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# Asbestos Management Survey

## Manor House Lane Leisure Gardens Allotment, B26 1PP

| | | | |
|---|---|---|---|
| **Report No** | D-07850 | **Report Issue Date** | 10 October 2022 |
| **Client Name & Address** | Property Services<br>Inclusive Growth Directorate<br>10 Woodcock Street<br>Birmingham<br>B7 4BG | **Site Address** | Manor House Lane Leisure Gardens Allotment, Manor House Lane, Birmingham, B26 1PP |
| **Order Placed By** | [redacted] | **Instruction Date** | 21 February 2022 |
| **Order Number** | [redacted] | **Project Reference** | [redacted] |
| **Survey Date(s)** | 18 March 2022 | **Lead Surveyor** | [redacted] |

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# 1.0 Executive Summary

Asbestos materials were identified within the scope of this survey.

Asbestos Containing Materials identified or presumed to be present are recorded in the Survey Data Sheets and the Asbestos Register within this report.

### 1.1 High Risk

No high priority items found

### 1.2 Medium Risk

No medium priority items found

### 1.3 Low Risk

Asbestos Containing Materials have been identified which are in good condition and are listed in the table below. A management policy and plan in compliance with Regulation 4 Control of Asbestos Regulations 2012 needs to be implemented to manage these materials safely. The materials require their condition re-inspecting at least annually.

**Low Risk (score 1 – 6 or surveyors recommendation manage & re-inspect)**

| Building | Floor | Location/ Room | Position | Item | Sample No. | Inspection Ref | Risk Score |
|---|---|---|---|---|---|---|---|
| Store | 0 | 009 - Store | Ceiling | Cement Products | S008 | 717035 | 2 |
| Store | 99 | 010 - Exterior Perimeter | Roof | Cement Products | X008 | 717048 | 3 |

### 1.4 Presumed & Areas of No Access

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 12 monthly intervals.

**Presumed – All presumed/no access areas NB does not include strongly presumed**

| Building | Floor | Location/ Room | Position | Item | Sample No | Inspection Ref | Risk Score |
|---|---|---|---|---|---|---|---|
| Toilet Block | 0 | 002 - Toilet 4 | Boxing | Presumed Asbestos | P003 | 716989 | 12 |

# 2.0 Introduction

### 2.1 Introduction

On 21 February 2022, Birmingham City Laboratories (BCL) received instruction to undertake a management asbestos survey from [redacted] on behalf of Property Services. This order has been accepted on the basis of the original quotation/contract and our terms and conditions of business.

The asbestos survey was carried out at:

Manor House Lane Leisure Gardens Allotment
Manor House Lane
Birmingham
B26 1PP

The survey was carried out by [redacted] of Birmingham City Laboratories in accordance with Health & Safety Executive (HSE) Guidance Document HSG 264 "Asbestos: The survey guide (2012)" and documented in house procedures BCL Technical Procedure Section 2 "Surveying". The sampling method used was in accordance with HSG 248 and documented in house procedures BCL Technical Procedure Section 1 "Bulk Sampling".

The survey was carried out on 18/03/2022.

### 2.2 Description of premises

| | |
|---|---|
| **Building age:** | The building was built before 1974. |
| **Building type:** | The building is used as commercial premises. |
| **Building status:** | The building is currently occupied/operational |
| **Building size:** | Information not supplied. |

### 2.3 Purpose, Aims & Type of Survey Undertaken

The client requested a Management Survey, to enable them to manage the risks from Asbestos Containing Materials (ACM's) in their premises.

This type of survey provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012). The survey will:

a) Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's.
b) Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's.
c) Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance.

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type. Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report. This survey involved sampling and analysis to confirm the presence or absence of asbestos; however presumptions may also have been used within this report to Presume or Strongly Presume the presence of ACM's.

# 2.0 Introduction

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties e.g. type of building and nature of construction. This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

This survey report can be used as a basis to start developing a management plan and prioritise actions but in itself does not constitute a management plan as required under the Control of Asbestos Regulations 2012.

In order for a building occupier to meet their duties under regulation 4 of the Control of Asbestos Regulations 2012 they must implement a management policy and plan for known or presumed Asbestos Containing Materials.

**2.4 Scope of Works**

The scope of this management survey is based upon the information provided by the client or their representative and recorded in the pre site survey assessment (PSSA) questionnaire**.**

All information provided by the client was subject to a desk top review to enable a survey plan and scope of works for the survey to be developed for inspection and sampling of suspect materials to the following areas:

| | |
|---|---|
| **Scope of survey:** | Management survey to all areas throughout all buildings owned by BCC. |
| **Excluded areas:** | None to be excluded unless agreed by client. |
| **Occupants:** | The building is occupied. |
| **Utility service:** | Utility services are currently all live. |
| **Asbestos records:** | The client was requested to provide any information held on previous surveys, abatement works and refurbishments; however none was provided. |
| **Building Plans:** | The client was requested to provide copies of the most recent plans; however none were provided. |

## 3.0 Survey Method

The survey has been undertaken in line with HSG 264 and in-house procedures BCL Technical Procedures Section 2 “Surveying” and Section 1 “Bulk Sampling”.

Clients of BCL that have signed our terms and conditions are deemed to have agreed to, and accepted, our surveying approach, our sampling strategy and our standard planning, surveying and reporting format unless they have made specific requests to the contrary.

The information provided by the client or their representative and recorded in the pre site survey assessment form (PSSA) and is used to define the scope of the survey.

Photographs of the suspected ACM’s will be taken at the time of the survey unless the client expressly requests otherwise. Sampling points and suspected ACM’s will not be identified with labels unless the client expressly requests otherwise.

All fibrous materials and items will be included in the survey unless, in the surveyor’s professional opinion, these items can be excluded (e.g. wood, wallpaper, man-made mineral fibre). Samples of all thermoplastic floor coverings will be taken unless, in the surveyor’s professional opinion, such items can be excluded. All textured coatings and novel bituminous will be sampled.

Areas that could not be accessed were presumed to have ACM’s present until proven otherwise. Each area requiring further inspection is documented within the Survey Date Sheets (appendix A) and Areas of No Access (appendix D). Inaccessible areas are also shown on the Plan Drawings (appendix E).

Materials that cannot be accessed and in the surveyor’s opinion cannot be dismissed will be PRESUMED to be an ACM until proven otherwise. Materials that are not sampled but, in the surveyor’s opinion, have a similar appearance, location and function as a previously sampled material will be STRONGLY PRESUMED to be similar to the sampled material.

The quantity of samples taken will be minimised by using “strongly presumed” as defined above. Materials that are “strongly presumed” to be similar to a material that has already been sampled will be recorded in the comments section of the survey record and referenced against the original sampled material.

Our Surveyors will make every attempt to avoid causing damage during management surveys whilst attempting to identify possible ACM’s. Minor repairs will be made and any areas accessed will be left in a safe condition.

Intrusive damage that is required in order to gain access to an area/location that is within the scope of the survey will be agreed with the client or the client’s representative. Any remedial action will be put in place before such access is attempted. If remedial action cannot be arranged no attempt to access the area will be made and the reasons recorded. The area/location will be presumed to have ACM’s present until proven otherwise.

Non-fibrous materials and items known not to contain asbestos (e.g. breeze block, plaster, plasterboard, plastics and non-textured paints) will be excluded from the survey unless the surveyor suspects that these materials have been contaminated with asbestos from other sources or specifically requested by the client.

Older electrical equipment, which cannot be shown to contain ACM’s, will be presumed to have ACM’s present unless in the surveyor’s professional opinion, such items can be excluded.

If it is deemed that there are repeating units within a property then a representative portion (at least 10%) will be examined for ACM’s that are consistent throughout the property. All other areas will be examined for ACM’s but only novel materials and textured coatings will be sampled unless the client specifies otherwise.

# 4.0 Survey Caveats & Exclusions

### 4.1 General Caveat

In accordance with HSG264, areas not accessed as part of this survey must be presumed to contain asbestos and be managed accordingly; until such time that appropriate inspection and analysis of the building fabric and services proves otherwise.

In accordance with Appendix 4/17 ALG Technical Working Group, 17, BCL will not undertake Speculative dust sampling particularly where there is no incident, debris or suspect material
Asbestos fibres are “naturally present” in extremely low levels in the air and surfaces of buildings which contain asbestos products. Therefore, where dust sampling (and sensitive analysis) is carried out, asbestos fibres will be detected from time to time on the surfaces in the normal occupancy areas of buildings. Their presence is not unexpected. Surface dust sampling often provides very limited meaningful information and the results of such sampling need to be carefully interpreted.
The detection of a few individual asbestos fibres in surface dust does not provide a reliable measure of exposure or risk. Individual fibres present an inconsequential amount of asbestos. Fibres on some surfaces (eg high level surfaces) may have been present for a long period of time (possibly even years). In the absence of any other evidence of the presence of asbestos (eg debris or suspect material), the dust would generally not even merit any specialist remedial action.
Sampling for asbestos in dust may have some practical application where it is linked to a recent suspected disturbance or incident or a known source of contamination.

It is recommended that a Refurbishment or Demolition Survey as described in HSG 264 be carried out where site refurbishment, maintenance, or similar activates may disturb Asbestos Containing Materials, that have remained inaccessible during this survey. Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

This report does not include investigations below ground level or into land contamination associated with asbestos or any other contaminants.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Due to the nature of asbestos surveys, Birmingham City Laboratories will not accept any liability for claims arising out of pollution or contamination of any kind.

### 4.2 Inaccessible Areas, Restrictions & Caveats

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring inspection are identified on an individual basis within Areas of No Access (appendix D). Inaccessible areas are also shown on drawings provided in Plan Drawings (appendix E).

### 4.3 Pre-agreed Caveats

Pre-agreed caveats or restrictions made by the client prior to the survey are as follow:

Agreed Caveats:

The client has received a copy of our standard caveats and agreed to their content.
Specialist access equipment such as scaffold or MEWP’s is assumed not to be required.
The client has stated that confined space working is not required as far as they are aware.

### 4.4 Caveats Agreed During Survey Work

Caveats or restricts agreed with the client by the surveyor during the survey works are as follow:

No access areas agreed with client.

# 5.0 Survey Results & Risk Assessment

### 5.1 Survey Results

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix A), Asbestos Register (appendix B) and Non-Asbestos Material Register (appendix C).

Where asbestos containing materials have been identified or presumed to be present then a Material Assessment Score has been calculated in accordance with HSG 264. The formulation of the score is detailed in the Material Risk Assessment Algorithm.

### 5.2 Material Risk Assessment Algorithm

| Sample Variable | Score | Examples of Score |
|---|---|---|
| **Product Type (or debris from product)** | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint or decorative finishes, asbestos cement, etc). |
| | 2 | Asbestos insulating board, mill boards, other low-density insulation 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 delamination of materials, sprays and thermal insulation. Visible asbestos debris. |
| **Surface Treatment** | 0 | Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles. |
| | 1 | Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed cement sheets, etc. |
| | 2 | Unsealed AIB, or encapsulated lagging and sprays. |
| | 3 | Unsealed lagging, sprays and loose fibrous debris. |
| **Asbestos Type** | 1 | Chrysotile. |
| | 2 | Amphibole asbestos excluding Crocidolite. |
| | 3 | Crocidolite. |

### 5.3 Material Risk Assessment Score

A score is allocated for each of the four sample variables given in the material risk assessment algorithm. The summation of the four sample variable scores gives a material risk assessment score of between 2 and 12.

| Risk Category | Risk | Score Range | Fibre Release Potential | Comments |
|---|---|---|---|---|
| A | High | 10 and above | High risk with a high potential to release fibres if disturbed. | Plans for urgent remedial work, including possible removal are required. Access to the area should be limited to adequately trained personnel. |
| B | Medium | between 7 and 9 | Medium risk and having medium potential to release fibres if disturbed. | A programme of remedial work (which may include removal) should be planned. Until such time emergency repairs may be required. |
| C | Low | between 5 and 6 | Low risk and having low potential to release fibres if disturbed. | Immediate work is not needed and any removal can be planned within a suitable time-scale. The material should be inspected and assessed at suitable intervals (at least annually). |
| D | Very Low | 4 and below | Very low risk and having very low potential to release fibres if disturbed. | The material should be inspected and assessed at suitable intervals (at least annually) |

# 6.0 Recommendations

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

The findings of the survey should be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulations 4 & 10 of the Control of Asbestos Regulations 2012.

Implement an Asbestos Management Plan in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

Instigate regular inspections, to record and update details of retained asbestos containing materials.

Review the arrangements under the management plan in accordance with Regulation 4 of the Control of Asbestos Regulations 2012.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Areas of No Access (appendix D) of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

Asbestos containing materials which are found to present should be appropriately identified and subject to risk assessment, management, and re-inspection.

Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets (appendix A) and Asbestos Register (appendix B). In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

It is recommended that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during this survey; such as below re-lagged pipe work or ventilation ducting. This should be a refurbishment/demolition survey as documented by HSG 264.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

## 7.0 Quality Assurance Statement

This report has been compiled by the following authorised Lead Surveyor:

| | |
|---|---|
| **Lead Surveyor** | [redacted] |
| **Signed** | [redacted] |
| **Date** | 10 October 2022 |

The contents of this report have been checked by the following member of the Technical Management Team:

| | |
|---|---|
| **Authorised by** | [redacted] |
| **Signed** | [redacted] |
| **Date** | 10 October 2022 |

# Appendix A

# Survey Data Sheets

## Survey Data Sheets

| | | | |
|---|---|---|---|
| **Surveyor** | [redacted] | **Building** | Club House |
| **Survey Type** | Management | **Floor** | External |
| **Survey Date** | 18/03/2022 | **Location/ Room** | 008 - Club House |
| **Next Inspection** | 18/03/2023 | **Sample No** | S005 |
| **Level of Identification** | Sample Analysed | **Inspection Ref** | 717023 |

**Description** Door/Glass Sealant .

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Putty | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Composite, reinforced or bonded | - |
| **Estimated Amount** | Unknown | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Club House |
| **Survey Type** | Management | | **Floor** | External |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 008 - Club House |
| **Next Inspection** | 18/03/2023 | | **Sample No** | S006 |
| **Level of Identification** | Sample Analysed | | **Inspection Ref** | 717026 |

**Description** Roof.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Felt | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Composite, reinforced or bonded | - |
| **Estimated Amount** | 10 m² | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | |
|---|---|---|---|
| **Surveyor** | [redacted] | **Building** | Club House |
| **Survey Type** | Management | **Floor** | External |
| **Survey Date** | 18/03/2022 | **Location/ Room** | 008 - Club House |
| **Next Inspection** | 18/03/2023 | **Sample No** | S007 |
| **Level of Identification** | Sample Analysed | **Inspection Ref** | 717029 |

**Description** Roof.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Bitumen Products | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Composite, reinforced or bonded | - |
| **Estimated Amount** | Unknown | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | Silver Backed Bitumen Flashing. |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Store |
| **Survey Type** | Management | | **Floor** | 0 |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 009 - Store |
| **Next Inspection** | 18/03/2023 | | **Sample No** | S008 |
| **Level of Identification** | Sample Analysed | | **Inspection Ref** | 717035 |

**Description** Ceiling.

| | | Score |
|---|---|---|
| **Asbestos Type** | CHRYSOTILE | 1 |
| **Product Type** | Cement Products | 1 |
| **Extent of Damage** | Good Condition | 0 |
| **Surface Treatment** | Composite, reinforced or bonded | 0 |
| **Estimated Amount** | 12 m² | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 2 |

| | |
|---|---|
| **Recommendation** | Manage & Re-inspect |
| **Notes** | |

## Survey Data Sheets

| | | | |
|---|---|---|---|
| **Surveyor** | [redacted] | **Building** | Store |
| **Survey Type** | Management | **Floor** | External |
| **Survey Date** | 18/03/2022 | **Location/ Room** | 010 - Exterior Perimeter |
| **Next Inspection** | 18/03/2023 | **Sample No** | S009 |
| **Level of Identification** | Sample Analysed | **Inspection Ref** | 717052 |

**Description** Roof.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Felt | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Composite, reinforced or bonded | - |
| **Estimated Amount** | Unknown | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | Felt flashing. |

## Survey Data Sheets

| | | | |
|---|---|---|---|
| **Surveyor** | [redacted] | **Building** | Store |
| **Survey Type** | Management | **Floor** | External |
| **Survey Date** | 18/03/2022 | **Location/ Room** | 010 - Exterior Perimeter |
| **Next Inspection** | 18/03/2023 | **Sample No** | S010 |
| **Level of Identification** | Sample Analysed | **Inspection Ref** | 717056 |

**Description** Window Putty/Sealant.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Putty | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Composite, reinforced or bonded | - |
| **Estimated Amount** | Unknown | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | |
|---|---|---|---|
| **Surveyor** | [redacted] | **Building** | Store |
| **Survey Type** | Management | **Floor** | External |
| **Survey Date** | 18/03/2022 | **Location/ Room** | 010 - Exterior Perimeter |
| **Next Inspection** | 18/03/2023 | **Sample No** | X008 |
| **Level of Identification** | Strongly Presumed | **Inspection Ref** | 717048 |

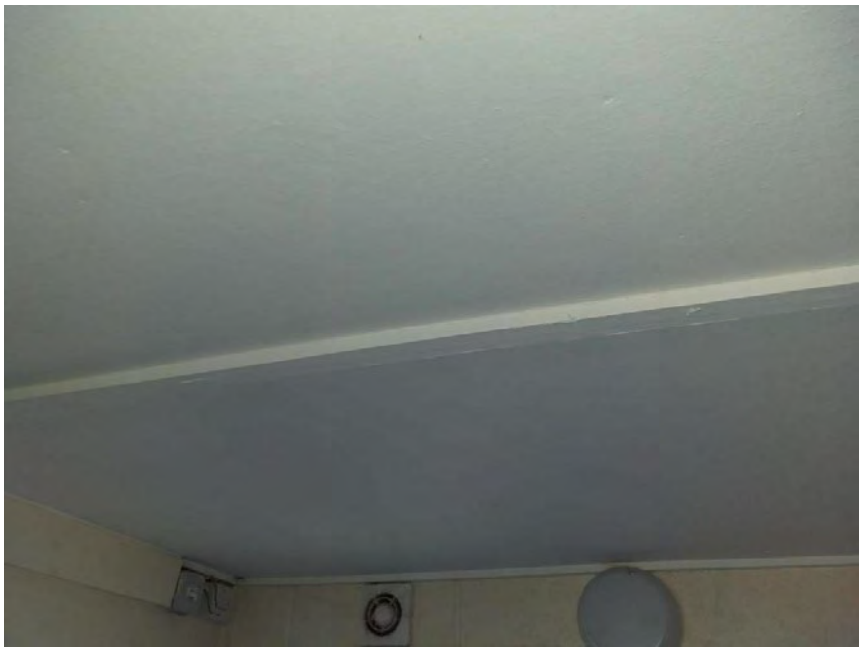
**Description** Roof. Visually consistent with Sample 8.

| | | Score |
|---|---|---|
| **Asbestos Type** | CHRYSOTILE | 1 |
| **Product Type** | Cement Products | 1 |
| **Extent of Damage** | Good Condition | 0 |
| **Surface Treatment** | Unsealed cement / Enclosed lagging or spray / Encapsulated board | 1 |
| **Estimated Amount** | 12 m² | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 3 |

| | |
|---|---|
| **Recommendation** | Manage & Re-inspect |
| **Notes** | |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Toilet Block |
| **Survey Type** | Management | | **Floor** | 0 |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 001 - Disabled Toilet 5 |
| **Next Inspection** | 18/03/2023 | | **Sample No** | S001 |
| **Level of Identification** | Sample Analysed | | **Inspection Ref** | 716969 |



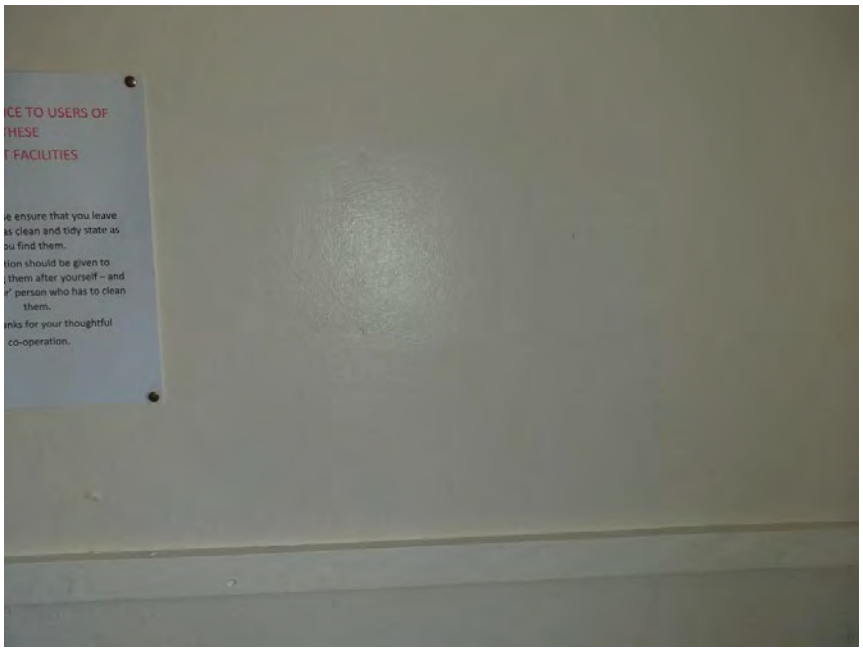
**Description** Ceiling.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Board | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Unsealed cement / Enclosed lagging or spray / Encapsulated board | - |
| **Estimated Amount** | 4 m² | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Toilet Block |
| **Survey Type** | Management | | **Floor** | 0 |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 001 - Disabled Toilet 5 |
| **Next Inspection** | 18/03/2023 | | **Sample No** | S002 |
| **Level of Identification** | Sample Analysed | | **Inspection Ref** | 716973 |



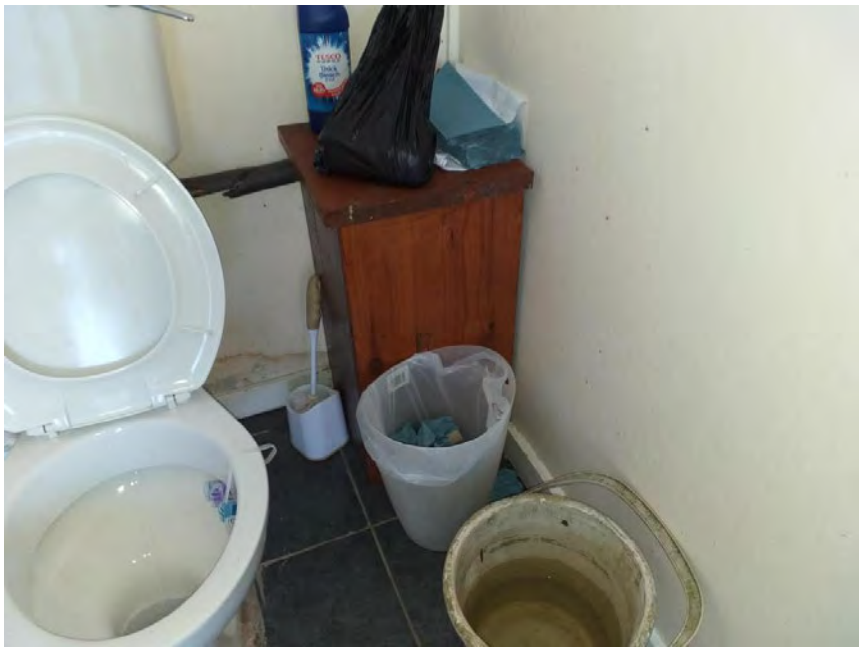

**Description** Walls.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Board | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Unsealed cement / Enclosed lagging or spray / Encapsulated board | - |
| **Estimated Amount** | 8 m² | |
| **Accessibility** | Easily Disturbed | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Toilet Block |
| **Survey Type** | Management | | **Floor** | 0 |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 002 - Toilet 4 |
| **Next Inspection** | 18/03/2023 | | **Sample No** | P003 |
| **Level of Identification** | Presumed | | **Inspection Ref** | 716989 |



**Description** Boxing.

| | | Score |
|---|---|---|
| **Asbestos Type** | Presumed Asbestos | - |
| **Product Type** | | - |
| **Extent of Damage** | | - |
| **Surface Treatment** | | - |
| **Estimated Amount** | | |
| **Accessibility** | | |
| **Risk Score** | | 12 |

| | |
|---|---|
| **Recommendation** | Inspection Required |
| **Notes** | Presumed boxing due to access would cause irreparable damage. |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Toilet Block |
| **Survey Type** | Management | | **Floor** | 0 |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 002 - Toilet 4 |
| **Next Inspection** | 18/03/2023 | | **Sample No** | X001 |
| **Level of Identification** | Strongly Presumed | | **Inspection Ref** | 716981 |

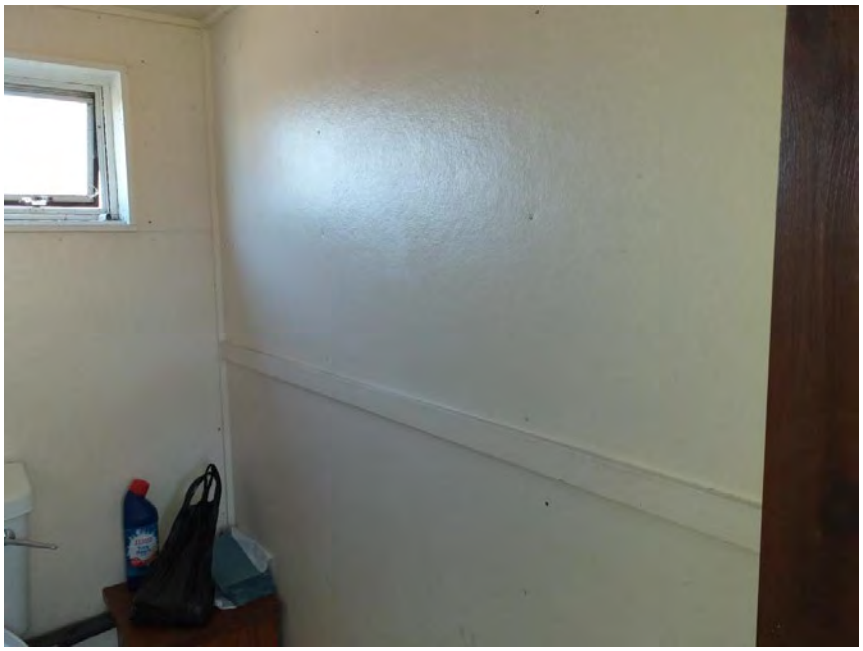
**Description** Ceiling. Visually consistent with Sample 1.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Board | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Unsealed cement / Enclosed lagging or spray / Encapsulated board | - |
| **Estimated Amount** | 2 m² | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Toilet Block |
| **Survey Type** | Management | | **Floor** | 0 |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 002 - Toilet 4 |
| **Next Inspection** | 18/03/2023 | | **Sample No** | X002 |
| **Level of Identification** | Strongly Presumed | | **Inspection Ref** | 716985 |



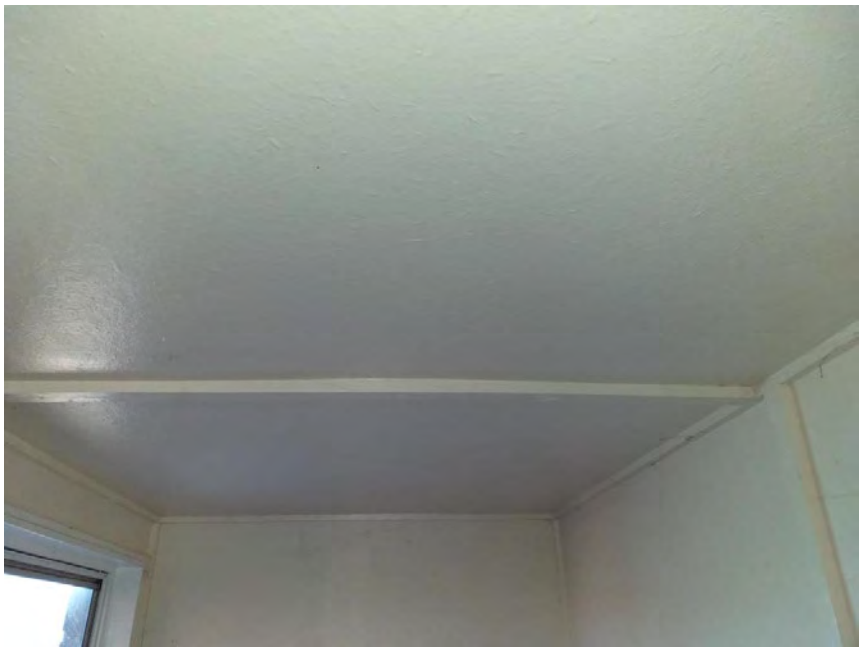
**Description** Walls. Visually consistent with Sample 2.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Board | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Unsealed cement / Enclosed lagging or spray / Encapsulated board | - |
| **Estimated Amount** | 6 m² | |
| **Accessibility** | Easily Disturbed | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Toilet Block |
| **Survey Type** | Management | | **Floor** | 0 |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 003 - Toilet 3 |
| **Next Inspection** | 18/03/2023 | | **Sample No** | X001 |
| **Level of Identification** | Strongly Presumed | | **Inspection Ref** | 716997 |



**Description** Ceiling. Visually consistent with Sample 1.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Board | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Unsealed cement / Enclosed lagging or spray / Encapsulated board | - |
| **Estimated Amount** | 2 m² | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | | |
|---|---|---|---|---|
| **Surveyor** | [redacted] | | **Building** | Toilet Block |
| **Survey Type** | Management | | **Floor** | 0 |
| **Survey Date** | 18/03/2022 | | **Location/ Room** | 003 - Toilet 3 |
| **Next Inspection** | 18/03/2023 | | **Sample No** | X002 |
| **Level of Identification** | Strongly Presumed | | **Inspection Ref** | 717001 |

**Description** Walls. Visually consistent with Sample 2.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Board | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Unsealed cement / Enclosed lagging or spray / Encapsulated board | - |
| **Estimated Amount** | 4 m² | |
| **Accessibility** | Easily Disturbed | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

## Survey Data Sheets

| | | | |
|---|---|---|---|
| **Surveyor** | [redacted] | **Building** | Toilet Block |
| **Survey Type** | Management | **Floor** | External |
| **Survey Date** | 18/03/2022 | **Location/ Room** | 004 - Exterior Perimeter |
| **Next Inspection** | 18/03/2023 | **Sample No** | S004 |
| **Level of Identification** | Sample Analysed | **Inspection Ref** | 717008 |

**Description** Roof.

| | | Score |
|---|---|---|
| **Asbestos Type** | NO ASBESTOS DETECTED | - |
| **Product Type** | Felt | - |
| **Extent of Damage** | Good Condition | - |
| **Surface Treatment** | Composite, reinforced or bonded | - |
| **Estimated Amount** | 12 m² | |
| **Accessibility** | Occasional Disturbance | |
| **Risk Score** | | 0 |

| | |
|---|---|
| **Recommendation** | No Recommendation Required |
| **Notes** | |

# Appendix B

# Asbestos Register

## Asbestos Register

| Building | Floor | Location / Room | Sample No | Position | Product Type | Damage | Surface Treatment | Asbestos Type | Estimated Amount | Access | Score | Recommendations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Store | 0 | 009 - Store | S008 | Ceiling | Cement Products | Good Condition | Composite, reinforced or bonded | Chrysotile | 12 m² | Occasional Disturbance | 2 | Manage & Re-inspect |
| Store | External | 010 - Exterior Perimeter | X008 | Roof | Cement Products | Good Condition | Unsealed cement / Enclosed lagging or spray / Encapsulated board | Chrysotile | 12 m² | Occasional Disturbance | 3 | Manage & Re-inspect |
| Toilet Block | 0 | 002 - Toilet 4 | P003 | Boxing | Presumed Asbestos | | | | | | 12 | No Access - Inspection Required |

*S = Sample, P = Presumed Asbestos, SP = Strongly Presumed Asbestos, X = Cross referenced to another sample*

# Appendix C

# Non Asbestos Materials Register

# Non-Asbestos Materials Register

| Building | Floor | Location / Room | Item | Material | Surveyor Notes |
|---|---|---|---|---|---|
| Club House | 0 | 007 - Club House | Ceiling | Timber | |
| Club House | 0 | 007 - Club House | Walls | Timber | |
| Club House | 0 | 007 - Club House | Floor Beneath Laminate | Timber | |
| Club House | 0 | 007 - Club House | Ceiling | Timber | |
| Club House | 0 | 007 - Club House | Walls | Timber | |
| Club House | 0 | 007 - Club House | Floor Beneath Carpet | Timber | |
| Club House | External | 006 - Exterior Perimeter | Roof | Metal | |
| Club House | External | 006 - Exterior Perimeter | Rainwater Goods | Plastic | |
| Club House | External | 006 - Exterior Perimeter | Floor | Concrete | |
| Club House | External | 006 - Exterior Perimeter | Walls | Timber | |
| Club House | External | 008 - Club House | Walls | Timber | |
| Club House | External | 008 - Club House | Roof | Bitumen Products | |
| Club House | External | 008 - Club House | Roof | Felt | |
| Club House | External | 008 - Club House | Floor | Concrete | |
| Club House | External | 008 - Club House | Door/Glass Sealant | Putty | |
| Store | 0 | 009 - Store | Floor | Concrete | |
| Store | 0 | 009 - Store | Walls | Concrete | |
| Store | External | 010 - Exterior Perimeter | Walls | Timber | |
| Store | External | 010 - Exterior Perimeter | Floor | Concrete | |
| Store | External | 010 - Exterior Perimeter | Rainwater Goods | Plastic | |
| Store | External | 010 - Exterior Perimeter | Walls | Timber | |
| Store | External | 010 - Exterior Perimeter | Window Putty/Sealant | Putty | |
| Store | External | 010 - Exterior Perimeter | Rainwater Goods | Plastic | |
| Store | External | 010 - Exterior Perimeter | Walls | Timber | |
| Store | External | 010 - Exterior Perimeter | Roof | Felt | |
| Store | External | 010 - Exterior Perimeter | Floor | Concrete | |
| Store | External | 010 - Exterior Perimeter | Rainwater Goods | Plastic | |
| Store | External | 010 - Exterior Perimeter | Walls | Timber | |
| Store | External | 010 - Exterior Perimeter | Walls | Concrete | |

## Non-Asbestos Materials Register

| Building | Floor | Location / Room | Item | Material | Surveyor Notes |
|---|---|---|---|---|---|
| Store | External | 010 - Exterior Perimeter | Floor | Concrete | |
| Store | External | 010 - Exterior Perimeter | Rainwater Goods | Plastic | |
| Store | External | 010 - Exterior Perimeter | Floor | Concrete | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Walls | Masonry | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Walls | Board | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Walls | Masonry | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Ceiling | Board | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Walls | Masonry | |
| Toilet Block | 0 | 001 - Disabled Toilet 5 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 002 - Toilet 4 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 002 - Toilet 5 | Walls | Masonry | |
| Toilet Block | 0 | 002 - Toilet 5 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 002 - Toilet 5 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 002 - Toilet 4 | Ceiling | Board | |
| Toilet Block | 0 | 002 - Toilet 4 | Walls | Masonry | |
| Toilet Block | 0 | 002 - Toilet 4 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 002 - Toilet 4 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 002 - Toilet 4 | Walls | Board | |
| Toilet Block | 0 | 002 - Toilet 4 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 002 - Toilet 4 | Walls | Masonry | |
| Toilet Block | 0 | 002 - Toilet 4 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 002 - Toilet 4 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 002 - Toilet 4 | Walls | Masonry | |

## Non-Asbestos Materials Register

| Building | Floor | Location / Room | Item | Material | Surveyor Notes |
|---|---|---|---|---|---|
| Toilet Block | 0 | 003 - Toilet 3 | Walls | Masonry | |
| Toilet Block | 0 | 003 - Toilet 3 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 003 - Toilet 3 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 003 - Toilet 3 | Ceiling | Board | |
| Toilet Block | 0 | 003 - Toilet 3 | Walls | Masonry | |
| Toilet Block | 0 | 003 - Toilet 3 | Toilet Cistern | Ceramic | |
| Toilet Block | 0 | 003 - Toilet 3 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 003 - Toilet 3 | Walls | Board | |
| Toilet Block | 0 | 003 - Toilet 3 | Walls | Masonry | |
| Toilet Block | 0 | 003 - Toilet 3 | Floor | Quarry / ceramic tiles | |
| Toilet Block | 0 | 003 - Toilet 3 | Toilet Cistern | Ceramic | |
| Toilet Block | External | 004 - Exterior Perimeter | Rainwater Goods | Plastic | |
| Toilet Block | External | 004 - Exterior Perimeter | Roof | Felt | |
| Toilet Block | External | 004 - Exterior Perimeter | Walls | Masonry | |
| Toilet Block | External | 004 - Exterior Perimeter | Toilet Cistern | Ceramic | |
| Toilet Block | External | 004 - Exterior Perimeter | Floor | Quarry / ceramic tiles | |
| Toilet Block | External | 004 - Exterior Perimeter | Walls | Timber | |

# Appendix D

# Areas of No Access

## Areas of No Access

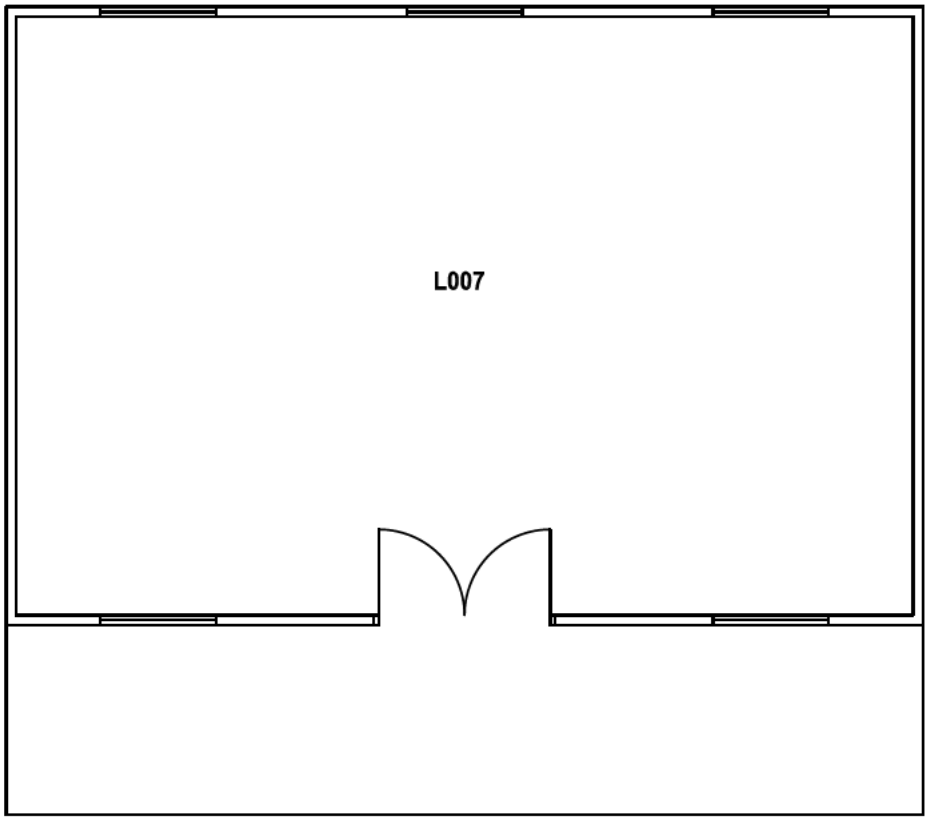
| Building | Location / Room | Description | Notes |
|---|---|---|---|
| Toilet Block | Floor - 0<br>002 - Toilet 4 | Boxing. | Presumed boxing due to access would cause irreparable damage. |

# Appendix E

# Plan Drawings

| Birmingham City Laboratories | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Title** | CD Gen 21 BCL Plan Template For CAD | **Revision:** | Rev 1 | **Issue date:** | 30 January 2020 | **Issued by:** | Quality Manager |

CLUB HOUSE




## KEY

XXX SAMPLE LOCATION
No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

S = Sampled

P = Presumed (Not Accessed)

SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number



**Site Address : Manor House Lane Leisure Gardens Allotment, Manor House Lane, Birmingham, B26 1PP**

**Floor Level : Ground**

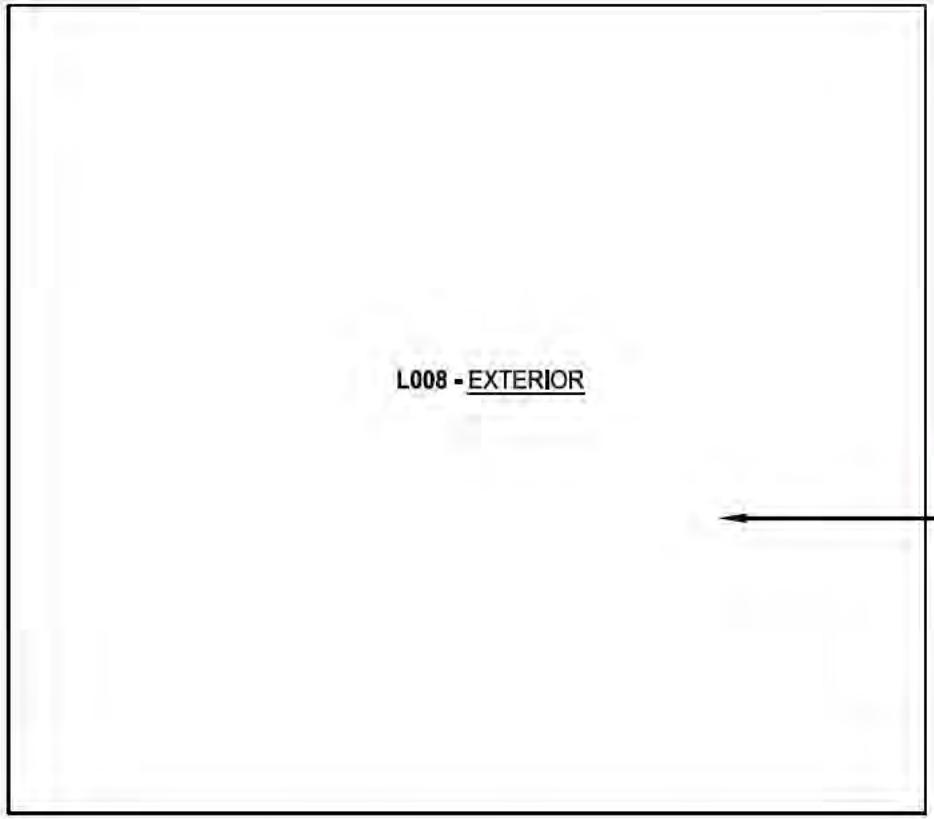
**Client Name & Address : Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG**

Drawn by: [redacted]

Job No: D - 07850
Drawing No: D - 07850 - 1

NOT DRAWN TO SCALE

| Birmingham City Laboratories | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Title** | CD Gen 21 BCL Plan Template For CAD | **Revision:** | Rev 1 | **Issue date:** | 30 January 2020 | **Issued by:** | Quality Manager |




## KEY

XXX SAMPLE LOCATION
No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

S = Sampled

P = Presumed (Not Accessed)

SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number



**Site Address : Manor House Lane Leisure Gardens Allotment, Manor House Lane, Birmingham, B26 1PP**

**Floor Level : EXTERIOR**

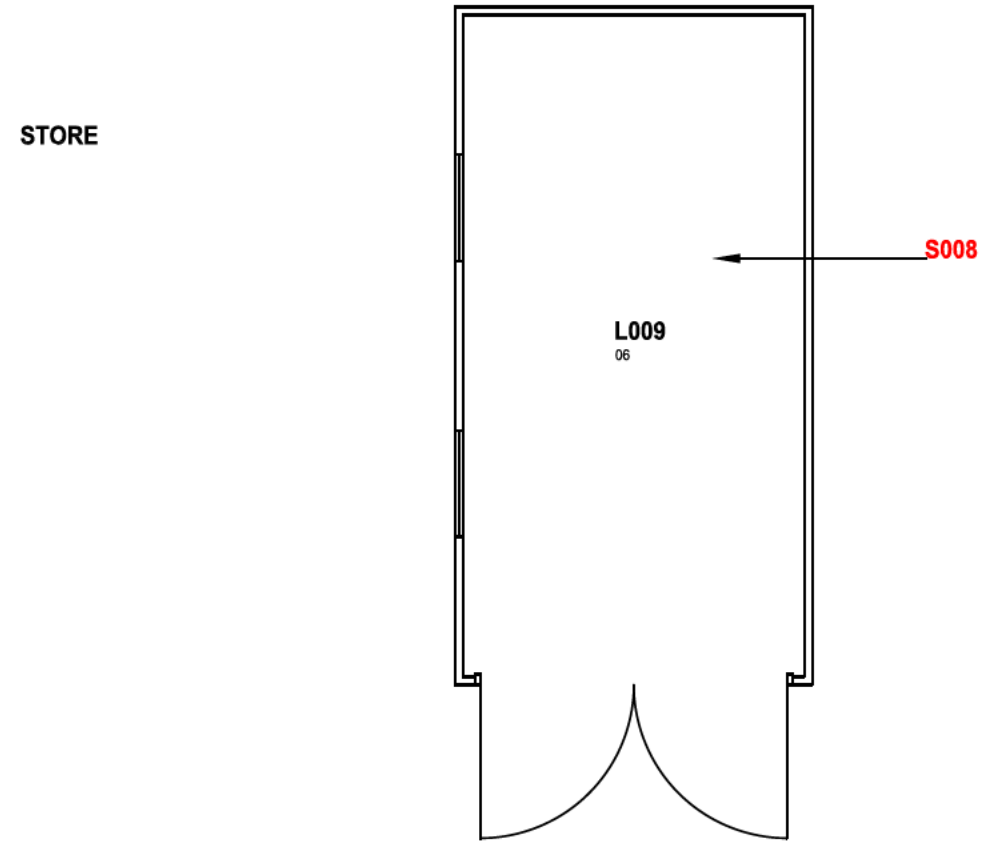
**Client Name & Address : Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG**

Drawn by: [redacted]

Job No: D - 07850
Drawing No: D - 07850 - 2

NOT DRAWN TO SCALE

| Birmingham City Laboratories | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Title** | CD Gen 21 BCL Plan Template For CAD | **Revision:** | Rev 1 | **Issue date:** | 30 January 2020 | **Issued by:** | Quality Manager |




## KEY

XXX SAMPLE LOCATION
No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

S = Sampled

P = Presumed (Not Accessed)

SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number



**Site Address : Manor House Lane Leisure Gardens Allotment, Manor House Lane, Birmingham, B26 1PP**

**Floor Level : Ground**

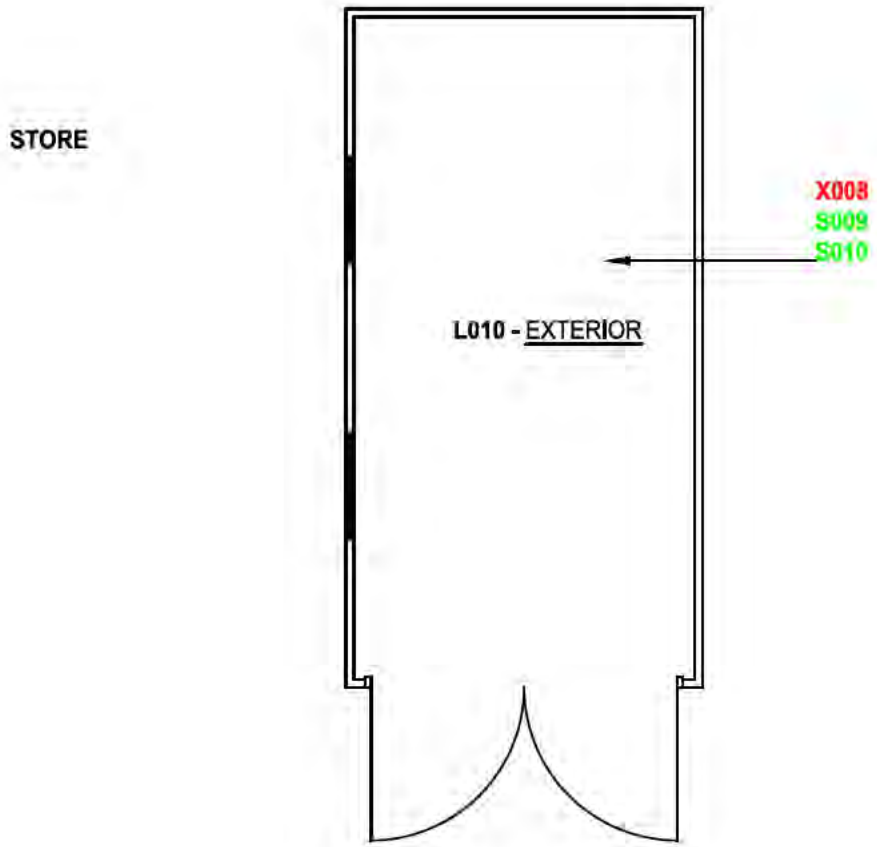
**Client Name & Address : Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG**

Drawn by: [redacted]

Job No: D - 07850
Drawing No: D - 07850 - 3

NOT DRAWN TO SCALE

| Birmingham City Laboratories | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Title** | CD Gen 21 BCL Plan Template For CAD | **Revision:** | Rev 1 | **Issue date:** | 30 January 2020 | **Issued by:** | Quality Manager |




## KEY

XXX SAMPLE LOCATION
No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

S = Sampled

P = Presumed (Not Accessed)

SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number



**Site Address : Manor House Lane Leisure Gardens Allotment, Manor House Lane, Birmingham, B26 1PP**

**Floor Level : EXTERIOR**

**Client Name & Address : Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG**

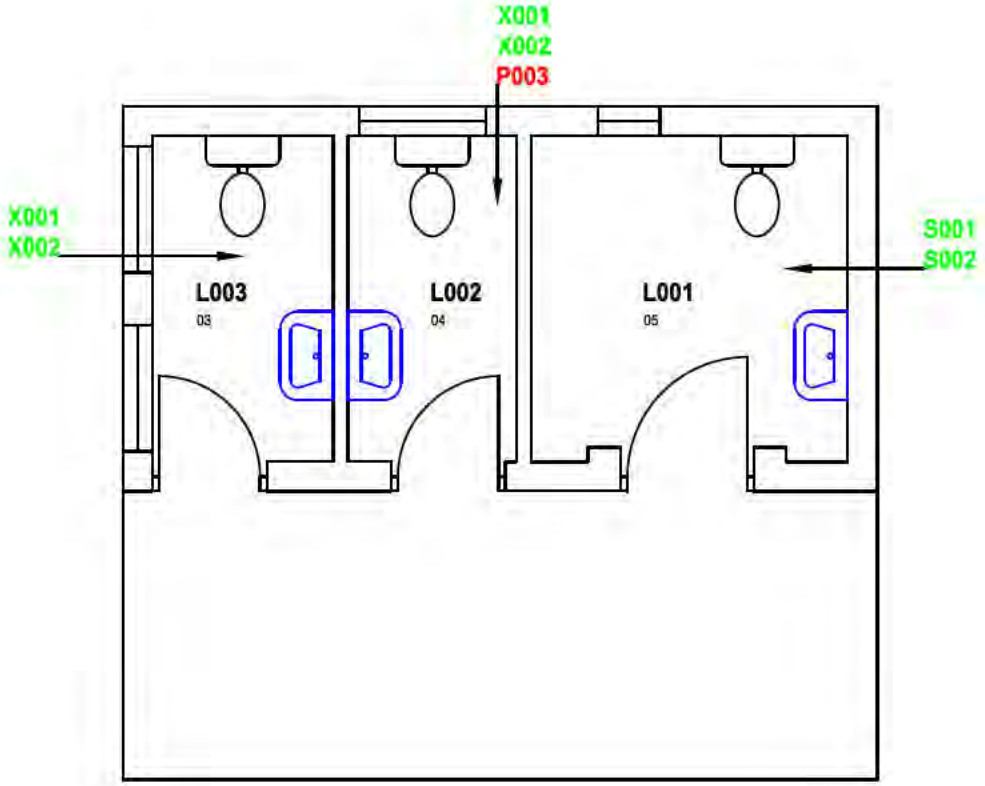
Drawn by: [redacted]

Job No: D - 07850
Drawing No: D - 07850 - 4

NOT DRAWN TO SCALE

| Birmingham City Laboratories | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Title** | CD Gen 21 BCL Plan Template For CAD | **Revision:** | Rev 1 | **Issue date:** | 30 January 2020 | **Issued by:** | Quality Manager |

TOILET BLOCK




**KEY**

XXX SAMPLE LOCATION
No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

S = Sampled

P = Presumed (Not Accessed)

SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number



**Site Address : Manor House Lane Leisure Gardens Allotment, Manor House Lane, Birmingham, B26 1PP**

**Floor Level : Ground**

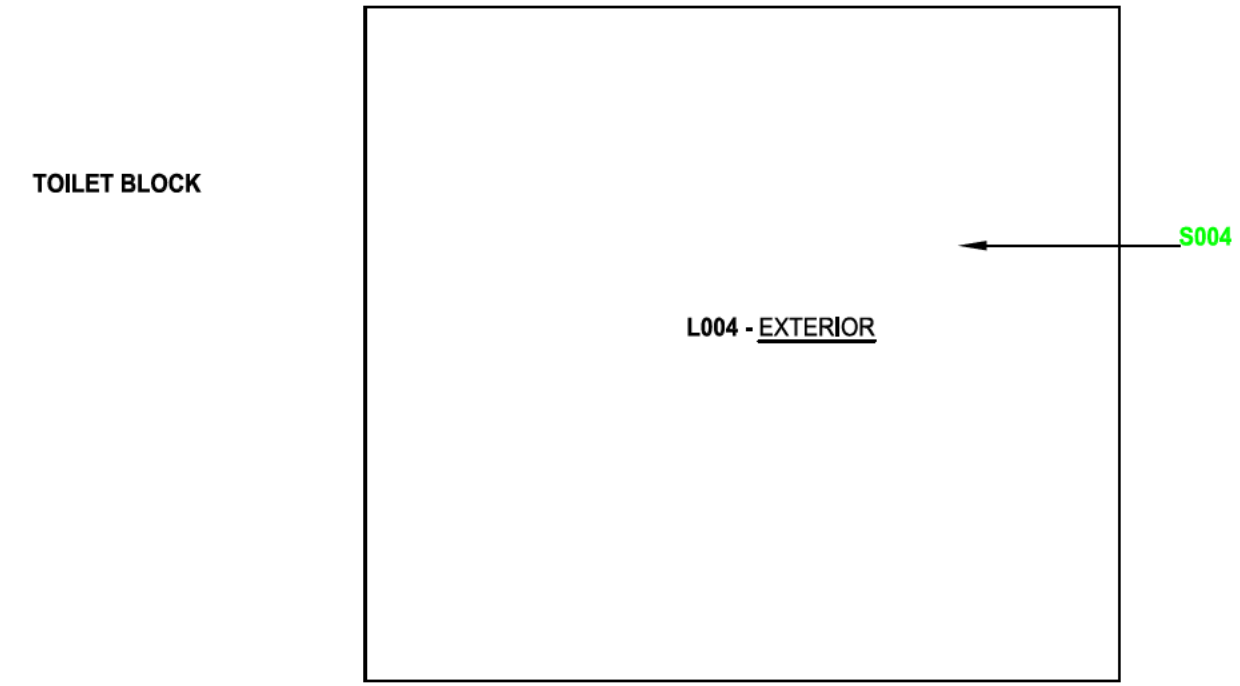
**Client Name & Address : Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG**

Drawn by: [redacted]

Job No: D - 07850
Drawing No: D - 07850 - 5

NOT DRAWN TO SCALE

| Birmingham City Laboratories | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Title** | CD Gen 21 BCL Plan Template For CAD | **Revision:** | Rev 1 | **Issue date:** | 30 January 2020 | **Issued by:** | Quality Manager |




## KEY

XXX SAMPLE LOCATION
No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

S = Sampled

P = Presumed (Not Accessed)

SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number



**Site Address : Manor House Lane Leisure Gardens Allotment, Manor House Lane, Birmingham, B26 1PP**

**Floor Level : EXTERIOR**

**Client Name & Address : Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG**

Drawn by: [redacted]

Job No: D - 07850
Drawing No: D - 07850 - 6

NOT DRAWN TO SCALE

# Appendix F

# Certificates of Bulk Fibre Identification

Phoenix House
Valepits Road
Garretts Green
Birmingham
B33 0TD
0121 303 9300
asbestos@birmingham.gov.uk
www.bcl-testing.co.uk

# Certificate of Bulk Fibre Identification

## Report No: D-07850

| | | | |
|---|---|---|---|
| **Date Issued:** | 10 October 2022 | **Date Analysed:** | 22 March 2022 |
| **Client:** | Property Services | **Lead Surveyor:** | [redacted] |
| **Address:** | Inclusive Growth Directorate<br>10 Woodcock Street<br>Birmingham<br>B7 4BG | | |

**Site: Manor House Lane Leisure Gardens Allotment, B26 1PP**

| Sample No. | Sample Location | Sample Description | Fibres Detected |
|---|---|---|---|
| S001 | 001 - Disabled Toilet 5 | Board | No asbestos detected |
| S002 | 001 - Disabled Toilet 5 | Board | No asbestos detected |
| S004 | 004 - Exterior Perimeter | Felt | No asbestos detected |
| S005 | 008 - Club House | Putty | No asbestos detected |
| S006 | 008 - Club House | Felt | No asbestos detected |
| S007 | 008 - Club House | Bitumen Products | No asbestos detected |
| S008 | 009 - Store | Cement Products | Chrysotile |
| S009 | 010 - Exterior Perimeter | Felt | No asbestos detected |
| S010 | 010 - Exterior Perimeter | Putty | No asbestos detected |

**Key:** Chrysotile “White Asbestos”, Amosite “Brown Asbestos”, Crocidolite “Blue Asbestos”



0726
Doc. Ref: Bulk Survey Cert. Rev. 6.0 November 19

| | |
|---|---|
| **Analysed by:** | [redacted] |
| **Authorised by:** | [redacted] |

[redacted]

**TEST NOTES:**

1. Samples have been analysed using Polarised Light Microscopy to determine the presence of asbestos fibres in accordance with the methods documented in HSG 248 "The analysts' Guide for Sampling Analysis and Clearance Procedures" and in-house documented procedures.
2. Opinions and interpretations are outside the scope of accreditation and are not included within this test report.
3. The description of the product type is based on visual examination only. BCL can accept no liability for actions taken based on product descriptions given in his certificate.
4. Samples taken by BCL are taken in accordance with in house procedures based on the requirements of HSG 248.
5. BCL are not responsible for the accuracy of information supplied by the customer where relevant to the validity of results.
6. Where BCL is not responsible for the taking of the sample, the results apply to the sample as received from the customer.
7. This test report shall not be reproduced or copied wi hout the written the approval of BCL.