Asbestos
Reinspection Report

Lower Tinkers Farm Allotments, B31 1FD

Report No	R-00195	**Report Issue Date**	24 July 2023
Client Name & Address	Property Services Place, Prosperity & Sustainability 10 Woodcock Street Birmingham B7 4BG	**Site Address**	Lower Tinkers Farm Allotments, Lockwood Road, Birmingham, B31 1FD
Order Placed By	[redacted]	**Instruction Date**	8 March 2023
Order Number	[redacted]	**Project Reference**	[redacted]
Reinspection Report Date	05/07/2024	**Lead Surveyor**	[redacted]

Birmingham City Laboratories - Survey Report Guide

This guide explains the Section content of the survey report. Failure to use the information provided in the report correctly may result in incorrect information or assumptions being obtained.

Section 1.0 Introduction

The Introduction provides a general overview of the purpose, aims and type of survey undertaken. It also presents Project particulars and Quality Assurance.

Section 2.0 Executive Summary

The Executive Summary contains details of the scope and extent of the works. The reader must ensure that the scope covers the required areas and that any variations do not impact on any proposed works or management of the site. **All areas of no access should be considered as containing asbestos until proven otherwise.**

Recommended Actions provides a summary of all identified and presumed asbestos containing materials (ACMs). ACMs are listed by recommendation with those requiring urgent attention listed first.

The Asbestos Register presents ACMs by building, floor & location. It provides a detailed list of all locations included within the survey where positive samples have been taken or items are presumed to contain asbestos. Items physically sampled will show the asbestos type within the analysis column.

Items cross referenced (strong presumption) have their asbestos type determined by the sample result of materials of similar appearance and use that have been sampled elsewhere on site.

Strongly Presumed samples are items that the surveyor was unable to sample but the materials are similar in appearance and use to known asbestos-containing materials and hence they are confirmed as containing asbestos.

Presumed items are those that the surveyor was unable to sample or inspect adequately to confirm the presence of asbestos, as such there is a potential for asbestos being present and the item is presumed to contain asbestos.

A Material Assessment algorithm has been completed for all positive samples. It should be noted that to enable an accurate Priority Assessment to be undertaken this requires a detailed knowledge of the property. The responsibility for this lies with the dutyholder, although BCL can assist with the provision of information or generic assessments where agreed.

Recommendations within this report are based on the condition of the asbestos and the Material Assessment. Prior to carrying out these recommendations' consideration should be given to the Priority Assessment Algorithm.

Section 3.0 Survey Findings – Survey Reinspection Data Sheets

Survey Data Sheets contains detailed information on all suspect items with a photographic record of each item.

Section 4.0 – Survey Findings – Certificate & Schedule of Additional Bulk Samples
This section provides analysis information and results of any additional samples taken.

Appendix 1 - Definitions & Recommended Guidance

These contain a general guidance relating to Samples, Assessments and Recommendations and a detailed Risk Assessment explanation.

Appendix 2 - Material Assessment algorithms

These contain a general guidance relating to detailed Risk Assessment explanation.

Appendix 3 - Survey Drawings

All locations will be given a unique reference number which corresponds to the location detailed within the Asbestos Register. The drawings highlight areas containing positive information and areas of no access. In the case of planned works, a check should always be made of adjacent areas.

Table of Contents

1. Introduction
    a. Purpose & Aim of Survey
    b. Quality Assurance

2. Executive Summary
    a. Revisions
    b. Recommended Actions
    c. Asbestos Register
3. Reinspection Data Sheets
4. Additional Bulk Samples

Appendices:

- Appendix 1 - Definitions & Recommended Guidance
- Appendix 2 - Material Assessment algorithms
- Appendix 3 - Survey Drawings

1 Introduction

BCL received an order of confirmation to undertake a Reinspection Survey from Property Services. This order has been accepted on the basis of the original Quotation and our terms and conditions of business. This reinspection is subject to copyright and protected by copyright law.

The brief for these works was to carry out a reinspection of the Asbestos Containing Materials (ACMs) within the Lower Tinkers Farm Allotments, B31 1FD. The reinspection is based upon the previous report ref D-07849.

This reinspection considered any damage and disturbance to items identified in the above survey. Every effort has been made to access any areas that were previously not accessible in the original survey. Where such locations have still not been accessed, asbestos should be presumed to be present within these areas.

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document. It is imperative that each section is read in conjunction with each other.

This reinspection report forms an addendum to the original survey. The original survey report should be referred to for the following items of information:

- Information on the original survey methodology/caveats
- Original laboratory bulk analysis certificate of analysed samples
- Original drawings

It should be noted that this report is not intended as a Scope of Works for asbestos removal and that a detailed technical document could be provided upon request.

If any maintenance works are to be undertaken within the areas not accessed, then a further survey and assessment should be carried out prior to these works.

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

Lead Surveyor	[redacted]
Signed	[redacted]
Date	24 July 2023

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

Authorised by	[redacted]
Signed	[redacted]
Date	24 July 2023

2 Executive Summary

a. Revisions

The following table summarises the items removed between the most recent re-inspection and it's predecessor.

Removal Summary

ACMs removed during the period between previous site inspection visits. For removal details please liaise with the dutyholder.						
Building	**Floor**	**Location No and Name**	**Item**	**Material**	**Level of Identification**	**Risk Assessment**
No items found						

b. Recommended Actions

Detailed below is guidance on actions to be taken to prevent potential exposure to ACMs. There follows a summary of all reinspected asbestos items that require further action in order that they can be managed safely

Please note that if additional samples or suspect items have been identified during the reinspection these will be detailed in Section 3 (Reinspection Data Sheets) of this report only and will not be detailed below or within any part of Section 2 of the report.

Please note the colour coding is based on the recommendation only and is not determined by the Material Assessment scores, these are explained within the original asbestos survey report. Some lower risk items may be recommended for removal based on its location or usage rather than the score only.

Please contact BCL for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing your management plan and scheduling re-inspections.
BCL will highlight to the client any actions that will require immediate attention and in the case of Birmingham City Council owned properties will update the Asbestos management Plan (AMP).

Prohibit Access

Asbestos in a poor condition or asbestos debris/contamination has been identified within the following areas. It is recommended that access is immediately prohibited to these items until they are decontaminated by an Approved or Licensed Asbestos Removal Contractor.						
Building	**Floor**	**Location No and Name**	**Item**	**Material**	**Level of Identification**	**Risk Assessment**
No items found						

Remove

Asbestos that is redundant, in a poor condition or has the potential to be easily damaged, has been identified. It is recommended that these items are removed by an Approved or Licensed Asbestos Removal Contractor.						
Building	**Floor**	**Location No and Name**	**Item**	**Material**	**Level of Identification**	**Risk Assessment**
No items found						

2 Executive Summary

Encapsulate/Repair and Manage

ACMs which are damaged or unsealed have been identified within the following areas. It is recommended that remedial work to repair & seal these materials is undertaken.

Building	Floor	Location No and Name	Item	Material	Level of Identification	Risk Assessment
No items found						

Manage / Remove if Affected by Scope of Works

ACMs have been identified which are in a good condition. A management policy and plan need to be implemented to manage these materials safely. However, should these materials be disturbed as part of the planned works, they should be removed prior to these works commencing.

Building	Floor	Location No and Name	Item	Material	Level of Identification	Risk Assessment
No items found						

Manage and Re-inspect

ACMs have been identified which are in good condition. A management policy and plan need to be implemented to manage these materials safely.

Building	Floor	Location No and Name	Item	Material	Level of Identification	Risk Assessment
Block D	0	004 Toilet 04	Vent lining	Felt	PS003	Very Low
Block D	0	005 Toilet 05	Vent lining	Felt	X003	Very Low
Block D	99	006 Exterior	Damp Proof Course	Bitumen Products	PS004	Very Low

Presumed Items

The following items have been presumed to contain asbestos where it was not possible to access the item in order to sample. These items must be treated as containing asbestos until access can be arranged in order to inspect or sample to confirm or refute the presence of asbestos.

Building	Floor	Location No and Name	Item	Material	Level of Identification	Risk Assessment
No items found						

2 Executive Summary

Areas of No Access and Limited Access

ACMs have been presumed as being present to the following areas where access could not be gained or access was limited. Asbestos is presumed to be present within these areas until further inspection and sampling to confirm or refute the presence of asbestos.

Building	Floor	Location No and Name	Item	Further Information	Material Assessment (default)
No items found					

2. Executive Summary

c. Asbestos Register

ACMs were identified or presumed during the survey. Please note, some items may be detailed under Floor 'Multiple' if the room is present over multiple floors.

Building	Floor	Location / Room	Sample No	Position	Product Type	Damage	Surface Treatment	Asbestos Type	Estimated Amount	Access	Score	Recommendations
Block D	0	004 - Toilet 04	PS003	Vent lining	Felt	Good Condition	Composite, reinforced or bonded	Chrysotile	1 Item(s)	Usually Inaccessible	2	Manage & Re-inspect
Block D	0	005 - Toilet 05	X003	Vent lining	Felt	Good Condition	Composite, reinforced or bonded	Chrysotile	1 Item(s)	Usually Inaccessible	2	Manage & Re-inspect
Block D	External	006 - Exterior	PS004	Damp Proof Course	Bitumen Products	Good Condition	Composite, reinforced or bonded	Chrysotile	10 L/M	Usually Inaccessible	2	Manage & Re-inspect

3. Reinspection Data Sheets

Surveyor	[redacted]		**Building**	Block D
Survey Type	Re-Inspection		**Floor**	0
Survey Date	05/07/2023		**Location/ Room**	004 - Toilet 04
Next Inspection	05/07/2024		**Sample No**	PS003
Level of Identification	Previously Sampled		**Inspection Ref**	865434

Description Vent lining.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Felt	1
Extent of Damage	Good Condition	0
Surface Treatment	Composite, reinforced or bonded	0
Estimated Amount	1 Item(s)	
Accessibility	Usually Inaccessible	
Risk Score		2

Recommendation	Manage & Re-inspect
Notes	No Change

3. Reinspection Data Sheets

Surveyor	[redacted]		**Building**	Block D
Survey Type	Re-Inspection		**Floor**	0
Survey Date	05/07/2023		**Location/ Room**	005 - Toilet 05
Next Inspection	05/07/2024		**Sample No**	X003
Level of Identification	Strongly Presumed		**Inspection Ref**	865435

Description Vent lining. Visually consistent with Sample 3.

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Felt	1
Extent of Damage	Good Condition	0
Surface Treatment	Composite, reinforced or bonded	0
Estimated Amount	1 Item(s)	
Accessibility	Usually Inaccessible	
Risk Score		2

Recommendation	Manage & Re-inspect
Notes	No change.

3. Reinspection Data Sheets

Surveyor	[redacted]		**Building**	Block D
Survey Type	Re-Inspection		**Floor**	External
Survey Date	05/07/2023		**Location/ Room**	006 - Exterior
Next Inspection	05/07/2024		**Sample No**	PS004
Level of Identification	Previously Sampled		**Inspection Ref**	865433

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	No change.

4. Additional Bulk Samples

No additional samples.

Appendix 1 – Definitions & Recommended Guidance

Level of Identification

Sample (S) A physical sample was taken on site by the Surveyor and analysed by the laboratory.

Cross reference No sample was taken but the material is visually similar to a sample that has been analysed from the survey. This is a form of Strong Presumption as defined in HSG264.

Strongly Presumed (SP) No sample was taken but due to the appearance of the material and with the surveyor's knowledge and experience the material has been identified as containing asbestos.

Presumed (P) No sample was taken and therefore due to this lack of information the material or item must be presumed to contain asbestos. This will often be because the item could not be sampled due to excessive height (such as soffits) or an item could not be inspected (or sampled) as this may have presented a risk to the Surveyor (e.g. opening up live plant and electrics).

Previously Sampled (PS) 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.

No access areas are also treated as a presumption.

Recommendations

The various recommendations given within this report are explained below:-

Manage & Re-inspect

Where asbestos is left in situ there is a duty to formulate and implement a Management Plan to help prevent accidental damage and exposure.

The basic requirements of this policy are (from HSG 264):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who will potentially come into contact with or disturb the material as to its location and condition
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

Label

A decision should be taken as to whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site can be effective.

Labelling ACMs should not be solely relied on as a control measure; however, it is an effective method of preventing exposure to building occupants (and, in particular, maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

It may not always be prudent or practical to label all installations of asbestos; for example, high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

Appendix 1 – Definitions & Recommended Guidance

Encapsulate

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. We recommend that sealing or painting of insulating board, insulation or spray coatings should be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Repair

The material has sustained damage to some area or areas and requires attention to make good the material so that it can be managed safely. This will often involve some element of decontamination if debris is associated with the damage.

Remove

If an item is recommended for removal it has either sustained damage and is posing an increased risk in its current condition; or due to its location it is considered high risk as it could easily be disturbed in the future. Materials recommended for removal will be given one of the following recommendations: -

Removal by Licensed Contractor. This will include removal of AIB, Insulation, and Spray Coatings and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Removal by Approved Contractor. This will include removal of lower risk materials such as Asbestos Cement, Bitumen Products, Reinforced Composites, and Floor Tiles etc. Some such works may be considered Notifiable Non-Licensed Works.

The Control of Asbestos Regulations 2012 does not necessarily require such removal works to be undertaken by a licensed contractor. However, it is good practice, and we would strongly recommended that all removal works are undertaken by a licensed contractor.

Restrict Access

Materials have been identified that are in a damaged condition often with associated debris that can be easily disturbed. As such access to the area should be prevented to all persons until such a time when the area has been deemed safe for reoccupation. This will usually be once removal works have been completed.

No Access – Inspection Required

Access to the given location was either not possible at all or only limited access was possible. In both instances there is the potential for unidentified asbestos being present and as such the area must be treated as containing asbestos until full access is possible.
Arrangements should be made at the earliest opportunity to revisit locations where access was not possible or access was limited in order that such areas can be inspected fully.

Items and materials that are presumed to contain asbestos will also be given the recommendation of 'No Access – Inspection required'. In these instances, the item or material should be treated as containing asbestos until arrangements can be made to access such items or materials in order to carry out an inspection or sample to confirm or otherwise the presence of asbestos.

No Recommendation Required

Asbestos has not been identified and as such no further action is required.

Recommended Guidance

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:

Appendix 1 – Definitions & Recommended Guidance

Undertake suitable and sufficient Risk Assessments of identified ACMs 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 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 Regulation 9 of the Control of Asbestos Regulations 2012.

Implement an Asbestos Management Policy, Plan and review process in compliance 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 is identified within the Data Sheets and Executive Summary of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

It is recommended that air monitoring is carried out within any areas where ACMs have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 The Analyst Guide.

Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted to these areas in accordance with Regulation 11 of the Control of Asbestos Regulations 2012 and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

All identified asbestos to 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 and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be referred to and complied with.

It is recommended that work on, or removal of, both licensed and non-licensed ACMs is undertaken by a licensed asbestos removal contractor so that the Duty Holder / Client can have confidence that the contractor has provided the correct level of training and has the experience and knowledge necessary to deal with these products safely.

It is a requirement of CAR 2012 that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, or similar activity is planned that may expose asbestos materials. 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.

Appendix 2 – Material & Priority Assessment Algorithms

Where ACMs have been identified or presumed to be present a **Material Assessment Algorithm** has been calculated as detailed in HSG 264 and reproduced in line with the table overleaf.

The Material Assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This Material Assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. These are considered in the Priority Assessment which is described later.

For each of the four variables given by the table a score is allocated. The four scores are added together to give a Material Assessment score of between 2 and 12.

HIGH RISK 10-12
Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

MEDIUM RISK 7- 9
Those materials with a score between 7 and 9 are regarded as medium risk to release fibres.

LOW RISK 5-6
Materials with a score between 5 and 6 are low risk to release fibres.

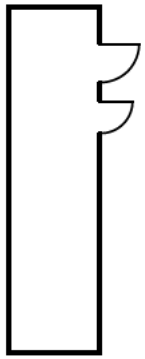
VERY LOW RISK 4 or less
Scores of 4 or less are very low risk.

Section	Sample Variable	Score	Examples of Score
A	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.
B	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. Vis ble asbestos debris.
C	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 and sprays.
D	Asbestos type	1	Chrysotile.
		2	Amphibole asbestos excluding Crocidolite.
		3	Crocidolite.
Material Assessment Score = A + B + C + D			

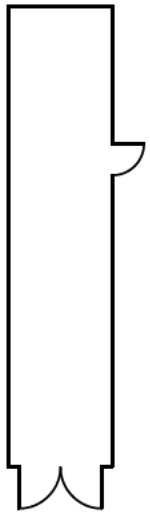
Appendix 3 – Survey Drawings

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

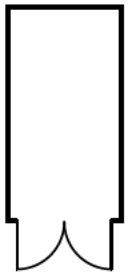
STTAFF OFFICE / TOILET



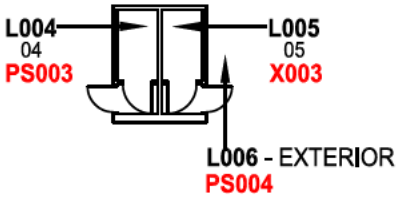
CONCRETE STORE - LARGE



CONCRETE STORE - SMALL



TOILET BLOCK



KEY

XXX SAMPLE LOCATION
ACM Identified

P = Presumed (Not Accessed)

SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number

Site Address : LOWER TINKERS FARM ALLOTMENTS, LOCKWOOD ROAD, BIRMINGHAM, B31 1FD

Floor Level : GROUND & EXTERIOR

Client Name & Address : PROPERTY SERVICES, PLACE, PROSPERITY & SUSTAINABILITY, 10 WOODCOCK STREET, BIRMINGHAM, B7 4BG

Drawn by: [redacted]

Job No: R - 00195
Drawing No: R - 00195 - 1

NOT DRAWN TO SCALE