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Asbestos Management Survey

Wyrley Birch Leisure Gardens (Allotment), B23 7TJ

Report No	D-07911	**Report Issue Date**	11 October 2022
Client Name & Address	Property Services Inclusive Growth Directorate 10 Woodcock Street Birmingham B7 4BG	**Site Address**	[redacted]yrley Birch Leisure Gardens (Allotment), Lydham Close, Birmingham, B23 7TJ
Order Placed By	[redacted]	**Instruction Date**	9 March 2022
Order Number	[redacted]	**Project Reference**	[redacted]
Survey Date(s)	7 April 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

Asbestos in poor condition or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with as a matter of urgency. 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.

High Risk (score 10 – 12 or surveyors recommendation remove)

Building	Floor	Location/ Room	Position	Item	Sample No.	Inspection Ref	Risk Score
Block D	0	010 - Tool lockers 31-42	Roof	Cement Panels	S005	723988	5
Block F	0	012 - Tool lockers 55-66	Roof	Cement Panels	S007	724000	6

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 H	0	014 - Tool lockers 79-90	Roof	Cement Panels	S008	724010	4

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 B	0	008 - Tool lockers 07-18	Roof	Cement Panels	S002	723977	4
Block C	0	009 - Tool lockers 19-30	Roof	Cement Panels	S004	723982	3
Block E	0	011 - Tool lockers 43-54	Roof	Cement Panels	S006	723994	4

1.0 Executive Summary

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
Block A	0	006 - Shop 06	No Access	Presumed Asbestos	P001	723972	12

2.0 Introduction

2.1 Introduction

On 9 March 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:

Wyrley Birch Leisure Gardens (Allotment)
Lydham Close
Birmingham
B23 7TJ

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 07/04/2022.

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.
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	
Date	11 October 2022

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

Authorised by	[redacted]
Signed	
Date	11 October 2022

Appendix A

Survey Data Sheets

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block A
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	006 - Shop 06
Next Inspection	07/04/2023		**Sample No**	P001
Level of Identification	Presumed		**Inspection Ref**	723972

Description No Access.

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

Recommendation	Inspection Required
Notes	No keys available at time of survey.

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block B
Survey Type	Management	**Floor**	0
Survey Date	07/04/2022	**Location/ Room**	008 - Tool lockers 07-18
Next Inspection	07/04/2023	**Sample No**	S002
Level of Identification	Sample Analysed	**Inspection Ref**	723977

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	Usually Inaccessible	
Risk Score		4

Recommendation	Manage & Re-inspect
Notes	

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block B
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	008 - Tool lockers 07-18
Next Inspection	07/04/2023		**Sample No**	S003
Level of Identification	Sample Analysed		**Inspection Ref**	723981

Description Walls .

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Putty	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	60 L/M	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block C
Survey Type	Management	**Floor**	0
Survey Date	07/04/2022	**Location/ Room**	009 - Tool lockers 19-30
Next Inspection	07/04/2023	**Sample No**	S004
Level of Identification	Sample Analysed	**Inspection Ref**	723982

Description Roof.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Cement Panels	1
Extent of Damage	Good Condition	0
Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board	1
Estimated Amount	30 m²	
Accessibility	Usually Inaccessible	
Risk Score		3

Recommendation	Manage & Re-inspect
Notes	

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block C
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	009 - Tool lockers 19-30
Next Inspection	07/04/2023		**Sample No**	X003
Level of Identification	Strongly Presumed		**Inspection Ref**	723987

Description Walls . Visually consistent with Sample 3.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Putty	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	60 L/M	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block D
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	010 - Tool lockers 31-42
Next Inspection	07/04/2023		**Sample No**	S005
Level of Identification	Sample Analysed		**Inspection Ref**	723988

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	30 m²	
Accessibility	Usually Inaccessible	
Risk Score		5

Recommendation	Remove and Manage
Notes	Large amount of damage to roof above first locker adjacent to road, no debris visible in locker due to stored wood floor to ceiling. Localised removal recommended.

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block D
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	010 - Tool lockers 31-42
Next Inspection	07/04/2023		**Sample No**	X003
Level of Identification	Strongly Presumed		**Inspection Ref**	723993

Description Walls . Visually consistent with Sample 3.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Putty	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	60 L/M	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block E
Survey Type	Management	**Floor**	0
Survey Date	07/04/2022	**Location/ Room**	011 - Tool lockers 43-54
Next Inspection	07/04/2023	**Sample No**	S006
Level of Identification	Sample Analysed	**Inspection Ref**	723994

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	Usually Inaccessible	
Risk Score		4

Recommendation	Manage & Re-inspect
Notes	

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block E
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	011 - Tool lockers 43-54
Next Inspection	07/04/2023		**Sample No**	X003
Level of Identification	Strongly Presumed		**Inspection Ref**	723999

Description Walls . Visually consistent with Sample 3.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Putty	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	60 L/M	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block F
Survey Type	Management	**Floor**	0
Survey Date	07/04/2022	**Location/ Room**	012 - Tool lockers 55-66
Next Inspection	07/04/2023	**Sample No**	S007
Level of Identification	Sample Analysed	**Inspection Ref**	724000

Description Roof.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Cement Panels	1
Extent of Damage	High Damage	3
Surface Treatment	Unsealed cement / Enclosed lagging or spray / Encapsulated board	1
Estimated Amount	30 m²	
Accessibility	Usually Inaccessible	
Risk Score		6

Recommendation	Prohibit Access, Remove and Manage
Notes	Large amount of damage to rear lockers with associated debris present to floor. This locker block is no longer in use.

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block F
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	012 - Tool lockers 55-66
Next Inspection	07/04/2023		**Sample No**	X003
Level of Identification	Strongly Presumed		**Inspection Ref**	724005

Description Walls . Visually consistent with Sample 3.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Putty	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	60 L/M	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block G
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	013 - Tool lockers 67-78
Next Inspection	07/04/2023		**Sample No**	X003
Level of Identification	Strongly Presumed		**Inspection Ref**	724006

Description Walls . Visually consistent with Sample 3.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Putty	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	60 L/M	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Survey Data Sheets

Surveyor	[redacted]	**Building**	Block H
Survey Type	Management	**Floor**	0
Survey Date	07/04/2022	**Location/ Room**	014 - Tool lockers 79-90
Next Inspection	07/04/2023	**Sample No**	S008
Level of Identification	Sample Analysed	**Inspection Ref**	724010

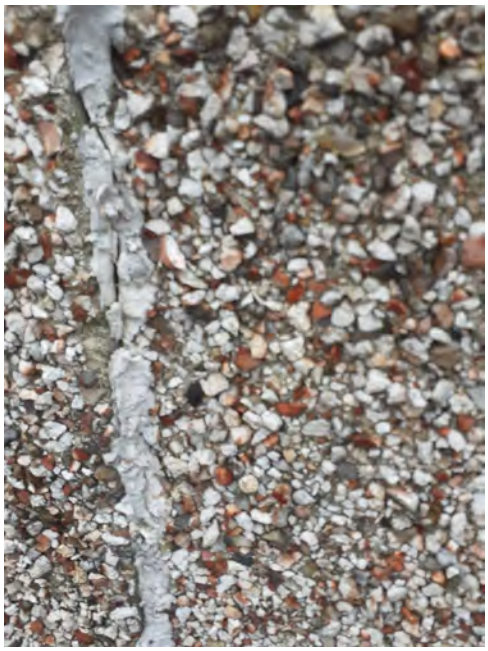
Description Roof.

		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	Usually Inaccessible	
Risk Score		4

Recommendation	Encapsulate, Repair and Manage
Notes	Localised repairs recommended.

Survey Data Sheets

Surveyor	[redacted]		**Building**	Block H
Survey Type	Management		**Floor**	0
Survey Date	07/04/2022		**Location/ Room**	014 - Tool lockers 79-90
Next Inspection	07/04/2023		**Sample No**	X003
Level of Identification	Strongly Presumed		**Inspection Ref**	724015



Description Walls . Visually consistent with Sample 3.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Putty	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	60 L/M	
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
Block A	0	006 - Shop 06	P001	No Access	Presumed Asbestos						12	No Access - Inspection Required
Block B	0	008 - Tool lockers 07-18	S002	Roof	Cement Panels	Low Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	30 m²	Usually Inaccessible	4	Manage & Re-inspect
Block C	0	009 - Tool lockers 19-30	S004	Roof	Cement Panels	Good Condition	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	30 m²	Usually Inaccessible	3	Manage & Re-inspect
Block D	0	010 - Tool lockers 31-42	S005	Roof	Cement Panels	Medium Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	30 m²	Usually Inaccessible	5	Remove and Manage
Block E	0	011 - Tool lockers 43-54	S006	Roof	Cement Panels	Low Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	30 m²	Usually Inaccessible	4	Manage & Re-inspect
Block F	0	012 - Tool lockers 55-66	S007	Roof	Cement Panels	High Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	30 m²	Usually Inaccessible	6	Prohibit Access, Remove and Manage
Block H	0	014 - Tool lockers 79-90	S008	Roof	Cement Panels	Low Damage	Unsealed cement / Enclosed lagging or spray / Encapsulated board	Chrysotile	30 m²	Usually Inaccessible	4	Encapsulate, Repair and Manage

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 - Circulation 01	Wall panels	Timber	
Block A	0	001 - Circulation 01	Floor	Vinyl Products	
Block A	0	001 - Circulation 01	Ceiling panels	Timber	
Block A	0	001 - Circulation 01	Floor below vinyl	Timber	
Block A	0	002 - Toilet 02	Wall panels	Timber	
Block A	0	002 - Toilet 02	Floor	Vinyl Products	
Block A	0	002 - Toilet 02	Ceiling panels	Timber	
Block A	0	002 - Toilet 02	Floor below vinyl	Timber	
Block A	0	003 - Toilet 03	Wall panels	Timber	
Block A	0	003 - Toilet 03	Floor	Vinyl Products	
Block A	0	003 - Toilet 03	Ceiling panels	Timber	
Block A	0	003 - Toilet 03	Floor below vinyl	Timber	
Block A	0	004 - Common room 04	Floor below vinyl	Timber	
Block A	0	004 - Common room 04	Sink Pad	Bitumen Products	
Block A	0	004 - Common room 04	Floor	Vinyl Products	
Block A	0	004 - Common room 04	Wall panels	Timber	
Block A	0	004 - Common room 04	Ceiling panels	Timber	
Block A	0	005 - Office 05	Floor	Vinyl Products	
Block A	0	005 - Office 05	Floor below vinyl	Timber	
Block A	0	005 - Office 05	Wall panels	Timber	
Block A	0	005 - Office 05	Ceiling panels	Timber	
Block A	External	007 - Exterior	Roof	Metal	
Block A	External	007 - Exterior	Walls	Metal	
Block A	External	007 - Exterior	Flashing	Bitumen Products	
Block B	0	008 - Tool lockers 07-18	Walls	Concrete	
Block B	0	008 - Tool lockers 07-18	Fascia	Metal	
Block B	0	008 - Tool lockers 07-18	Rainwater Goods	Plastic	
Block B	0	008 - Tool lockers 07-18	Walls	Putty	
Block C	0	009 - Tool lockers 19-30	Rainwater Goods	Plastic	
Block C	0	009 - Tool lockers 19-30	Fascia	Metal	
Block C	0	009 - Tool lockers 19-30	Flashing	Bitumen Products	
Block C	0	009 - Tool lockers 19-30	Walls	Putty	
Block C	0	009 - Tool lockers 19-30	Walls	Concrete	
Block D	0	010 - Tool lockers 31-42	Walls	Concrete	
Block D	0	010 - Tool lockers 31-42	Fascia	Metal	
Block D	0	010 - Tool lockers 31-42	Rainwater Goods	Plastic	
Block D	0	010 - Tool lockers 31-42	Flashing	Bitumen Products	
Block D	0	010 - Tool lockers 31-42	Walls	Putty	
Block E	0	011 - Tool lockers 43-54	Walls	Concrete	
Block E	0	011 - Tool lockers 43-54	Fascia	Metal	
Block E	0	011 - Tool lockers 43-54	Rainwater Goods	Plastic	
Block E	0	011 - Tool lockers 43-54	Flashing	Bitumen Products	
Block E	0	011 - Tool lockers 43-54	Walls	Putty	
Block F	0	012 - Tool lockers 55-66	Fascia	Metal	
Block F	0	012 - Tool lockers 55-66	Walls	Putty	
Block F	0	012 - Tool lockers 55-66	Rainwater Goods	Plastic	
Block F	0	012 - Tool lockers 55-66	Walls	Concrete	
Block F	0	012 - Tool lockers 55-66	Flashing	Bitumen Products	
Block G	0	013 - Tool lockers 67-78	Walls	Putty	
Block G	0	013 - Tool lockers 67-78	Roof	Metal	
Block G	0	013 - Tool lockers 67-78	Walls	Concrete	

Non-Asbestos Materials Register

Building	Floor	Location / Room	Item	Material	Surveyor Notes
Block G	0	013 - Tool lockers 67-78	Fascia	Metal	
Block H	0	014 - Tool lockers 79-90	Fascia	Metal	
Block H	0	014 - Tool lockers 79-90	Walls	Concrete	
Block H	0	014 - Tool lockers 79-90	Fascia	Metal	
Block H	0	014 - Tool lockers 79-90	Rainwater Goods	Plastic	
Block H	0	014 - Tool lockers 79-90	Flashing	Bitumen Products	
Block H	0	014 - Tool lockers 79-90	Walls	Putty	
Block H	0	014 - Tool lockers 79-90	Roof	Metal	
Block H	0	014 - Tool lockers 79-90	Walls	Concrete	

Appendix D

Areas of No Access

Areas of No Access

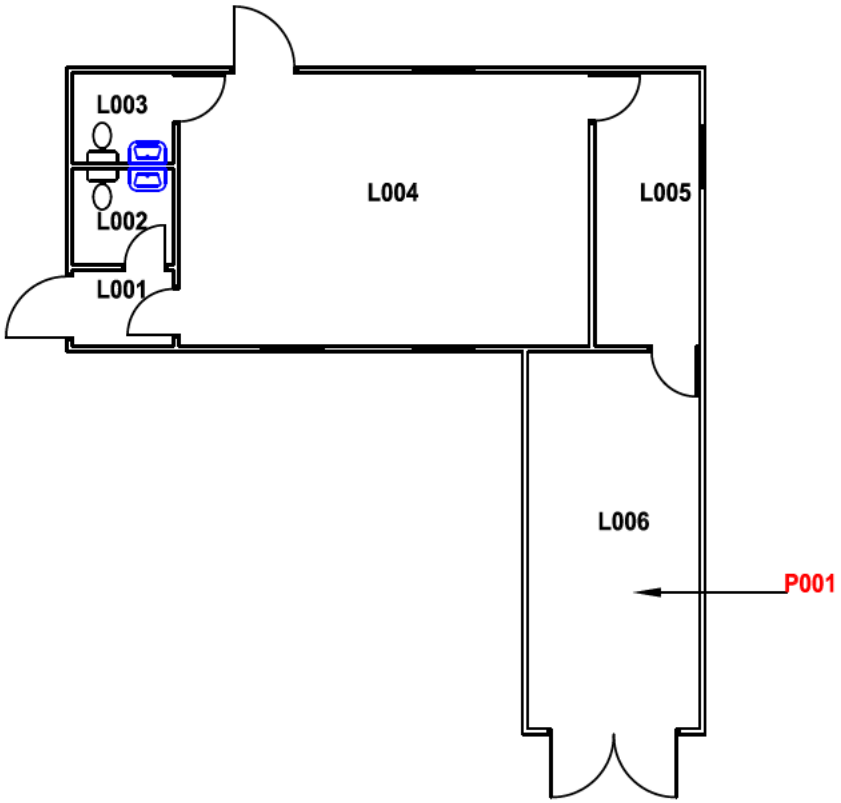
Building	Location / Room	Description	Notes
Block A	Floor - 0 006 - Shop 06	No Access.	No keys available at time of survey.

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



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 : Wyrley Birch Leisure Gardens (Allotment), Lydham Close, Birmingham, B23 7TJ

Floor Level : Ground

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

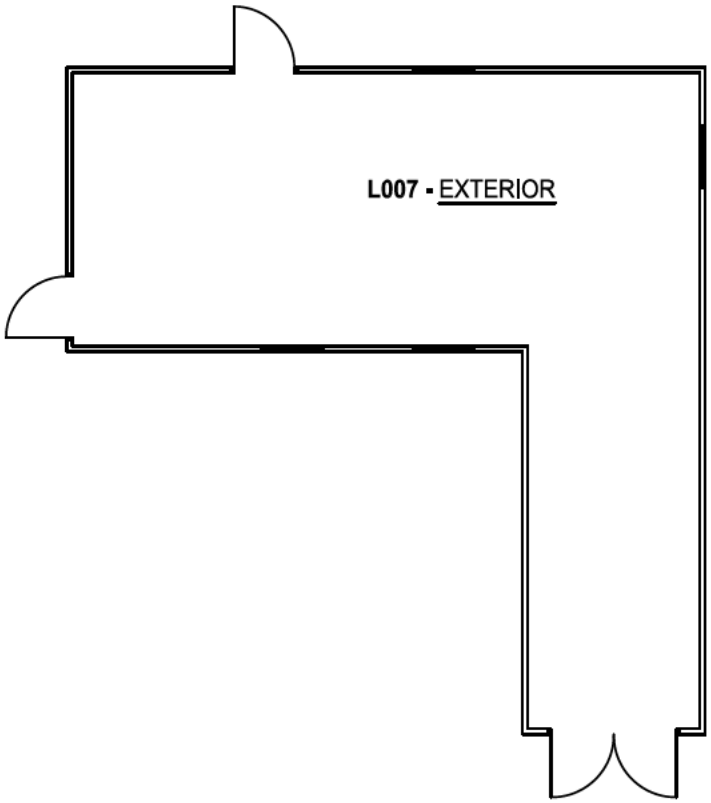
Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 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 A



KEY

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XXX SAMPLE LOCATION
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Site Address : Wyrley Birch Leisure Gardens (Allotment), Lydham Close, Birmingham, B23 7TJ

Floor Level : EXTERIOR

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

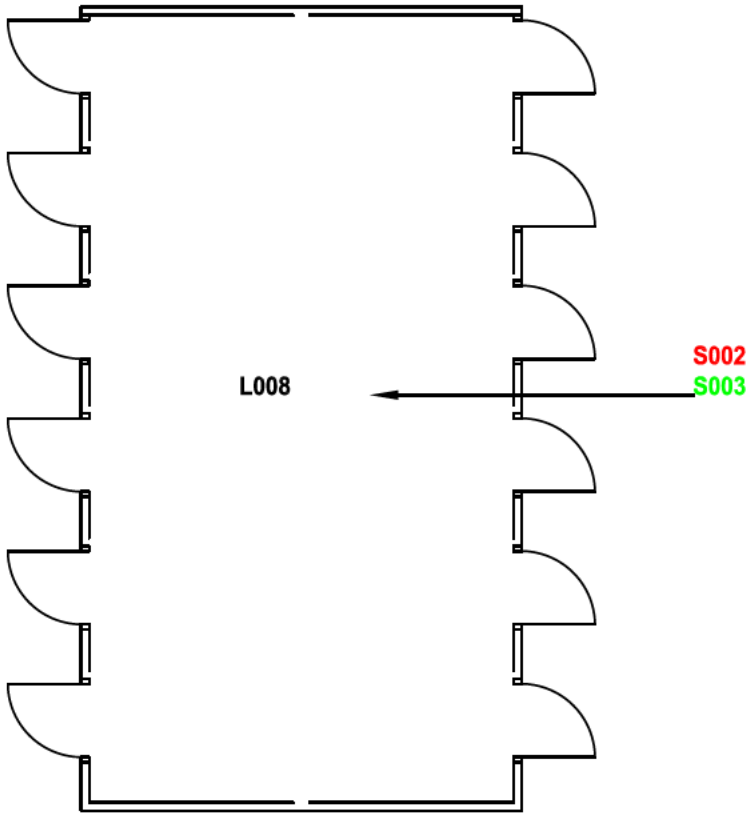
Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 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 B



KEY

XXX SAMPLE LOCATION
No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

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L = Location Number

Site Address : Wyrley Birch Leisure Gardens (Allotment), Lydham Close, Birmingham, B23 7TJ

Floor Level : Ground

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

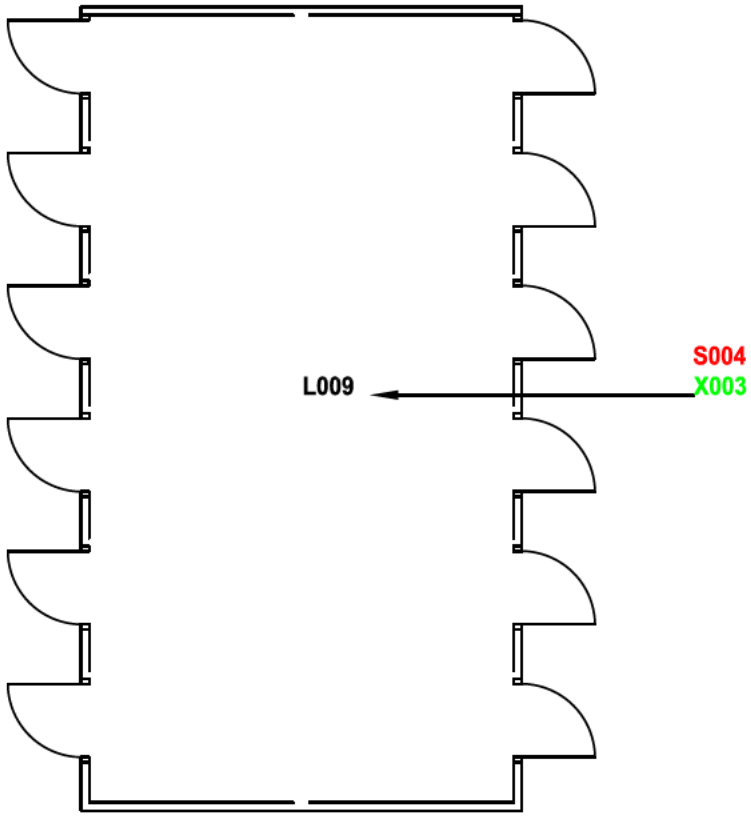
Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 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

BLOCK C



KEY

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No ACM Identified

XXX SAMPLE LOCATION
ACM identified

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SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number

Site Address : Wyrley Birch Leisure Gardens (Allotment), Lydham Close, Birmingham, B23 7TJ

Floor Level : Ground

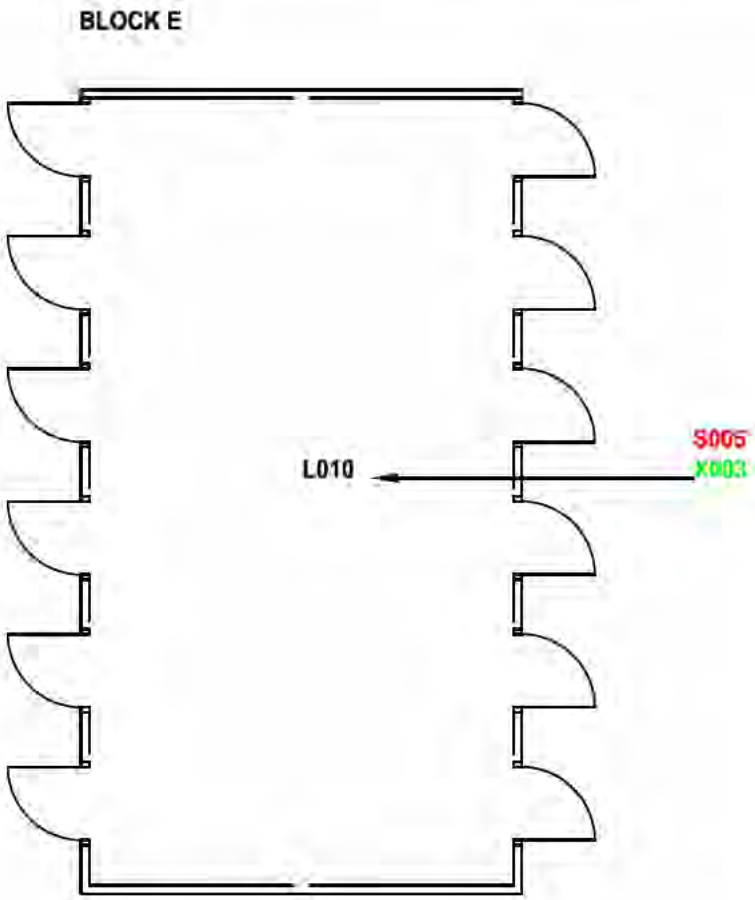
Client Name & Address : Inclusive Growth - Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG

Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 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



KEY

XXX SAMPLE LOCATION
No ACM Identified

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ACM Identified

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Floor Level : Ground

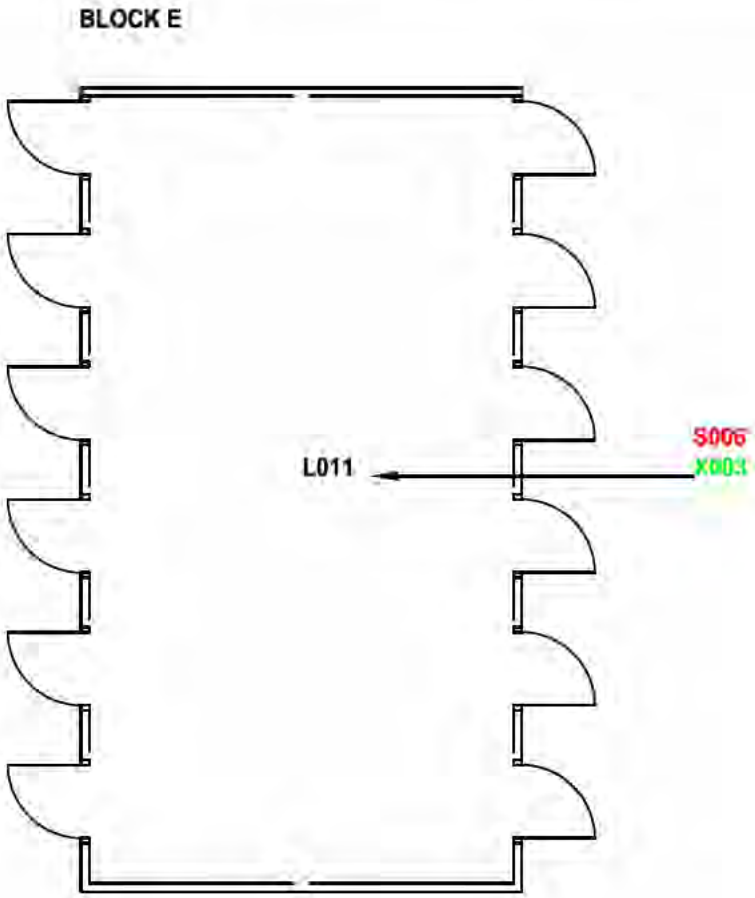
Client Name & Address : Inclusive Growth - Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG

Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 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

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No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

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SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number

Site Address : Wyrley Birch Leisure Gardens (Allotment), Lydham Close, Birmingham, B23 7TJ

Floor Level : Ground

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

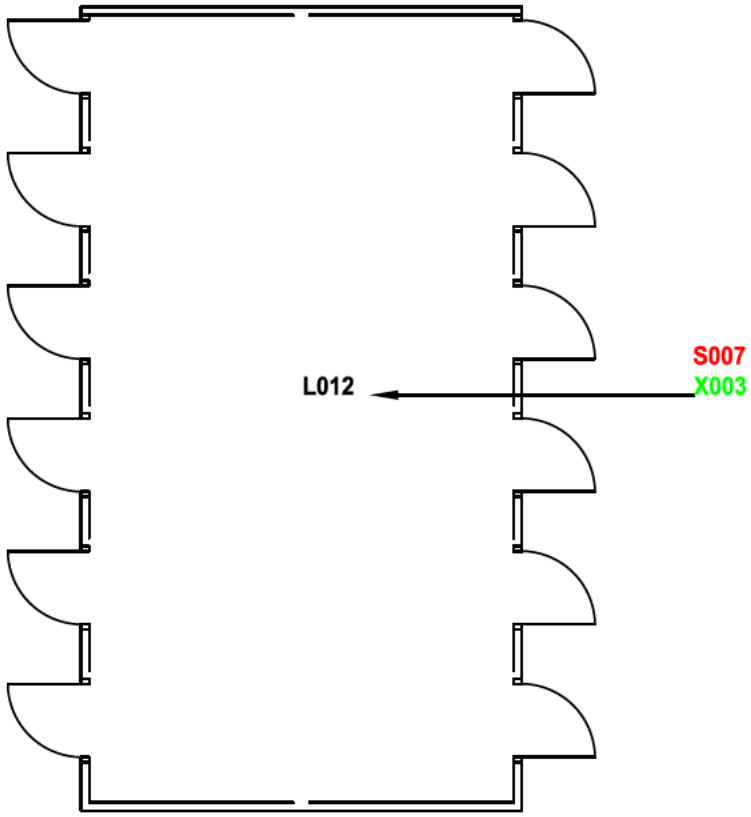
Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 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 F



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Floor Level : Ground

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

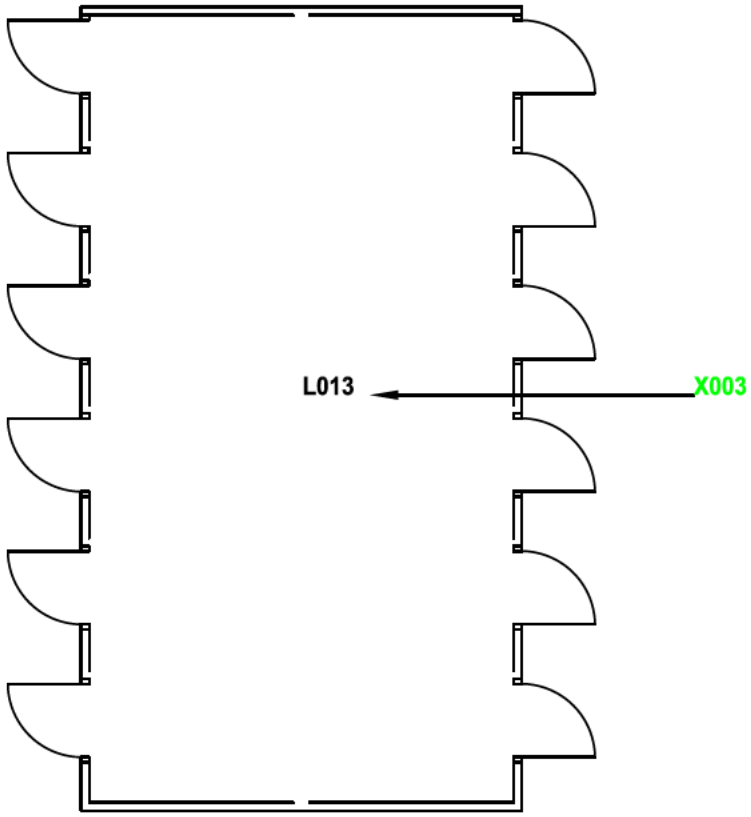
Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 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 G



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ACM Identified

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SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number

Site Address : Wyrley Birch Leisure Gardens (Allotment), Lydham Close, Birmingham, B23 7TJ

Floor Level : Ground

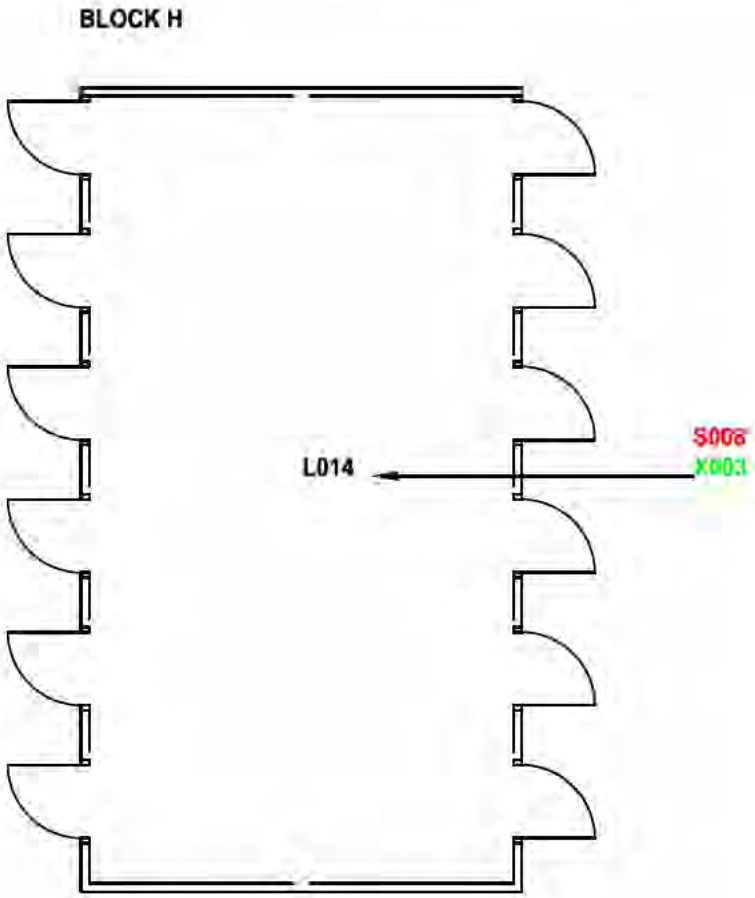
Client Name & Address : Inclusive Growth - Property Services, Inclusive Growth Directorate, 10 Woodcock Street, Birmingham, B7 4BG

Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 8

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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No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

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PS = Previously Sampled

X = Cross Referenced

L = Location Number

Site Address : Wyrley Birch Leisure Gardens (Allotment), Lydham Close, Birmingham, B23 7TJ

Floor Level : Ground

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

Drawn by: [redacted]

Job No: D - 07911
Drawing No: D - 07911 - 9

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-07911

Date Issued:	11 October 2022	**Date Analysed:**	13 April 2022
Client:	Property Services	**Lead Surveyor:**	[redacted]
Address:	Inclusive Growth Directorate 10 Woodcock Street Birmingham B7 4BG		

Site: Wyrley Birch Leisure Gardens (Allotment), B23 7TJ

Sample No.	Sample Location	Sample Description	Fibres Detected
S002	008 - Tool lockers 07-18	Cement Panels	Chrysotile
S003	008 - Tool lockers 07-18	Putty	No asbestos detected
S004	009 - Tool lockers 19-30	Cement Panels	Chrysotile
S005	010 - Tool lockers 31-42	Cement Panels	Chrysotile
S006	011 - Tool lockers 43-54	Cement Panels	Chrysotile
S007	012 - Tool lockers 55-66	Cement Panels	Chrysotile
S008	014 - Tool lockers 79-90	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]
Authorised by:	

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.