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Asbestos Management Survey

Quinton Leisure Gardens (Allotment), B32 1QS

Report No	D-07855	**Report Issue Date**	8 July 2022
Client Name & Address	Property Services Inclusive Growth Directorate 10 Woodcock Street Birmingham B7 4BG	**Site Address**	Quinton Leisure Gardens (Allotment), Stourton Road, Birmingham, B32 1QS
Order Placed By	[redacted]	**Instruction Date**	21 February 2022
Order Number	[redacted]	**Project Reference**	[redacted]
Survey Date(s)	21 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

Asbestos containing materials which are unsealed or have low damage have been identified within the following areas listed in the table below. It is recommended that remedial work to seal, repair, or remove these materials is undertaken as a priority It is recommended that air monitoring is carried out in comparison to the control limit within these and adjacent areas in order to assess airborne fibre levels.

Medium Risk (score 7 – 9 or surveyors recommendation repair or encapsulate)

Building	Floor	Location/ Room	Position	Item	Sample No.	Inspection Ref	Risk Score
Block D	0	011 - Tool lockers 008-018	Roof	Cement Panels	S011	718660	4
Block G	0	010 - Tool lockers 032-039	Roof	Cement Panels	S010	718655	5
Block H	0	012 - Tool lockers 040-048	Roof	Cement Panels	S012	718665	5

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
Block A	99	003 - Exterior	Roof Soffit	Cement Panels	S004	718618	2
Block A	99	003 - Exterior	Damp Proof Course	Bitumen Products	S005	718617	2
Block B	99	008 - Exterior	Damp Proof Course	Bitumen Products	S006	718633	2
Block F	0	009 - Tool lockers 024-031	Roof	Cement Panels	S009	718650	4
Block J	0	013 - Tool lockers 049-057	Walls	Putty	S008	718649	3
Block J	0	013 - Tool lockers 049-057	Roof	Cement Panels	S007	718643	4

1.4 Presumed & Areas of No Access

No items found

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:

Quinton Leisure Gardens (Allotment)
Stourton Road
Birmingham
B32 1QS

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 21/03/2022.

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.

5.0 Survey Results & Risk Assessment

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:

Locker numbers do not match with plans.
Blocks E and K have been demolished.
All sheds, garages tool lockers, temporary structures etc were accessed internally and externally. Areas not accessed will be listed in Section 1.4 of this report.

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	08 July 2022

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

Authorised by	[redacted]
Signed	[redacted]
Date	08 July 2022

Appendix A

Survey Data Sheets

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block A
Survey Type	Management		**Floor**	0
Survey Date	21/03/2022		**Location/ Room**	001 - Common room 01
Next Inspection	21/03/2023		**Sample No**	S001
Level of Identification	Sample Analysed		**Inspection Ref**	718601

Description Floor below Carpet.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Vinyl Products	-
Extent of Damage	Good Condition	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	40 m²	
Accessibility	Usually Inaccessible	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block A
Survey Type	Management		**Floor**	0
Survey Date	21/03/2022		**Location/ Room**	002 - Kitchen 02, 03
Next Inspection	21/03/2023		**Sample No**	S002
Level of Identification	Sample Analysed		**Inspection Ref**	718610

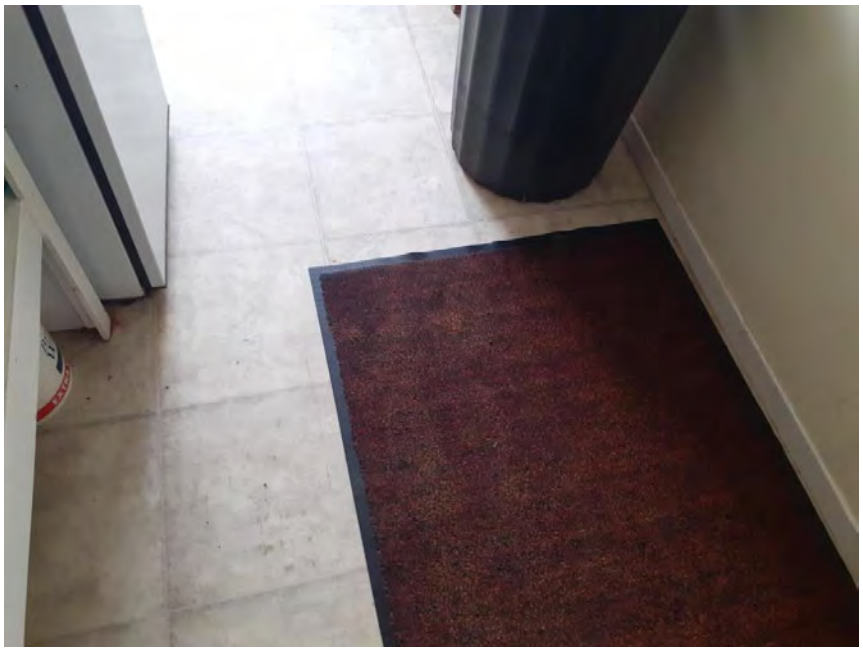
Description Sink Pad.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Bitumen Products	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	1 Item(s)	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block A
Survey Type	Management		**Floor**	0
Survey Date	21/03/2022		**Location/ Room**	002 - Kitchen 02, 03
Next Inspection	21/03/2023		**Sample No**	X001
Level of Identification	Strongly Presumed		**Inspection Ref**	718605



Description Floor below vinyl. Visually consistent with Sample 1.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Vinyl Products	-
Extent of Damage	Good Condition	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	10 m²	
Accessibility	Usually Inaccessible	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block A
Survey Type	Management		**Floor**	0
Survey Date	21/03/2022		**Location/ Room**	004 - Store room 04
Next Inspection	21/03/2023		**Sample No**	S003
Level of Identification	Sample Analysed		**Inspection Ref**	718611

Description Wall lining .

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Paper	-
Extent of Damage	Low Damage	-
Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board	-
Estimated Amount	20 m²	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block A
Survey Type	Management	**Floor**	External
Survey Date	21/03/2022	**Location/ Room**	003 - Exterior
Next Inspection	21/03/2023	**Sample No**	S004
Level of Identification	Sample Analysed	**Inspection Ref**	718618

Description Roof Soffit.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Cement Panels	1
Extent of Damage	Good Condition	0
Surface Treatment	Composite, reinforced or bonded	0
Estimated Amount	30 L/M	
Accessibility	Usually Inaccessible	
Risk Score		2

Recommendation	Manage & Re-inspect
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block A
Survey Type	Management	**Floor**	External
Survey Date	21/03/2022	**Location/ Room**	003 - Exterior
Next Inspection	21/03/2023	**Sample No**	S005
Level of Identification	Sample Analysed	**Inspection Ref**	718617

Description Damp Proof Course.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Bitumen Products	1
Extent of Damage	Good Condition	0
Surface Treatment	Composite, reinforced or bonded	0
Estimated Amount	40 L/M	
Accessibility	Usually Inaccessible	
Risk Score		2

Recommendation	Manage & Re-inspect
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block B
Survey Type	Management	**Floor**	External
Survey Date	21/03/2022	**Location/ Room**	008 - Exterior
Next Inspection	21/03/2023	**Sample No**	S006
Level of Identification	Sample Analysed	**Inspection Ref**	718633

Description Damp Proof Course.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Bitumen Products	1
Extent of Damage	Good Condition	0
Surface Treatment	Composite, reinforced or bonded	0
Estimated Amount	10 L/M	
Accessibility	Usually Inaccessible	
Risk Score		2

Recommendation	Manage & Re-inspect
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block D
Survey Type	Management	**Floor**	0
Survey Date	21/03/2022	**Location/ Room**	011 - Tool lockers 008-018
Next Inspection	21/03/2023	**Sample No**	S011
Level of Identification	Sample Analysed	**Inspection Ref**	718660

Description Roof.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Cement Panels	1
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board	1
Estimated Amount	30 m²	
Accessibility	Occasional Disturbance	
Risk Score		4

Recommendation	Encapsulate, Repair and Manage
Notes	Localised repairs recommended.

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block F
Survey Type	Management	**Floor**	0
Survey Date	21/03/2022	**Location/ Room**	009 - Tool lockers 024-031
Next Inspection	21/03/2023	**Sample No**	S009
Level of Identification	Sample Analysed	**Inspection Ref**	718650

Description Roof.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Cement Panels	1
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board	1
Estimated Amount	20 m²	
Accessibility	Occasional Disturbance	
Risk Score		4

Recommendation	Manage & Re-inspect
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block G
Survey Type	Management	**Floor**	0
Survey Date	21/03/2022	**Location/ Room**	010 - Tool lockers 032-039
Next Inspection	21/03/2023	**Sample No**	S010
Level of Identification	Sample Analysed	**Inspection Ref**	718655

Description Roof.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Cement Panels	1
Extent of Damage	Medium Damage	2
Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board	1
Estimated Amount	20 m²	
Accessibility	Occasional Disturbance	
Risk Score		5

Recommendation	Encapsulate, Repair and Manage
Notes	Localised repairs recommended.

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block H
Survey Type	Management	**Floor**	0
Survey Date	21/03/2022	**Location/ Room**	012 - Tool lockers 040-048
Next Inspection	21/03/2023	**Sample No**	S012
Level of Identification	Sample Analysed	**Inspection Ref**	718665

Description Roof.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Cement Panels	1
Extent of Damage	Medium Damage	2
Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board	1
Estimated Amount	25 m²	
Accessibility	Occasional Disturbance	
Risk Score		5

Recommendation	Encapsulate, Repair and Manage
Notes	Localised repairs recommended.

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block J
Survey Type	Management	**Floor**	0
Survey Date	21/03/2022	**Location/ Room**	013 - Tool lockers 049-057
Next Inspection	21/03/2023	**Sample No**	S007
Level of Identification	Sample Analysed	**Inspection Ref**	718643

Description Roof.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Cement Panels	1
Extent of Damage	Low Damage	1
Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board	1
Estimated Amount	25 m²	
Accessibility	Usually Inaccessible	
Risk Score		4

Recommendation	Manage & Re-inspect
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block J
Survey Type	Management	**Floor**	0
Survey Date	21/03/2022	**Location/ Room**	013 - Tool lockers 049-057
Next Inspection	21/03/2023	**Sample No**	S008
Level of Identification	Sample Analysed	**Inspection Ref**	718649

Description Walls .

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Putty	1
Extent of Damage	Low Damage	1
Surface Treatment	Composite, reinforced or bonded	0
Estimated Amount	50 L/M	
Accessibility	Usually Inaccessible	
Risk Score		3

Recommendation	Manage & Re-inspect
Notes	Older putty/mastic.

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
Block A	External	003 - Exterior	S004	Roof Soffit	Cement Panels	Good Condition	Composite, reinforced or bonded	Chrysotile	30 L/M	Usually Inaccessible	2	Manage & Re-inspect
Block A	External	003 - Exterior	S005	Damp Proof Course	Bitumen Products	Good Condition	Composite, reinforced or bonded	Chrysotile	40 L/M	Usually Inaccessible	2	Manage & Re-inspect
Block B	External	008 - Exterior	S006	Damp Proof Course	Bitumen Products	Good Condition	Composite, reinforced or bonded	Chrysotile	10 L/M	Usually Inaccessible	2	Manage & Re-inspect
Block D	0	011 - Tool lockers 008-018	S011	Roof	Cement Panels	Low Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	30 m²	Occasional Disturbance	4	Encapsulate, Repair and Manage
Block F	0	009 - Tool lockers 024-031	S009	Roof	Cement Panels	Low Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	20 m²	Occasional Disturbance	4	Manage & Re-inspect
Block G	0	010 - Tool lockers 032-039	S010	Roof	Cement Panels	Medium Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	20 m²	Occasional Disturbance	5	Encapsulate, Repair and Manage
Block H	0	012 - Tool lockers 040-048	S012	Roof	Cement Panels	Medium Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	25 m²	Occasional Disturbance	5	Encapsulate, Repair and Manage
Block J	0	013 - Tool lockers 049-057	S007	Roof	Cement Panels	Low Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	25 m²	Usually Inaccessible	4	Manage & Re-inspect
Block J	0	013 - Tool lockers 049-057	S008	Walls	Putty	Low Damage	Composite, reinforced or bonded	Chrysotile	50 L/M	Usually Inaccessible	3	Manage & Re-inspect

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
Block A	0	001 - Common room 01	Ceiling	Plaster Board	
Block A	0	001 - Common room 01	Walls	Plaster Board	
Block A	0	001 - Common room 01	Floor	Timber	
Block A	0	001 - Common room 01	Floor below Carpet	Vinyl Products	
Block A	0	002 - Kitchen 02, 03	Floor below vinyl	Vinyl Products	
Block A	0	002 - Kitchen 02, 03	Ceiling	Plaster Board	
Block A	0	002 - Kitchen 02, 03	Walls	Plaster Board	
Block A	0	002 - Kitchen 02, 03	Floor	Timber	
Block A	0	002 - Kitchen 02, 03	Wall panels	Timber	
Block A	0	002 - Kitchen 02, 03	Sink Pad	Bitumen Products	
Block A	0	004 - Store room 04	Wall panels	Timber	
Block A	0	004 - Store room 04	Walls	Plaster Board	
Block A	0	004 - Store room 04	Floor	Timber	
Block A	0	004 - Store room 04	Ceiling	Timber	
Block A	0	004 - Store room 04	Wall lining	Paper	
Block A	0	004 - Store room 04	Walls	Timber	
Block A	External	003 - Exterior	Roof Fascia	Timber	
Block A	External	003 - Exterior	Rainwater Goods	Plastic	
Block A	External	003 - Exterior	Roof	Felt	
Block A	External	003 - Exterior	Walls	Timber	
Block A	External	003 - Exterior	Walls	Masonry	
Block A	External	003 - Exterior	Roof	Rubber	
Block B	0	005 - Toilet 05	Ceiling	Timber	
Block B	0	005 - Toilet 05	Walls	Masonry	
Block B	0	005 - Toilet 05	Floor	Concrete	
Block B	0	006 - Toilet 06	Floor	Concrete	
Block B	0	006 - Toilet 06	Ceiling	Timber	
Block B	0	006 - Toilet 06	Walls	Masonry	
Block B	External	008 - Exterior	Roof Soffit	Timber	
Block B	External	008 - Exterior	Rainwater Goods	Plastic	
Block B	External	008 - Exterior	Roof	Felt	
Block B	External	008 - Exterior	Walls	Masonry	
Block C	0	007 - Shed 07	Roof	Timber	
Block C	0	007 - Shed 07	Walls	Timber	
Block C	0	007 - Shed 07	Floor	Concrete	
Block C	0	007 - Shed 07	Roof	Felt	
Block D	0	011 - Tool lockers 008-018	Floor	Concrete	
Block D	0	011 - Tool lockers 008-018	Wall panels	Timber	
Block D	0	011 - Tool lockers 008-018	Walls	Concrete	
Block D	0	011 - Tool lockers 008-018	Roof	Plastic	
Block F	0	009 - Tool lockers 024-031	Roof	Plastic	
Block F	0	009 - Tool lockers 024-031	Floor	Concrete	
Block F	0	009 - Tool lockers 024-031	Walls	Concrete	
Block F	0	009 - Tool lockers 024-031	Wall panels	Timber	
Block G	0	010 - Tool lockers 032-039	Roof	Plastic	
Block G	0	010 - Tool lockers 032-039	Walls	Concrete	
Block G	0	010 - Tool lockers 032-039	Wall panels	Timber	
Block G	0	010 - Tool lockers 032-039	Floor	Concrete	
Block H	0	012 - Tool lockers 040-048	Floor	Concrete	
Block H	0	012 - Tool lockers 040-048	Roof	Plastic	
Block H	0	012 - Tool lockers 040-048	Walls	Concrete	

Non-Asbestos Materials Register

Building	Floor	Location / Room	Item	Material	Surveyor Notes
Block H	0	012 - Tool lockers 040-048	Wall panels	Timber	
Block J	0	013 - Tool lockers 049-057	Rainwater Goods	Plastic	
Block J	0	013 - Tool lockers 049-057	Wall panels	Timber	
Block J	0	013 - Tool lockers 049-057	Floor	Concrete	
Block J	0	013 - Tool lockers 049-057	Walls	Concrete	
Block J	0	013 - Tool lockers 049-057	Roof	Plastic	

Appendix D

Areas of No Access

Areas of No Access

All areas were accessed

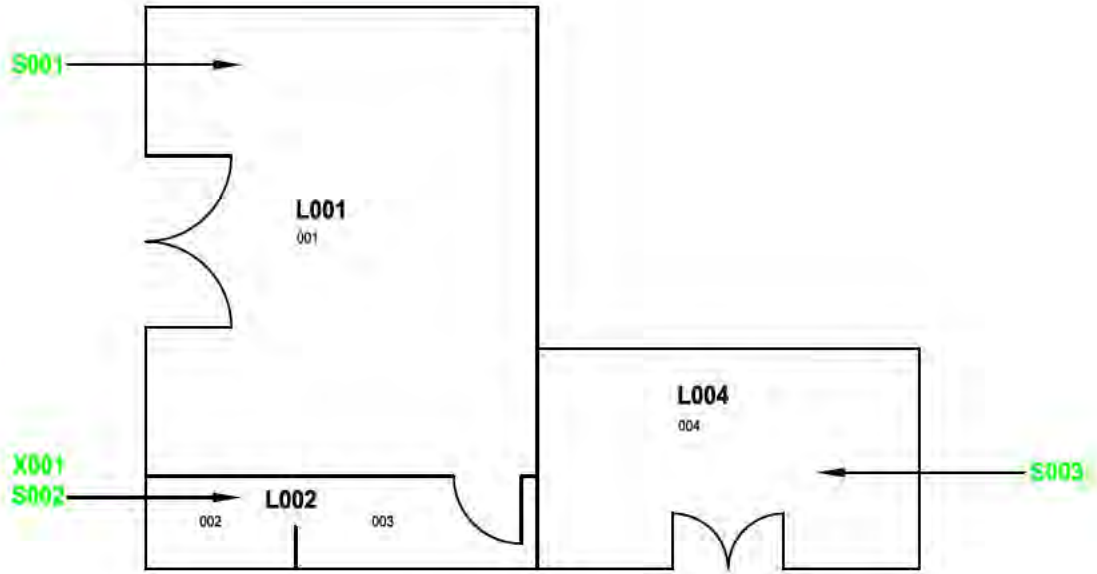
Appendix E

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

BLOCK A

L003 - EXTERIOR
S004
S005



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 : Quinton Leisure Gardens (Allotment), Stourton Road, Birmingham, B32 1QS

Floor Level : Ground

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

Drawn by: [redacted]

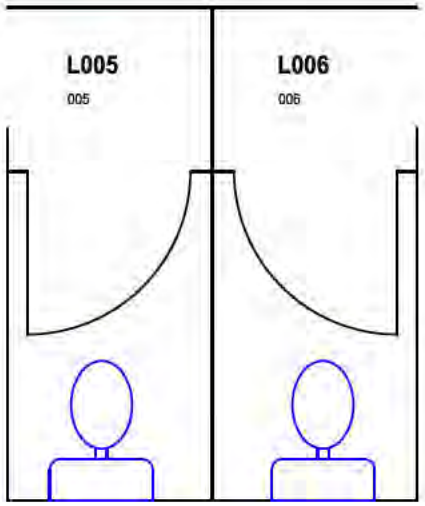
Job No: D - 07855
Drawing No: D - 07855 - 1

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

BLOCK B

L008 - EXTERIOR
S006



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Floor Level : Ground

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

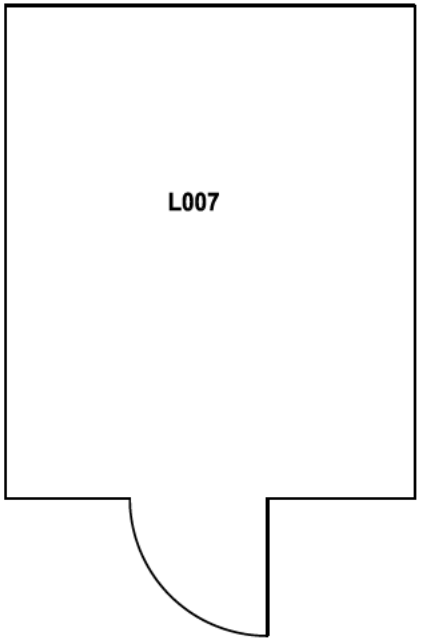
Drawn by: [redacted]

Job No: D - 07855
Drawing No: D - 07855 - 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

BLOCK C



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Floor Level : Ground

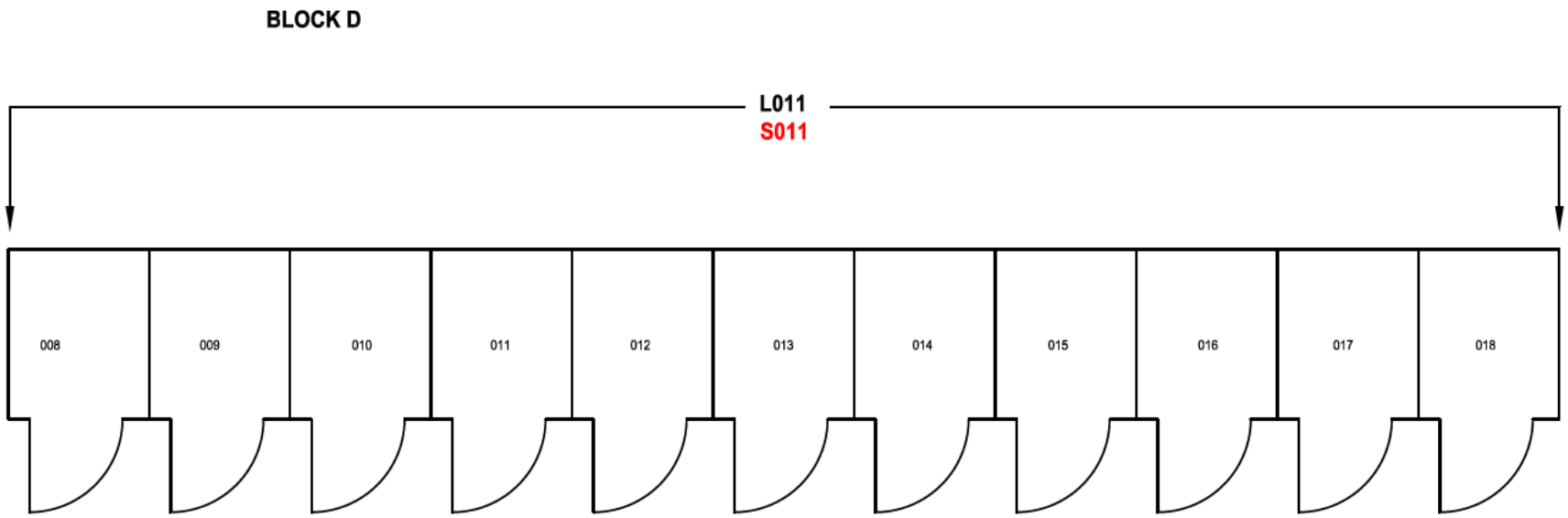
Client Name & Address : Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG

Drawn by: [redacted]

Job No: D - 07855
Drawing No: D - 07855 - 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



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Floor Level : Ground

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

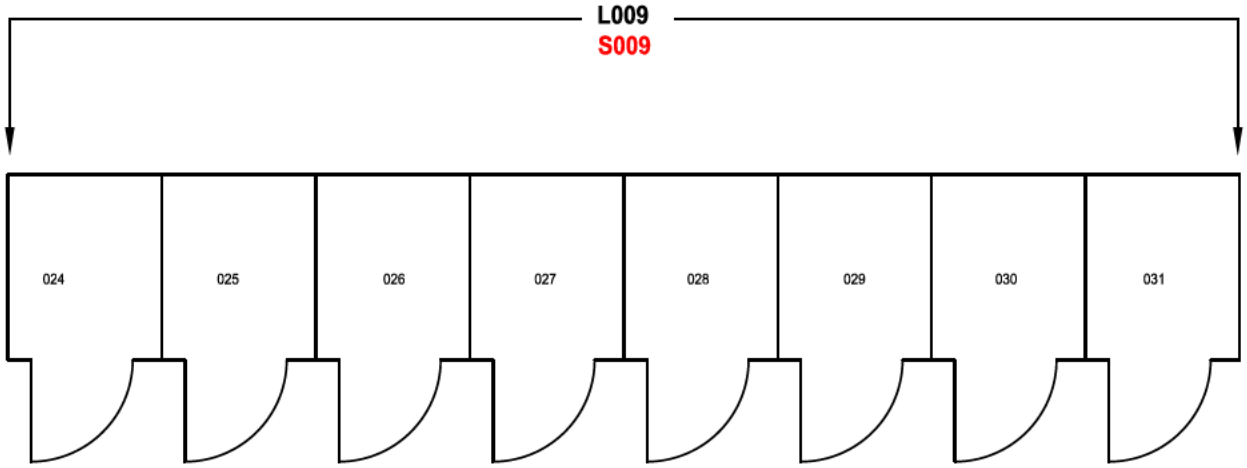
Drawn by: [redacted]

Job No: D - 07855
Drawing No: D - 07855 - 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

BLOCK F



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Floor Level : Ground

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

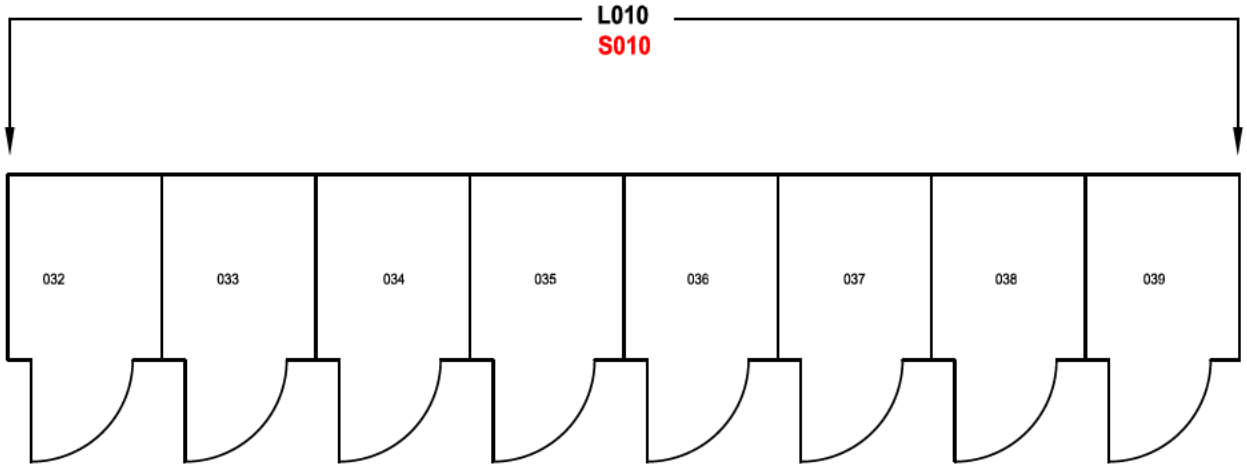
Drawn by: [redacted]

Job No: D - 07855
Drawing No: D - 07855 - 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

BLOCK G



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Floor Level : Ground

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

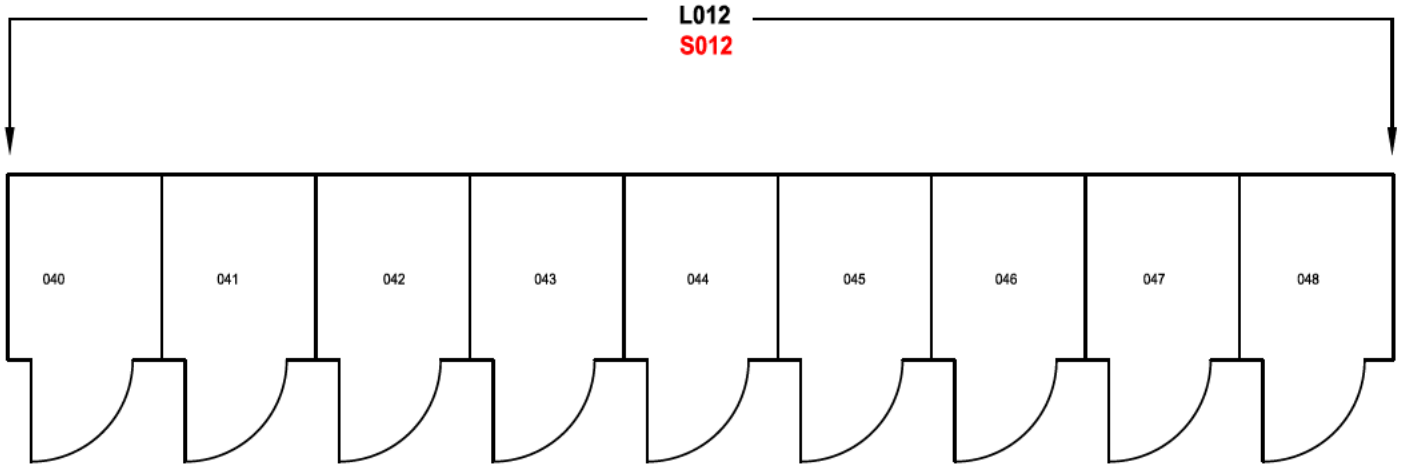
Drawn by: [redacted]

Job No: D - 07855
Drawing No: D - 07855 - 6

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

BLOCK H



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Floor Level : Ground

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

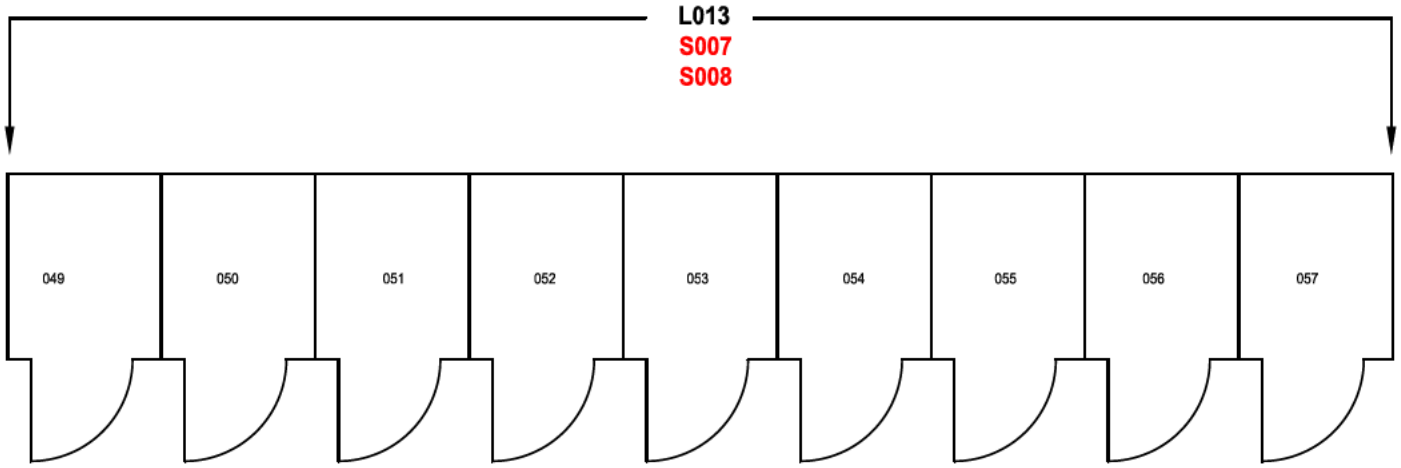
Drawn by: [redacted]

Job No: D - 07855
Drawing No: D - 07855 - 7

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

BLOCK J



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Site Address : Quinton Leisure Gardens (Allotment), Stourton Road, Birmingham, B32 1QS

Floor Level : Ground

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

Drawn by: [redacted]

Job No: D - 07855
Drawing No: D - 07855 - 8

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-07855

Date Issued:	8 July 2022	**Date Analysed:**	23 March 2022
Client:	Property Services	**Lead Surveyor:**	[redacted]
Address:	Inclusive Growth Directorate 10 Woodcock Street Birmingham B7 4BG		

Site: Quinton Leisure Gardens (Allotment), B32 1QS

Sample No.	Sample Location	Sample Description	Fibres Detected
S001	001 - Common room 01	Vinyl Products	No asbestos detected
S002	002 - Kitchen 02, 03	Bitumen Products	No asbestos detected
S003	004 - Store room 04	Paper	No asbestos detected
S004	003 - Exterior	Cement Panels	Chrysotile
S005	003 - Exterior	Bitumen Products	Chrysotile
S006	008 - Exterior	Bitumen Products	Chrysotile
S007	013 - Tool lockers 049-057	Cement Panels	Chrysotile
S008	013 - Tool lockers 049-057	Putty	Chrysotile
S009	009 - Tool lockers 024-031	Cement Panels	Chrysotile
S010	010 - Tool lockers 032-039	Cement Panels	Chrysotile
S011	011 - Tool lockers 008-018	Cement Panels	Chrysotile
S012	012 - Tool lockers 040-048	Cement Panels	Chrysotile

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

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

Analysed by:	[redacted]	[redacted]
Authorised by:	[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 without the written the approval of BCL.