	Risk Score / Action	Page no	Comment
S001/CAM	Ground Floor	Rm 417 Store (Small Plant Room)	Panelling to Ceiling	No	-	-	-	16	No asbestos detected in sample
Strongly Presumed A	Ground Floor	Rm 417 Store (Small Plant Room)	Gaskets to Pipework	Strongly Presumed ACM	-	-	- / Manage & Maintain	17	Manage & Maintain product. Do not drill into, abrade, cut or otherwise disturb. Inspect regularly for signs of wear or damage. Ensure contractors visiting site are aware of its presence

**c.5**  
**Photographic Inspection Records, Risk Assessments & Recommendations**

Report no/Sample Ref 150605/CAM/ S009 as (June 2008) report		Building/Floor External		Location/Room Roofline		Element Under-Cloaking		
				<p><b>RISK ASSESSMENT SCORE</b></p> <p><b>E</b></p> <p><u><i>Samples analysis performed previously</i></u></p>				
								
Asbestos Type		Product Type		Damage		Surface Treatment		Total
Chrysotile	1	Asbestos Reinforced Composites	1	None	0	Bonded	0	
Amosite	2	Asbestos Insulating Board	2	Low	1	Sealed AIB, Unsealed cement	1	
Crocidolite	3	Thermal Insulation	3	Medium	2	Unsealed AIB, Sealed Lagging	2	
				High	3	Unsealed Lagging, Spray	3	
<b>Result</b>	<b>1</b>		<b>1</b>		<b>1</b>		<b>1</b>	<b>4</b>
<b>Minimum Recommendation</b>		<b>Manage &amp; Maintain product. Do not drill into, abrade, cut or otherwise disturb. Inspect regularly for signs of wear or damage. Ensure contractors visiting site are aware of its presence</b>						

Report no/Sample Ref	Building/Floor	Location/Room	Element	
150605/CAM/S001	Ground Floor	Room 417 Store (Small Plant Room)	Panelling to Ceiling	
		<h1>RISK ASSESSMENT SCORE</h1> <h1>NAD</h1>		
Asbestos Type	Product Type	Damage	Surface Treatment	Total
Chrysotile	1 Asbestos Reinforced Composites	1 None	0 Bonded	0
Amosite	2 Asbestos Insulating Board	2 Low	1 Sealed AIB, Unsealed cement	1
Crocidolite	3 Thermal Insulation	3 Medium	2 Unsealed AIB, Sealed Lagging	2
		High	3 Unsealed Lagging, Spray	3
<b>Result</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Minimum Recommendation</b>	<b>No asbestos detected in sample</b>			



Report no/Sample Ref 150605/CAM/ Strongly Presumed A		Building/Floor Ground Floor		Location/Room Room 417 Store (Small Plant Room)		Element Gaskets to Pipework			
				<p><b>RISK ASSESSMENT SCORE*</b>  <b>*Not applicable</b>  <b><i>Strongly Presumed ACM</i></b></p>					
				Asbestos Type		Product Type		Damage	
Chrysotile	1	Asbestos Reinforced Composites	1	None	0	Bonded	0		
Amosite	2	Asbestos Insulating Board	2	Low	1	Sealed AIB, Unsealed cement	1		
Crocidolite	3	Thermal Insulation	3	Medium	2	Unsealed AIB, Sealed Lagging	2		
				High	3	Unsealed Lagging, Spray	3		
<b>Result</b>	-		-		-		-	<b>N/A</b>	
<b>Minimum Recommendation</b>		<p><b>Manage &amp; Maintain product. Do not drill into, abrade, cut or otherwise disturb. Inspect regularly for signs of wear or damage. Ensure contractors visiting site are aware of its presence</b></p>							

## d.1 Conclusion

It can be concluded that the positively identified Asbestos Containing Material in situ at the site was Asbestos Cement **Under-Cloaking** to the majority of Rooflines. This was previously sampled and proven to contain Chrysotile. It was inspected by us during the course of this re-inspection visit, and was rated Priority **E** during Risk Assessment: In our opinion it is *unlikely to be a cause for concern (unless subjected to excessive wear or sudden damage)*. Therefore our minimum recommendation for this product is **Manage & Maintain**. Do not drill into it; abrade, cut or otherwise disturb it. Inspect it regularly for signs of wear or damage. Ensure contractors visiting the site are aware of its presence.

During the course of the visit a brief inspection of the areas toured by ourselves was also undertaken as requested by the client. A sample was taken from the **Ground Floor Room 417 (small plant room) Ceiling**; however this was proven to be a **Non-Asbestos Containing Material**, however **Gaskets to the Pipework** through-out plant rooms were **Strongly Presumed** to be ACM's, as it was not possible to sample any of these as all services were live at the time of the survey. Our recommendation for these products is again **Manage & Maintain**. Do not drill into, abrade, cut or otherwise disturb them. Inspect them regularly for signs of wear or damage. Ensure contractors visiting site are aware of their presence.

It should also be remembered that no sampling was possible to the electrics, other services or any serviceable items (such as storage heaters, boilers, lift machinery etc.) as all services were live at the time of the survey; that no access was possible into any guest room, under flooring throughout, into any fire door at the site, into any floor or wall void or into any structural boxing, to the foundations of the buildings, onto the roof, behind stainless steel items, tiling or cladding or behind any panelling or items which were subject to sampling; and that only limited access was gained throughout due to guests being present and behind shelving and stored equipment. Although every effort was made by the team of surveyors to detect any asbestos, no assurances can be given that some ACM's remain unfound. **It is strongly advised that further sampling be carried out should any area become accessible in the future.**

The type of survey performed at this time was an Asbestos Management Survey Re-Inspection to review the condition of any *previously discovered* asbestos containing materials at the site. A very brief inspection of areas within the vicinity of our visit was carried out and involved limited sampling of *visible* suspicious materials. It should be noted that asbestos products may be present within the foundations, inside the walls, above the ceiling or below the floor of the building. It is also possible that under floor voids and boxing between walls/ceilings may exist. **A site specific Pre-Refurbishment / Demolition Survey must be undertaken prior to any refurbishment or demolition works commencing at this site**, and suitable precautions to prevent the inadvertent release of asbestos fibres should be put in place. **We recommend that Optimum Asbestos Solutions should be contacted to carry out further sampling should any deleterious material be detected during the future at the site.**

## d.2 Duty to Manage & Maintain

Where Asbestos Containing Materials have been detected the minimum requirement is to Manage & Maintain. This will, in most cases allow the material to stay where it is (after treatment if necessary) as long as it is unlikely to be damaged or disturbed. All positively tested materials should also be labelled to reduce accidental damage occurring and promote awareness of their presence.

To assess their condition, re-inspections of the ACM's are crucial, until such a time comes when it is appropriate to remove them.