Birmingham and Solihull
Mental Health NHS Foundation Trust

NHS

Management Asbestos Registers for Properties Containing Asbestos Materials 2016.

Adams Hill	**1 Miller Street**	**Ardenleigh**
Hertford House	**Hollyhill**	**Lyndon Day Hospital**
Reaside Clinic	**Ross House**	**Shenley Fields Day Centre**
Uffculme Centre	**Warstock Lane**	**Yewcroft Centre**

Report type: Assessment of Asbestos Containing Materials

Report issue: Final

File numbers: 6000 - 6011

Report Date: 20th December 2016

Surveyor: [redacted] **Signed:** [redacted]

Report checked by:
Managing Director [redacted] **Signed:** [redacted]

This report cannot be used for contractual or engineering purposes unless this sheet is signed where indicated by both the surveyor and assistant. The report must also be designated 'final' on the signatory sheet.

Please note that Hazard Warning Systems cannot be held responsible for the way in which a client interprets or acts upon the results.

This report must be read in its entirety including any appendices. Hazard Warning Systems limited accepts no responsibility for sub-division of this report.

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TABLE OF CONTENTS

1. INTRODUCTION

This is a management plan for properties contain asbestos materials, this was carried out at the request of [redacted] of Birmingham & Solihull Mental Health Trust, Estates Department, Hillis Lodge, Hollymoor Way, Northfield, Birmingham, B31 5 HE. The survey and all sampling was carried out in accordance with the requirements of the HSE document 'Asbestos', the survey guide' HSG264 (2012).

1.2 The scope of the report was to consider and report on;

a. The type, condition and extent of asbestos containing materials (ACMs) in the building in all reasonably accessible areas.

b. Provide recommendations to ensure that areas of concern are made safe and that all ACMs are managed safely.

c. To assess the risk from the ACMs and to derive risk ratings.

1.3 Areas of the premises which were surveyed. These are;

a. All areas containing asbestos materials.

All areas from which asbestos materials are present are shown in the site plans in Appendix D.

1.4 Areas that were excluded from the survey.

See paragraph 1.5 below.

1.5 Specific exclusions relating to the surveying;

1.5.1 No inspection was carried out of flues, chutes, ducts, lift shafts, voids and any similar enclosed areas, the access to which would necessitate the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure of the building. We are therefore unable to report on the presence of asbestos in these areas, and accept no responsibility for the presence of asbestos in these areas.

1.5.2 No inspection of live electrical or mechanical plant or similar requiring the attendance of a specialist engineer was carried out.

1.5.3 No inspection of any area requiring specialist access equipment other than stepladders was carried out.

1.5.4 No report has been made on any concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure of the building at the time of the survey.

1.6 Specific exclusions relating to sampling;

1.6.1 Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned e.g. fuses within electrical boxes, fire doors, gaskets, glazing and power plant.

1.6.2 Samples have not been taken where prohibited by the client.

1.6.3 Samples have been taken from all materials which, upon initial visual inspection, appeared to contain asbestos.

1.6.4 Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based on their asbestos content and visual appearance alone. Density checks have not been carried out unless otherwise stated.

1.7 Caveat

This report is based on a non-destructive survey of an unfamiliar site. Every effort was made to locate the presence of all ACMs within the areas included in the survey. It is recognised that construction techniques often create inaccessible void spaces, which without destructive sampling techniques being employed, would not be accessed during this survey. It must therefore be presumed that ACMs other than those located within the survey may exist within the building.

It was not possible both in terms of time and cost to sample each and every panel, tile or material of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in the samples taken.

For the reasons set out above, we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken should these areas become accessible during the course of any future refurbishment or demolition works.

An HSG264 (Refurbishment & Demolition survey) will be necessary prior to any major refurbishment or demolition work.

2. RECOMMENDATIONS

2.1 The recommendations detailed in the register in Appendix A are based on each item's potential for releasing fibres as described in the Health and Safety Executive guideline HSG264 (2012).

2.2 A quantifiable assessment of the risk of fibre release has been made by using an algorithm which takes into account all factors relevant to the item. Recommendation will then normally involve removal, encapsulation or management as described below;

a. Removal of items vulnerable to damage or in such poor condition that removal is the only practical option, or where refurbishment or demolition work is planned whereby the work will affect the asbestos materials present and render removal necessary.

b. Enclosure or encapsulation where the material is in poor condition or is vulnerable to damage.

c. Management of the asbestos material present by labelling, registering and periodic inspection as necessary.

2.2.1 definition of terms;

i. Enclosure	Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged.
ii. Encapsulation	Provision of paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release.
iii. Labelling	Fixing of labels to the surface of the material to warn of the hazard
iv. Registering	Entering the details, including type, location and extent in a register which is bought to the attention of all persons who might plan or undertake works in the building.
v. Periodic inspection	Inspection of the material at defined intervals to check that its condition hasn't deteriorated to require enclosure, encapsulation or removal.
vi. Repair	Addition of a seal to the material to prevent the further deterioration of the material. Carried out in conjunction with labelling.
vii. Removal	Complete removal of a material in compliance with CAR 2012.
viii. Manage in place	A policy of regular inspections to ensure that the ACM is maintained in good condition.

3.

Health and Safety Executive

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg 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) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

Non-asbestos materials have no potential to release asbestos fibres

4. SUMMARY OF SURVEY RESULTS AND FORMAT FOR ASBESTOS REGISTER

Positive Asbestos Samples

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Adams Hill Centre, Front elevation	Cement under cloaking	Throughout property	Difficult	Good	None	Chrysotile	1	Reviewed	Manage in place 4		17
Front elevation	Soffit boards	Throughout property	Difficult	Good	None	Amosite & Chrysotile	2	Presumed	Manage in place, future removal by a licensed asbestos contractor	Future sampling to determine asbestos content	18

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
1 Miller Street, Ground floor stairwell off the main entrance reception foyer	Artex textured coating to ceiling and underside of staircase	3 5 x 2 5 metres, to the underside of the staircase, the ceiling and to the sides of the staircase	Easy	Good	Painted	Chrysotile	1	Reviewed	Paint the textured Artex coating with the advice from a licensed asbestos contractor and manage in place 3		21

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Ardenleigh, Main building, plant room	Woven rope seal	All woven rope seals	Medium	Good	Painted	Chrysotile	1	Sampled	Manage in place, future removal with advice from a licensed asbestos removal contractor 7		24
Ardenleigh, Main building, flat roof, angled lead framed skylights	Woven rope seal	All skylights	Medium	Good	None	Chrysotile	2	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 7		25
Ardenleigh, House No 3, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Good	Painted	Chrysotile	3	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		26
Ardenleigh, House No 4, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Good	Painted	Chrysotile	4	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		27
Ardenleigh, House No 5, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Good	Painted	Chrysotile	5	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 4		28
Ardenleigh, House No 6, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Good	Painted	Chrysotile	6	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		29
Ardenleigh, House No 7, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Medium	Painted	Chrysotile	7	Reviewed	Encapsulate & manage in place, future removal with advice from a licensed asbestos contractor 3		30

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Ardenleigh, House No 8, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Good	Painted	Chrysotile	8	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		31
Ardenleigh, House No 9, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Good	Painted	Chrysotile	9	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 7		32
Ardenleigh, House No 10, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Medium	Painted	Chrysotile	10	Reviewed	Encapsulate & manage in place, future removal with advice from a licensed asbestos contractor 3		33
Ardenleigh, House No 11, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Good	Painted	Chrysotile	11	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		34
Ardenleigh, House No 12, first floor boiler cupboard	Artex ceiling	1 metre square, plus all Artex ceilings in the house	Easy	Good	Painted	Chrysotile	12	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		35
Ardenleigh, Houses No 13 & 14	Artex ceilings	Throughout house	Easy	Medium	Painted	Chrysotile	13	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		36
Ardenleigh, Houses No 13 & 14	Vinyl floor tiles	Throughout house	Easy	Medium	Painted	Chrysotile	14	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		37

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Hertford House, Staircase between first and second floors	Insulation board boxing	2 x 2 metres, plus throughout staircase	Easy	Good	Wall papered and painted	Amosite & Chrysotile	4	Sampled	Manage in place, future removal by a licensed asbestos removal contractor 7		42
Hertford House, Staircase on the first floor landing	Insulation board boxing	throughout staircase	Easy	Good	Wall papered and painted	Amosite & Chrysotile	7	Sampled	Manage in place, future removal by a licensed asbestos removal contractor 7		43

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Hollyhill, ground floor plant room	Flange gasket	Throughout all flange gaskets	Easy	Good	None	Chrysotile	1	Sampled	Manage in place 3		45
Ground floor, main kitchen	Sink pad	2 pads	Easy	Good	None	Chrysotile	2	Presumed	Manage in place 3		46

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Lyndon Day Hospital, Ground floor, ladies toilets, room G18	Black Bakelite toilet cistern	1 cistern	Easy	Good	None	Chrysotile	1	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 4		48
Lyndon Day Hospital, First floor, gents toilets, room F73	Black Bakelite toilet cistern	3 cisterns	Easy	Good	None	Chrysotile	2	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 4		49
Lyndon Day Hospital, Right hand building, on roof above second floor toilets	Cement flue pipe and cowl	Two cowls and flue pipes	Difficult	Good	None	Chrysotile	3	Strongly Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 4		50
Lyndon Day Hospital, Smoking area	Corrugated cement roof sheets	2 x 1 5 metres	Easy	Medium	None	Chrysotile	4	Strongly Presumed	Removal with advice from a licensed asbestos removal contractor 5		51
Ground floor, domestics room G26, ceiling void and roof	Cement flue pipe and cowl	1 metre plus flue cowl	Difficult	Good	None	Chrysotile	5	Strongly Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 4		

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Reaside Clinic, Ground floor, generator room	Flange gaskets to pipe work	To all flange gaskets	Medium	Good	None	Chrysotile	1	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		55
Reaside Clinic, Ground floor, generator room	Flange gaskets Dale generator	To all flange gaskets	Medium	Good	None	Chrysotile	2	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		56
Reaside Clinic, Ground floor, boiler room	Flange gaskets to pipe work	To all flange gaskets	Medium	Good	None	Chrysotile	3	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		57
Reaside Clinic, Ground floor, boiler room	Flange gaskets to pipe work	To all flange gaskets	Medium	Good	None	Chrysotile	4	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		58
Reaside Clinic, First floor, Dove ward, riser cupboard below plant room	Flange gaskets to pipe work	To all flange gaskets	Medium	Good	None	Chrysotile	5	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		59
Reaside Clinic, Plant room above second floor Dove ward	Flange gaskets to pipe work	To all flange gaskets	Medium	Good	None	Chrysotile	6	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		60
Reaside Clinic, Old electrical generating house	Flange gaskets to Dorman generator	To all flange gaskets	Medium	Good	None	Chrysotile	7	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		61

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Reaside Clinic, Substation by old electrical generating house	Insulation board ceiling	6 x 4.5 metres	Easy	Good	None	Amosite & Chrysotile	8	Strongly Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 8		55
Reaside Clinic, Substation by old electrical generating house	Asbestos flash board to the old electrics	Throughout all old electrics	Difficult			Chrysotile	9	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 7		56

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Ross House, Second floor, stairwell, above window	Insulation board boxing	2 x 0 5 metres	Easy	Good	Painted	Amosite	1	Reviewed	Manage in place, future removal by a licensed asbestos removal contractor 6		65

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Shenley Fields Day Centre, Plant room	Flange gaskets	To all flange gaskets	Medium	Good	None	Chrysotile	1	Reviewed	Manage in place 3		68
Plant room	Woven flash strips and seals to old electrics	To all old electrics	Difficult	Good	None	Chrysotile	2	Presumed	Manage in place, future removal with advice from a licensed asbestos contractor		

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Uffculme Centre, Ground floor, generator room, off central courtyard	Insulation board soffit	1 metre x 35 millimetres	Easy	Good	Painted	Amosite & Chrysotile	1	Sampled	Manage in place, future removal with advice from a licensed asbestos removal contractor 6		71
Uffculme Centre, Ground floor, generator room, off central courtyard	Woven flash strips	To all old electrics	Difficult	Good	None	Chrysotile	2	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 7		72
Uffculme Centre, Ground floor, generator room, off central courtyard	Flange gaskets to generator	Throughout generator and pipe work	Difficult	Good	None	Chrysotile	3	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		73
Uffculme Centre, Tall Trees building, staircase	Vinyl stair nosings	Throughout staircase	Easy	Good	None	Chrysotile	4	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		74

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Uffculme Centre, Ground floor, block 7, external toilets	Bitumen adhesive to floor	2 x 1 metres	Easy	Medium	None	Chrysotile	5	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 4		75
Uffculme Centre, Ground floor, block 7, external toilets	Vinyl floor tile remains	2 x 1 metres	Easy	Medium	None	Chrysotile	6	Reviewed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		76
Uffculme Centre, Basement, boiler room	Flange gaskets to pipe work	To all flange gaskets in the boiler room	Medium	Good	None	Chrysotile	7	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		77
Uffculme Centre, Basement, boiler room	Flange gaskets to pipe work	To all flange gaskets in the boiler room	Medium	Good	None	Chrysotile	8	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		78
Uffculme Centre, Basement, boiler room, 2 x Beeston Robin Hood boilers	Rope gaskets	Throughout these two boilers	Medium	Good	None	Chrysotile	9	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 7		79
Uffculme Centre, Basement, boiler room	Woven flash strips	To all old electrics	Difficult	Good	None	Chrysotile	10	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 7		80
Uffculme Centre, Basement, boiler room	Flange gaskets to pipe work	To all flange gaskets in the boiler room	Medium	Good	None	Chrysotile	11	Presumed	Manage in place, future removal with advice from a licensed asbestos removal contractor 3		81

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Warstock Lane Centre, Basement boiler room	Flange gaskets	To all flange gaskets	Medium	Good	None	Chrysotile	1	Reviewed	Manage in place 3		86

Location	Product Type	Coverage	Accessibility	Condition	Surface Treatment	Asbestos Type	Sample No	Sampled/ Reviewed/ Strongly Presumed	Material Assessment Score & Action	Priority Score* Action	Page Number
Yewcroft Centre, Plant room, electrical switch box	Woven flash strips	To all woven flash strips and seals in all old electric switch boxes	Difficult	Medium	None	Chrysotile	1	Reviewed	Manage in place, future removal by a licensed asbestos removal contractor 7		89
Yewcroft Centre, Plant room,	Flange gaskets	To all flange gaskets in the plant room	Medium	Good	None	Chrysotile	2	Reviewed	Manage in place, future removal by a licensed asbestos removal contractor 3		90
Yewcroft Centre, Plant room	Flange gaskets	To all flange gaskets in the plant room	Difficult	Medium	None	Chrysotile	3	Reviewed	Manage in place, future removal by a licensed asbestos removal contractor 3		91
Yewcroft Centre, Plant room, Hamworthy boilers	Internal asbestos materials	Throughout three boilers	Difficult		None	Chrysotile		Presumed	Manage in place, future removal by a licensed asbestos removal contractor		

Material Scores Above 10 Have a High Potential to Release Fibres

* The Priority Assessment score should be carried out by the duty holder of the property (under CAR 2012). See 'HSG277 - A Comprehensive Guide to Managing Asbestos in Premises' for full details.

Appendix A – Site Survey Asbestos Materials

Adams Hill Centre,
190 Adams Hill,
Birmingham,
West Midlands.
B32 3PJ.

Management Revisit Survey and Asbestos Register
October 2015
Revisit November 2016

(One Asbestos containing material is present within the property)

Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

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Sample no: **6002.01**

Item: Cement under cloaking.

Location: Front elevation.

Lab result: **Chrysotile**

Reviewed November 2016
The cement under cloaking is in a good condition and can continue to be managed in place.

Material Risk Score: 4

Product Type: 1
Damage/deterioration: 1
Surface treatment 1
Asbestos type: 1

Total Risk Score: 4 – Very low risk

Recommended action:

- Manage in place.
- Periodic inspection.

Comments: This sample was viewed as the cement under cloaking to the front elevation of the building (coverage is throughout all areas of cement under cloaking). The sample returned as positive - **Chrysotile asbestos detected.**

Chrysotile is a typical result for these cement under cloaking / asbestos composite sheets.

If the cement under cloaking is not impacted, disturbed, cut or drilled into, it is managed correctly.

In general, the under cloaking is in good condition with no signs of slippage, or material breakage. This cement under cloaking should be managed in place.

In the future, if you wish to remove and dispose of the under cloaking, your local council or licensed asbestos removal contractor will advise.

Warning: Asbestos material.

Schematic diagram only – not to scale

Adams Hill Centre

190 Adams Hill,
Birmingham,
West Midlands.
B32 3PJ

First Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6002

Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

1 Miller Street,
Birmingham,
West Midlands.
B6 4NF.

Management Revisit Survey and Asbestos Register
October 2015
Revisit November 2016

(One Asbestos containing material is present within the property. See page 11)

Appendix A – Register of Asbestos Containing Materials

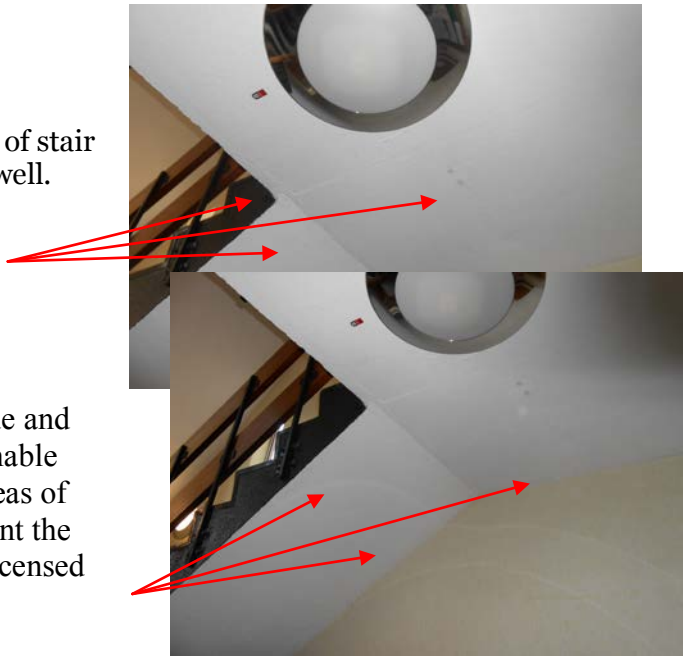
Samples reviewed where the presence of asbestos has been proved

Sample no: 6000.01

Item: Artex textured material

Location: Ground floor, underside of stair Case and ceiling to stairwell.

Lab result: Chrysotile



Reviewed November 2016
This Artex material to the underside and sides of the staircase is in a reasonable condition with some very small areas of damaged, it is recommended to paint the Artex surfaces with advice from a licensed asbestos contractor

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Paint the textured Artex coating with advice from a licensed asbestos contractor.
- Manage in place.
- Periodically inspect
- Label to identify

Comments: This sample was viewed as the Artex textured material to the underside and sides of the staircase at ground floor level off the main entrance reception foyer (coverage is approximately 3.5 metres x 2.5 metres to the underside of the staircase, the sides of the stairs and the ceiling of this ground floor area). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres. Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

Any small areas of damage to the Artex should be painted to seal the area; this should be done with the advice of a licensed asbestos contractor.
To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Schematic diagram only – not to scale

1 Miller Street

Birmingham,
West Midlands.
B6 4NF

Ground Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6000

Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

Ardenleigh,
385 Kingsbury Road,
Birmingham,
West Midlands.
B24 9SA

Management Revisit Survey and Asbestos Register
November 2015
Reviewed November 2016

(Fourteen Asbestos containing materials are present within the property. See pages 13 - 26)
Twelve of the asbestos containing materials have been removed from the property

Sample no: **6009.01**

Item: Woven rope seal

Location: Main building, boiler room.

Lab result: **Chrysotile**

Reviewed November 2016
The woven rope seal is painted and sealed and in a good condition, it can continue to be managed in place

Material Risk Score: 7

Product Type: 3
Damage/deterioration: 1
Surface treatment: 2
Asbestos type: 1

Total Risk Score: 7 – Medium Risk

Recommended action:

- Manage in place.
- Future removal by a licensed asbestos contractor.

Comments: This sample was viewed as the woven rope gasket to the unused painted pipe work to the rear of the brick work chimney stack in the main buildings ground floor plant room (coverage is to all old woven rope seals in this room). The sample returned as positive – **Chrysotile asbestos detected**.

Chrysotile asbestos fibres are a typical result for older types of seals which contain a small percentage of asbestos fibres

Being an asbestos containing material the seal should not be disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the seal in situ until it can be disposed of correctly and place an asbestos label in a safe place on or near the woven seal in order to identify its nature.

In the future if and when the seal is decommissioned it needs to be disposed of as per asbestos waste. Either a licensed asbestos contractor or engineer should bag up the woven seal and take it to a waste dumpsite that accepts asbestos waste materials.

Warning: Asbestos material.

Sample no: 6009.02

Item: Woven rope seal

Location: Main building, flat roof skylights.

Lab result: Chrysotile

Reviewed November 2016
The pictures show a representation of the skylights with woven asbestos rope seals. All seals were checked and were in a good condition. They can continue to be managed in place

Material Risk Score: 7

Product Type: 3
Damage/deterioration: 1
Surface treatment: 2
Asbestos type: 1

Total Risk Score: 7 – Medium Risk

Recommended action:

- Manage in place.
- Future removal by a licensed asbestos contractor.

Comments: This sample was viewed as the woven rope seals to the external skylights on the flat roofs of the main building (coverage is throughout all of the old style lead framed angled skylights on the flat roofs). The sample returned as positive – **Chrysotile asbestos detected**.

Chrysotile asbestos fibres are a typical result for older types of seals which contain a small percentage of asbestos fibres

Being an asbestos containing material the seal should not be disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the seal in situ until it can be disposed of correctly and place an asbestos label in a safe place on or near the woven seal in order to identify its nature.

In the future if and when the seal is decommissioned it needs to be disposed of as per asbestos waste. Either a licensed asbestos contractor or engineer should bag up the woven seal and take it to a waste dumpsite that accepts asbestos waste materials.

Warning: Asbestos material.

Sample no: 6009.03

Item: Artex ceiling material

Location: House No.3, first floor, boiler Cupboard.

Lab result: Chrysotile

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

No access was available to this property at the time of review in November 2016. Due to all other house in this report having there asbestos Artex ceiling removed it is presumed that this house has had its Artex removed.

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.3 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: 6009.04

Item: Artex ceiling material

Location: House No.4, first floor, boiler Cupboard.

Lab result: Chrysotile

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

No access was available to this property at the time of review in November 2016. Due to all other house in this report having there asbestos Artex ceiling removed it is presumed that this house has had its Artex removed.

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.4 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

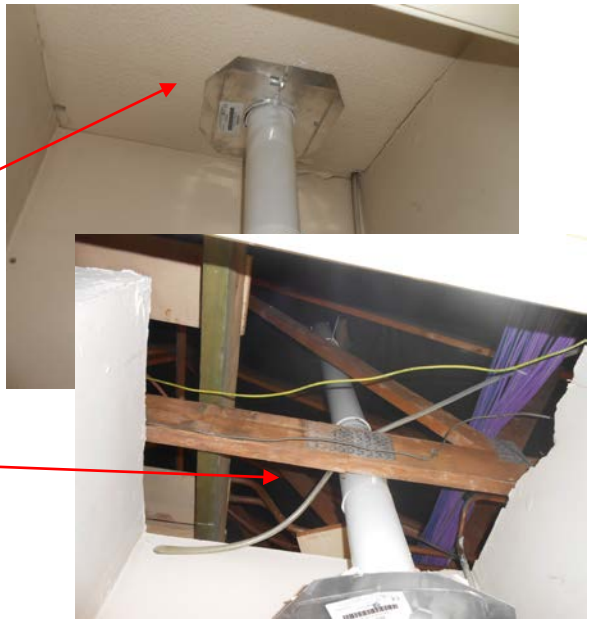
To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: 6009.05

Item: Artex ceiling material

Location: House No.5, first floor, boiler Cupboard.



Lab result: Chrysotile

Reviewed November 2016
The Artex ceilings to this boiler cupboard and to all other ceilings in the property have been removed.
During the review, remains of the Artex coating were found to be on the metal plate around the flue pipes. It has since been notified by the site manager that these remains have been removed.

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.5 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: 6009.06

Item: Artex ceiling material

Location: House No.6, first floor, boiler Cupboard.

Lab result: Chrysotile

Reviewed November 2016
The Artex ceilings to this boiler cupboard and to all other ceilings in the property have been removed.
During the review, remains of the Artex coating were found to be on the metal plate around the flue pipes. It has since been notified by the site manager that these remains have been removed.

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.6 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: 6009.07

Item: Artex ceiling material

Location: House No.7, first floor, boiler Cupboard.

Lab result: Chrysotile

Reviewed November 2016
The Artex ceilings to this boiler cupboard and to all other ceilings in the property have been removed.
During the review, remains of the Artex coating were found to be on the metal plate around the flue pipes. It has since been notified by the site manager that these remains have been removed.

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.7 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

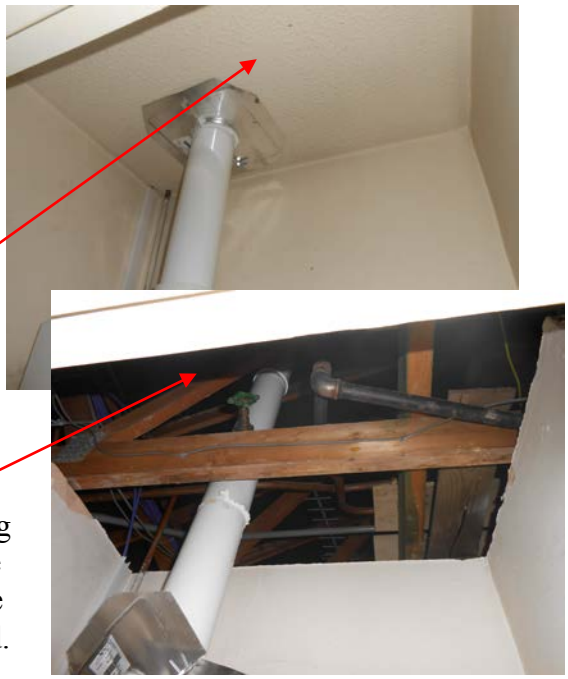
To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: 6009.08

Item: Artex ceiling material

Location: House No.8, first floor, boiler Cupboard.



Lab result: Chrysotile

Reviewed November 2016
The Artex ceilings to this boiler cupboard and to all other ceilings in the property have been removed.
During the review, remains of the Artex coating were found to be on the metal plate around the flue pipes. It has since been notified by the site manager that these remains have been removed.

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.8 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: 6009.09

Item: Artex ceiling material

Location: House No.9, first floor, boiler Cupboard.

Lab result: Chrysotile

Reviewed November 2016
The Artex ceilings to this boiler cupboard and to all other ceilings in the property have been removed.
During the review, remains of the Artex coating were found to be on the metal plate around the flue pipes. It has since been notified by the site manager that these remains have been removed.

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.9 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

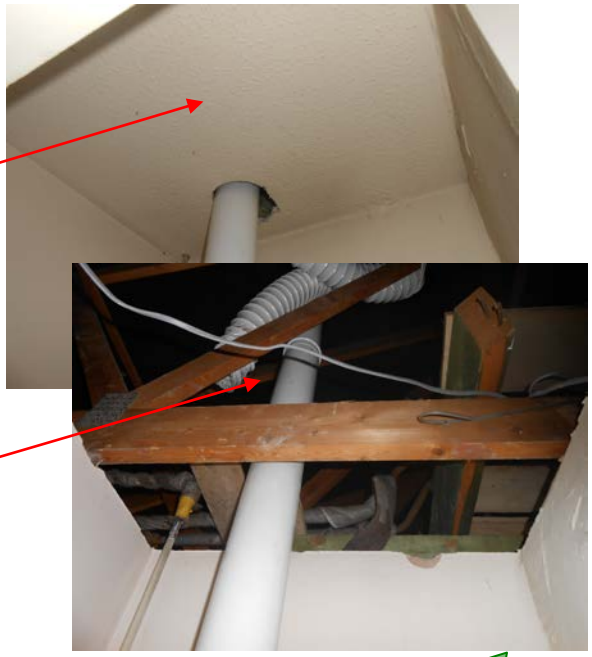
To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: **6009.10**

Item: Artex ceiling material

Location: House No.10, first floor, boiler Cupboard.



Lab result: **Chrysotile**

Reviewed November 2016
The Artex ceilings to this boiler cupboard and to all other ceilings in the property have been removed.
During the review, remains of the Artex coating were found to be on the metal plate around the flue pipes. It has since been notified by the site manager that these remains have been removed.

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

Removed

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.10 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: 6009.11

Item: Artex ceiling material

Location: House No.11, first floor, boiler Cupboard.

Lab result: Chrysotile

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

No access was available to this property at the time of review in November 2016. Due to all other house in this report having there asbestos Artex ceiling removed it is presumed that this house has had its Artex removed.

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.11 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

To remove the Artex material would require the advice of a licensed asbestos contractor.

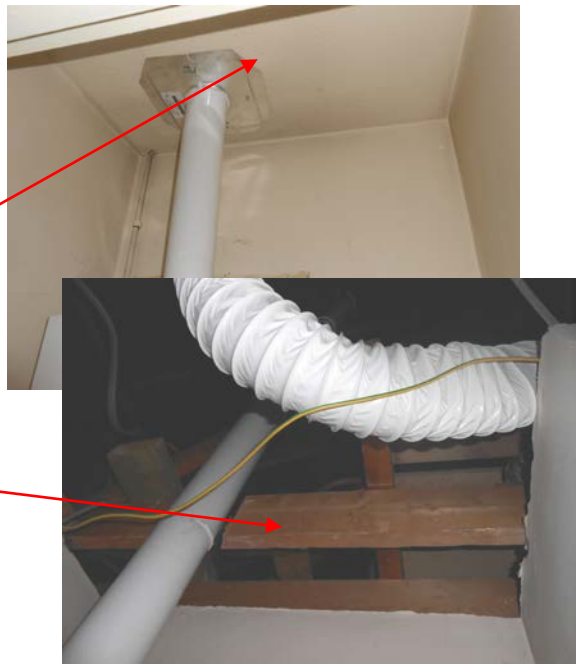
Warning: Asbestos material.

Sample no: 6009.12

Item: Artex ceiling material

Location: House No.12, first floor, boiler Cupboard.

Lab result: **Chrysotile**



Reviewed November 2016
The Artex ceilings to this boiler cupboard and to all other ceilings in the property have been removed.
During the review, remains of the Artex coating were found to be on the metal plate around the flue pipes. It has since been notified by the site manager that these remains have been removed.

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

Comments: This sample was viewed as the Artex ceiling material in the boiler cupboard on the first floor of house No.12 in the housing block (coverage is approximately 1 metres x 1 metre, plus to all other Artex ceiling materials in all rooms of this house, both ground and first floor. All other houses not surveyed are presumed to contain asbestos Artex ceilings). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: 6009.13

Item: Artex ceiling material

Location: House No.13 & 14.

Lab result: Chrysotile

Reviewed November 2016
The Artex ceilings to this boiler cupboard and to all other ceilings in the property have been removed.
During the review, remains of the Artex coating were found to be on the metal plate around the flue pipes. It has since been notified by the site manager that these remains have been removed.

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 0
Surface treatment 1
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify

Comments: This sample was viewed as the Artex ceiling material in all of the rooms of house No.13 in the housing block (coverage is approximately throughout all rooms of house 13 and 14). This material is presumed to be positive for **Chrysotile asbestos fibres.**

Chrysotile fibres are a typical result for Artex, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

Artex ceilings in general, are never disturbed, only when extra lighting, or cabling or pipe work has to be retro fitted. This means that drilling of the material should be avoided.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any sign of cracks or water damage, the material is then perfectly safe.

To remove the Artex material would require the advice of a licensed asbestos contractor.

Warning: Asbestos material.

Sample no: **6009.14**

Item: Vinyl floor tiles

Location: House No.13 & 14.

Lab result: **Chrysotile**

Reviewed November 2016
The vinyl floor tiles throughout the house have been removed; there is still bitumen adhesive on the floor, this is presumed to contain very low levels of asbestos, a modern flooring material can be laid over the top.
All vinyl floor tiles throughout houses 3 to 14 have also been removed

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 1
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodically inspect

Comments: This sample was viewed as the vinyl floor tiles in the kitchen of house No.14 in the housing block (coverage is approximately 4 metres x 3 metre, plus to all other vinyl floor tiles in houses 13 & 14). This material is presumed to be positive for **Chrysotile asbestos fibres.**

Chrysotile is a typical result for older types of vinyl floor tiles and their bitumen adhesive backing, which contain a percentage of asbestos fibres.

Being an asbestos containing material, it should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the material, by not allowing any disturbance of it, and with periodic checks, looking for any signs of cracks or severe abrasion; otherwise these floor tiles are perfectly safe.

In the future, to remove the vinyl floor tiles, would require the advice of a licensed asbestos removal contractor.

Warning: Asbestos material.

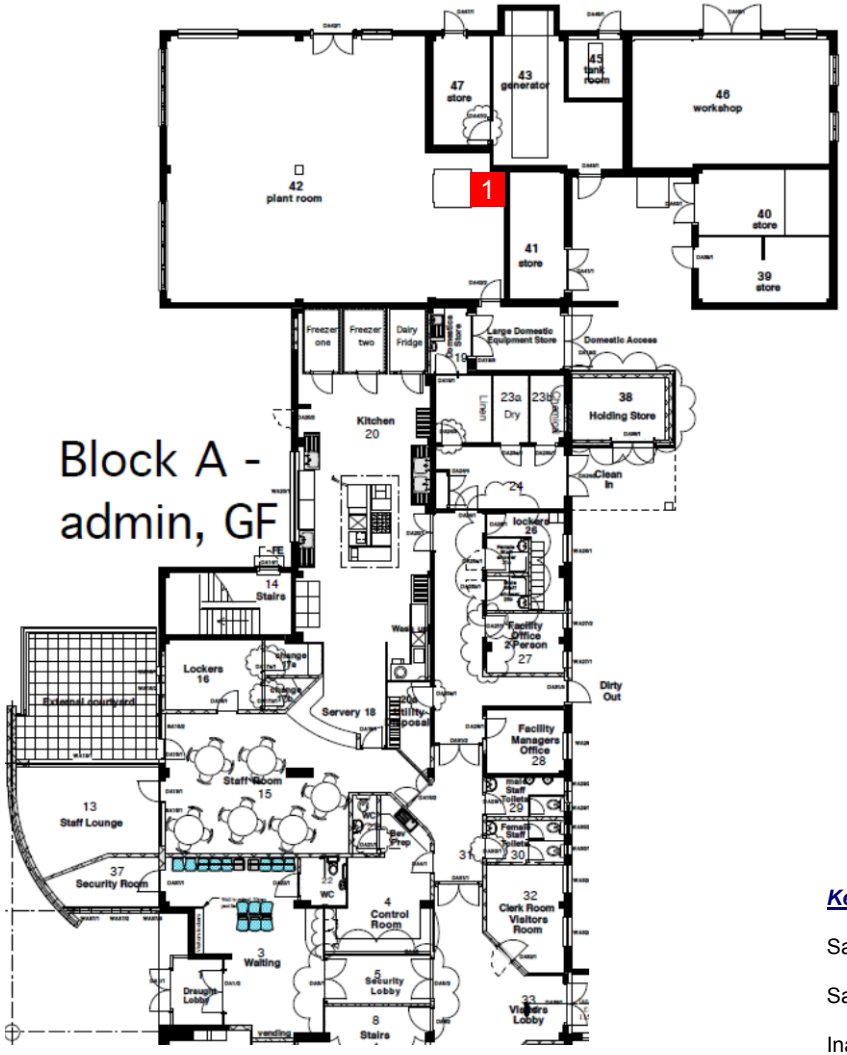
Schematic diagram only – not to scale

Ardenleigh

385 Kingsbury Road,
Birmingham,
West Midlands.
B24 9SA

Main Building Ground Floor Plans

Survey date: 10th November 2015. Survey Ref No: 6009



Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

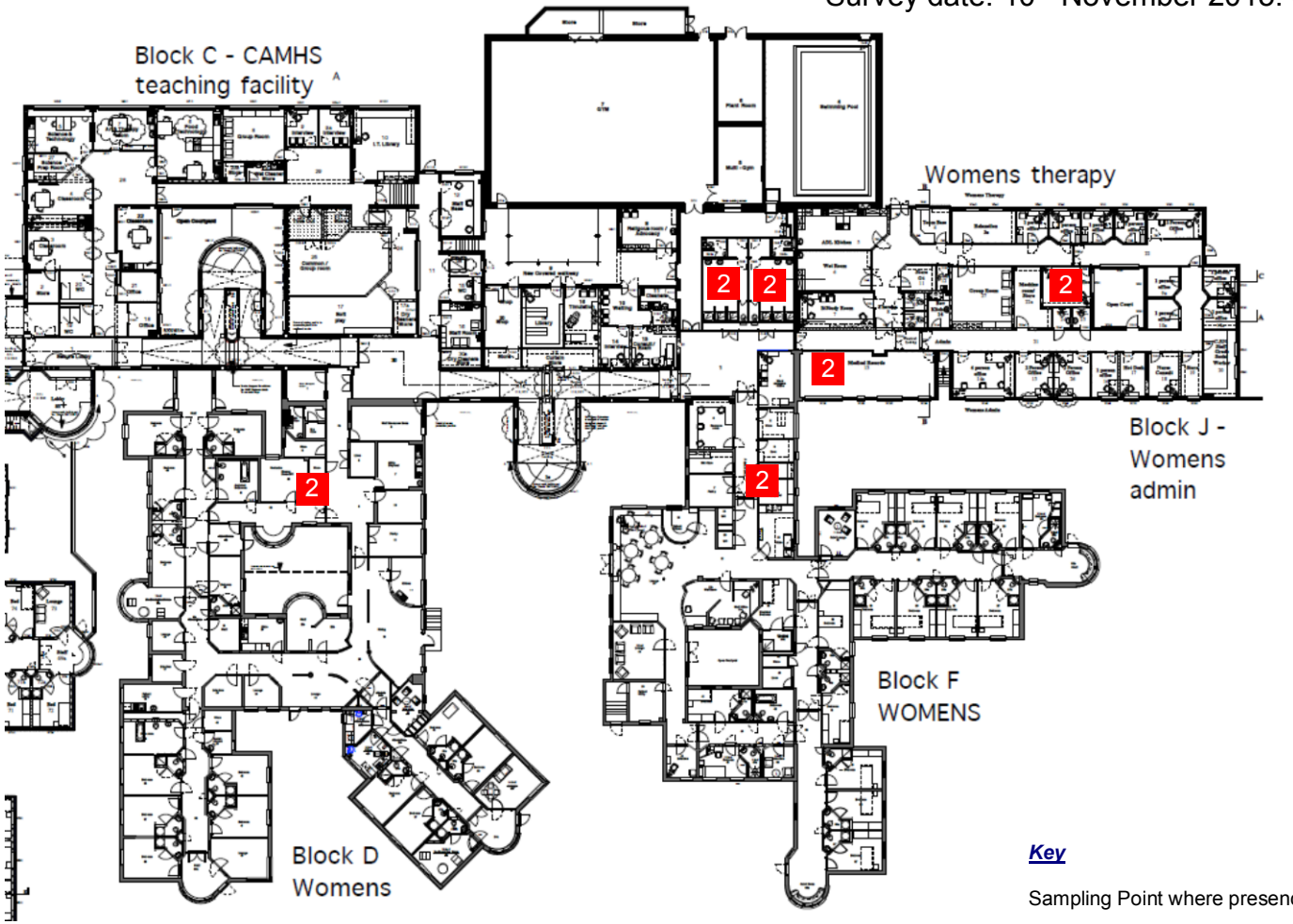
Schematic diagram only – not to scale

Ardenleigh

385 Kingsbury Road,
Birmingham,
West Midlands.
B24 9SA

Main Building Roof Floor Plans

Survey date: 10th November 2015. Survey Ref No: 6009



Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

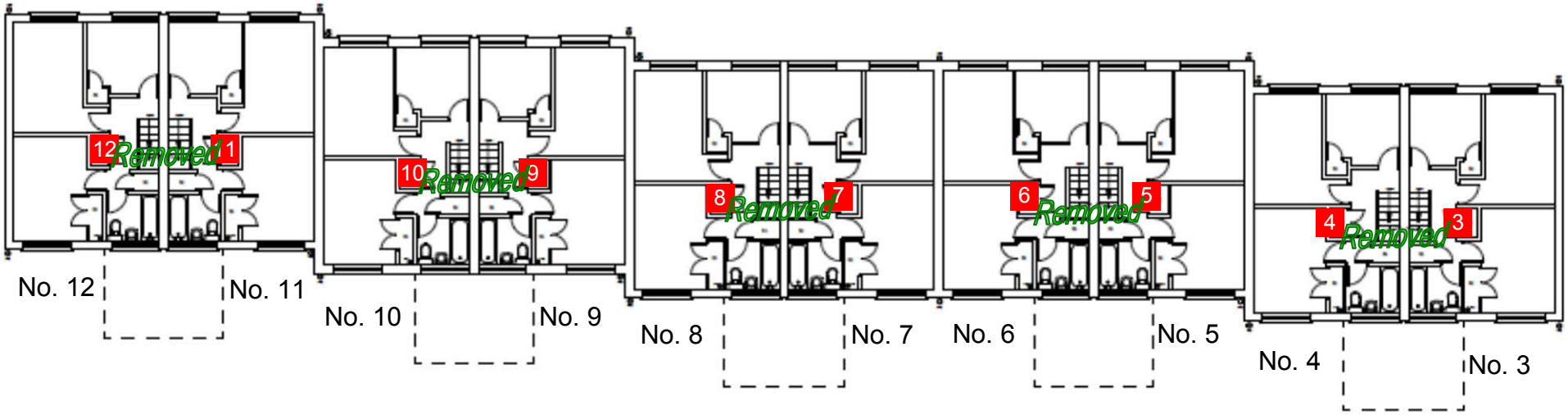
Schematic diagram only – not to scale

Ardenleigh

385 Kingsbury Road,
Birmingham,
West Midlands.
B24 9SA

Housing Blocks First Floor Plans

Survey date: 10th November 2015. Survey Ref No: 6009



Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

Hertford House,
29 Old Warwick Road,
Olton,
Solihull.
B92 7JQ.

Management Survey and Asbestos Register
February 2016
Reviewed November 2016

(Two of the samples taken in this survey returned after analysis as Asbestos Detected in Sample. See pages 13 - 14)

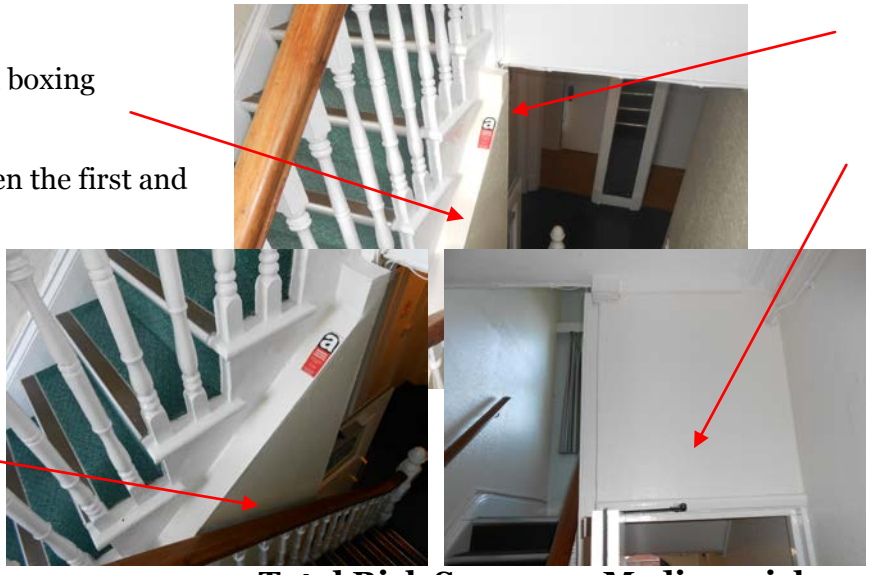
Appendix A – Register of Asbestos Containing Materials

Samples taken where the presence of asbestos has been proved

Sample no: 6010.04

Item: Insulation board boxing

Location: Staircase between the first and Second floors.



Lab result:
Amosite & Chrysotile

Reviewed November 2016
This insulation board are in good condition. They should be encapsulated further to reduce the risk of damage

Total Risk Score: 7 – Medium risk

Material Risk Score: 7

Product Type: 2
Damage/deterioration: 1
Surface treatment: 2
Asbestos type: 2

Recommended action:

- Encapsulate.
- Periodic inspection.
- Keep well labelled.
- Future removal by a licensed asbestos contractor.

Comments: This sample was taken from the insulation board boxing on the staircase between the first and second floors (coverage is approximately 2 metres x 2 metres, plus throughout the staircase between the ground and second floors and above the door from the staircase to the first floor landing). The sample returned as positive – **Amosite & Chrysotile asbestos detected.**

Chrysotile and Amosite asbestos fibres have been found in this insulation board boxing, which contains a small percentage of asbestos fibres. Being an asbestos containing material, this insulation board boxing should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

This insulation board boxing at present is generally in a good condition with wallpaper and painted surfaces. All insulation boarding should be encapsulated further to reduce the risk of any damage occurring.

The recommended action is to manage the insulation board boxing in place and label this boxing to identify its asbestos content. In the future this asbestos insulation board should be replaced with a modern material and this must and can only be undertaken by a licensed asbestos contractor.

If any damage occurs to this insulation board boxing, an asbestos surveyor and removal contractor should be notified immediately.

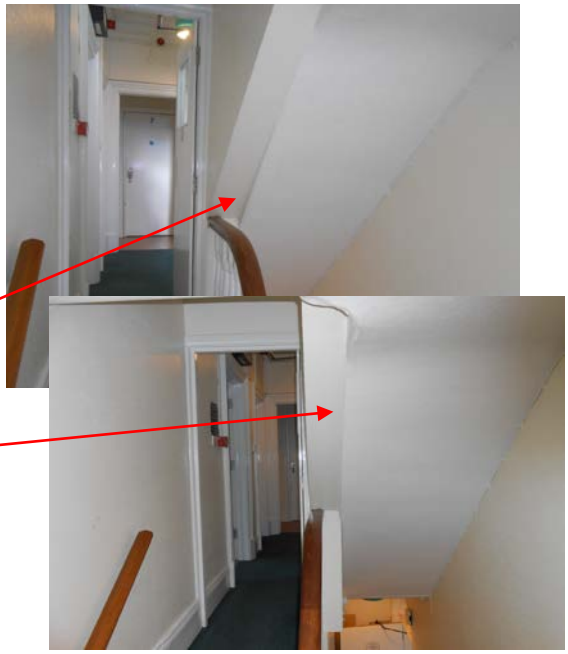
Keep well labelled in order to identify its nature.

Warning: Asbestos material.

Sample no: 6010.05

Item: Insulation board boxing

Location: Staircase on the first floor landing.



Lab result: Amosite & Chrysotile

Reviewed November 2016
This insulation board are in good condition. They should be encapsulated further to reduce the risk of damage

Material Risk Score: 7

Product Type: 2
Damage/deterioration: 1
Surface treatment: 2
Asbestos type: 2

Total Risk Score: 7 – Medium risk

Recommended action:

- Encapsulate.
- Periodic inspection.
- Keep well labelled.
- Future removal by a licensed asbestos contractor.

Comments: This sample was taken from the staircase of the first floor landing (coverage is throughout the boxing on the stairwell between the ground and second floors and above the door from the staircase to the first floor landing). The sample returned as positive – **Chrysotile and Amosite asbestos detected.**

Chrysotile and Amosite asbestos fibres have been found in this insulation board boxing, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, this insulation board boxing should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

This insulation board boxing at present is generally in a good condition with wallpaper and painted surfaces.

The recommended action is to manage the insulation board boxing in place and label this boxing to identify its asbestos content. In the future this asbestos insulation board should be replaced with a modern material and this must and can only be undertaken by a licensed asbestos contractor.

If any damage occurs to this insulation board boxing, an asbestos surveyor and removal contractor should be notified immediately.

Keep well labelled in order to identify its nature.

Warning: Asbestos material.

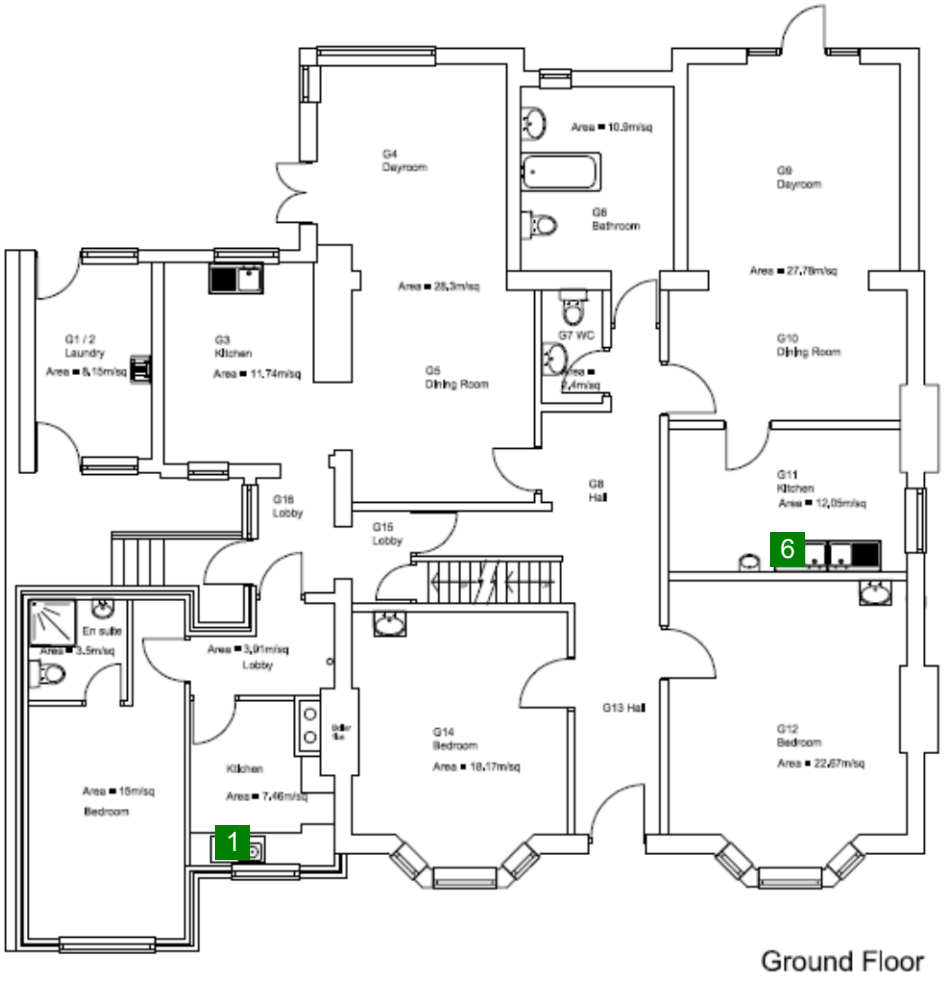
Schematic diagram only – not to scale

Hertford House

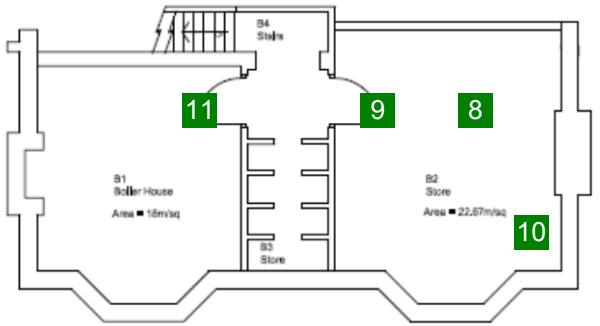
29 Old Warwick Road,
Olton,
Solihull.
B92 7QJ

Ground Floor & Basement Floor Plans

Survey date: 22nd February 2016. Survey Ref No: 6010



Ground Floor



Basement

Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

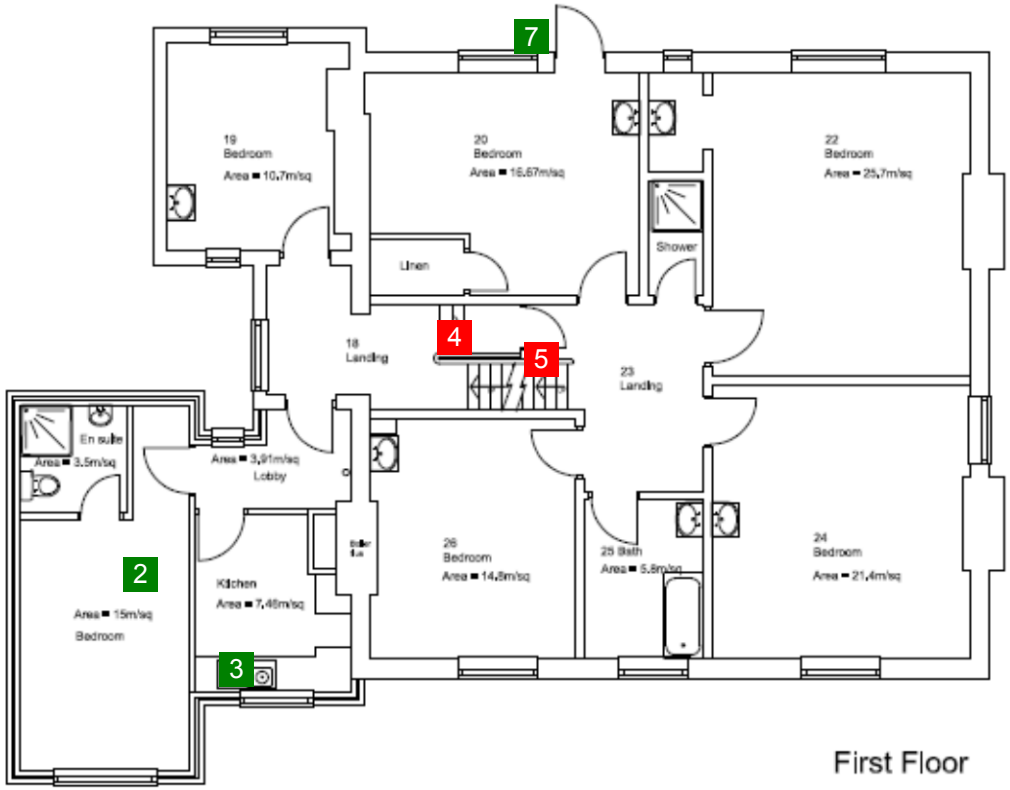
Schematic diagram only – not to scale

Hertford House

29 Old Warwick Road,
Olton,
Solihull.
B92 7QJ

First Floor Plans

Survey date: 22nd February 2016. Survey Ref No: 6010



First Floor

Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

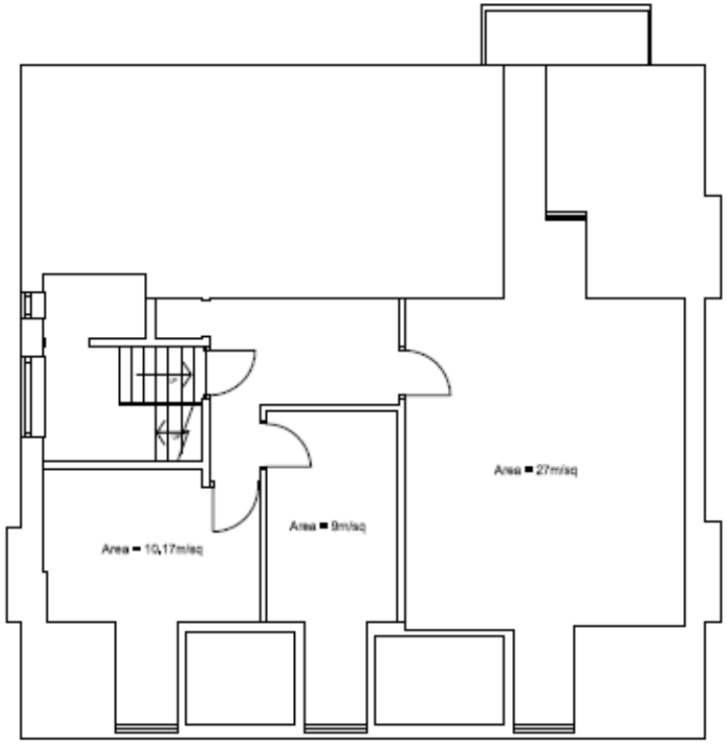
Schematic diagram only – not to scale

Hertford House

29 Old Warwick Road,
Olton,
Solihull.
B92 7QJ

Second Floor Plans

Survey date: 22nd February 2016. Survey Ref No: 6010



Second Floor

Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

ATHENA
ENVIRONMENTAL SOLUTIONS LTD.

UKAS TESTING
4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

SITE ADDRESS:	**HERTFORD HOUSE, 29 OLD WARWICK ROAD, OLTON, SOLIHULL, B92 7JQ**
SITE REF NO.	**6010**

CLIENT	ASBESTOS SURVEYING NATIONWIDE
ADDRESS	CO. HAZARD WARNING SYSTEMS CALTHORPE HOUSE 55-57 BRISTOL ROAD EDGBASTON BIRMINGHAM, B5 7TU
PHONE NUMBER	0121 446 4088

CERTIFICATE NUMBER	ATH/16/02/0173		
DATE SAMPLED	22/02/16		
DATE RECEIVED	23/02/16		
DATE ANALYSED	23/02/16		
NO. OF SAMPLES	11		
PAGE NUMBER	1	OF	1
OBTAINED	DELIVERED		

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	MATERIAL TYPE	FIBRE TYPE DETECTED
1	6010.01	GROUND FLOOR, FLAT 1, KITCHEN-SINK PAD	BITUMEN	NADIS
2	6010.02	FIRST FLOOR, FLAT 2, BEDROOM LOFT SPACE-BITUMEN ROOFING FELT	BITUMEN	NADIS
3	6010.03	FIRST FLOOR, FLAT 2, KITCHEN-SINK PAD	BITUMEN	NADIS
4	6010.04	STAIRCASE BETWEEN FIRST AND SECOND FLOORS-INSULATION BOARD BOXING	INSULATING BOARD	AMOSITE/CHRYSOTILE
5	6010.05	FIRST FLOOR, LANDING-INSULATION BOARD BOXING	INSULATING BOARD	AMOSITE/CHRYSOTILE
6	6010.06	GROUND FLOOR, KITCHEN 2-SINK PAD	BITUMEN	NADIS
7	6010.07	REAR ELEVATION, FLAT ROOF-PROMENADE TILES	CEMENT	NADIS
8	6010.08	BASEMENT, STORE ROOM 1-INSULATION BOARD CEILING	INSULATING BOARD	NADIS
9	6010.09	BASEMENT, STORE 1-INSULATION BOARD DOOR PANEL	INSULATING BOARD	NADIS
10	6010.10	BASEMENT, STORE ROOM 1-DEBRIS TO FLOOR	DEBRIS	NADIS
11	6010.11	BASEMENT, BOILER ROOM-INSULATION BOARD DOOR PANEL	INSULATING BOARD	NADIS

KEY: CHRYSOTILE – WHITE ASBESTOS CROCIDOLITE – BLUE ASBESTOS AMOSITE - BROWN ASBESTOS NADIS - NO ASBESTOS DETECTED IN SAMPLE
TREMOLITE, ANTHOPHYLLITE & ACTINOLITE – LESS COMMON ASBESTOS FIBRE TYPES

Note: When a trace of asbestos fibres are reported this represents one or two fibres only.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
Note: The results relate only to the items tested.

ANALYST NAME AND SIGNATURE:	[redacted]	AUTHORISER NAME AND SIGNATURE:	[redacted]

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling.

BULK 001 VERSION 4 – 02/03/15

Hollyhill,
Honeysuckle Way,
Rubery,
Birmingham.
B45 9AN.

Management Revisit Survey and Asbestos Register
November 2016

(Two Asbestos containing materials are present within the property. See pages 11 & 12)

Appendix A – Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

---

Sample no: **6011.01**

Item: Flange gaskets to pipe work.

Location: Basement boiler room.

Lab result: **Chrysotile**

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos removal contractor.

Comments: This sample was viewed as the flange gaskets to the pipe work in the ground floor plant room (coverage is throughout all flange gaskets to all pipe work in the plant room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres. Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: 6011.02

Item: Sink pad.

Location: Ground floor, main kitchen.

Lab result: Chrysotile

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 1
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Label to identify.
- Manage in place

Comments: This sample was viewed as the sink pad to the underside of the sink unit in the main kitchen on the ground floor (coverage is 2 sink pads). The sample is presumed to contain - **Chrysotile asbestos fibres.**

The only two main issues with sink pads are either:

1. The adhesive fails over time and the pad falls away from the stainless steel sink and will needs to be disposed of correctly – as per asbestos waste products.
2. The sink comes to the end of its life, and through refurbishment the stainless steel sink unit has to be disposed of.

In both cases the pad(s), because the sink pads are asbestos containing they should not be disturbed. The sink pads have to be disposed of correctly. Your local council or a licensed asbestos removal contractor will advise.

In the meantime, asbestos warning stickers should be stuck on or near the sink pads so that in the future, the sinks are dealt with correctly. At the moment the pads are in good condition, the percentage of asbestos contained is low and by not disturbing these pads, they are managed correctly.

Warning: Asbestos material.

Schematic diagram only – not to scale

Hollyhill

Honeysuckle Way,
Rubery,
Birmingham.
B45 9AN.

Ground Floor Plans

Survey date: 19th November 2016. Survey Ref No: 6011

Basement Floor Plans

Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

Lyndon Day Hospital,
Hobs Meadow,
Solihull,
West Midlands.
B92 8PW.

Management Revisit Survey and Asbestos Register
October 2015
Reviewed November 2016

(Five Asbestos containing materials are present within the property. See pages 11 - 15)
Two of the asbestos containing materials have been removed from the property

Appendix A – Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

---

Sample no: 6005.01

Item: Bakelite toilet cistern

Location: Ground floor, ladies toilets
Room G18,

Lab result: Amosite

Reviewed November 2016
The Bakelite asbestos toilet cistern has been removed

Material Risk Score: 4

Product Type: 1
Damage/deterioration: 1
Surface treatment: 0
Asbestos type: 2

Total Risk Score: 4 – Very low risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the composite Bakelite toilet cistern in the ladies toilets room G18 on the ground floor (coverage is 1 toilet cistern). The sample returned as positive – **Chrysotile asbestos detected.**

Older composite cisterns have asbestos fibres as a percentage of the material.

As long as the cisterns are not cut into, then the potential for material breakage is kept low.

Usually cisterns are never touched on a daily basis, and only require very little maintenance whenever a washer needs replacement.

In the future, if the toilet areas are renovated or the building is being demolished, the cisterns, being an asbestos containing material will require correct disposal. A licensed asbestos contractor of your local council waste dumpsite will advise.

We recommend using a label which should be placed on the side of the cistern to remind that in future this product needs to be disposed of as an asbestos item.

Warning: Asbestos material.

Sample no: 6005.02

Item: Bakelite toilet cistern

Location: First floor, Gents toilets Room F73,

Lab result: Amosite

Reviewed November 2016
The Bakelite asbestos toilet cistern has been removed

Material Risk Score: 4

Product Type: 1
Damage/deterioration: 1
Surface treatment: 0
Asbestos type: 2

Total Risk Score: 4 – Very low risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the composite Bakelite toilet cistern in the gents toilets room F73 on the ground floor (coverage is 3 toilet cisterns). The sample returned as positive – **Chrysotile asbestos detected.**

Older composite cisterns have asbestos fibres as a percentage of the material.

As long as the cisterns are not cut into, then the potential for material breakage is kept low.

Usually cisterns are never touched on a daily basis, and only require very little maintenance whenever a washer needs replacement.

In the future, if the toilet areas are renovated or the building is being demolished, the cisterns, being an asbestos containing material will require correct disposal. A licensed asbestos contractor of your local council waste dumpsite will advise.

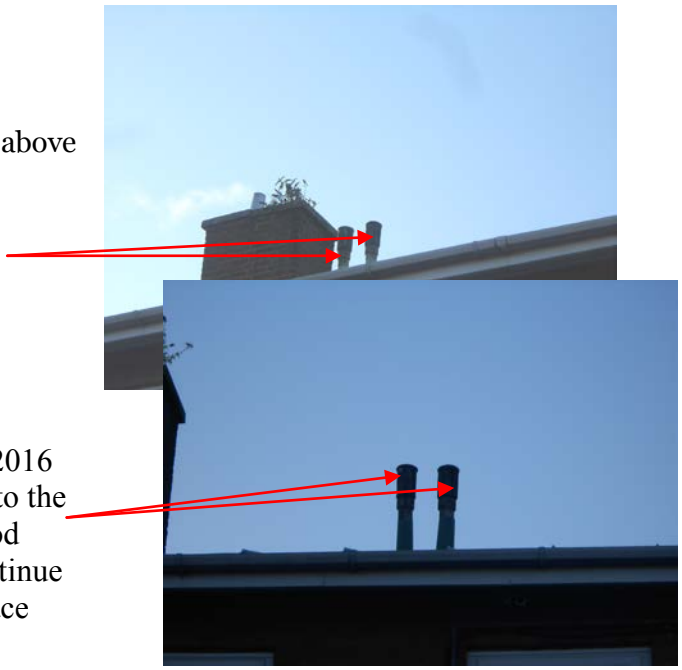
We recommend using a label which should be placed on the side of the cistern to remind that in future this product needs to be disposed of as an asbestos item.

Warning: Asbestos material.

Sample no: 6005.03

Item: Cement cowl and pipe.

Location: Right hand building, roof above Second floor toilets.



Lab result: Chrysotile

Reviewed November 2016
The cement flue cowls to the main roof are in good condition, they can continue to be managed in place

Material Risk Score: 4

Product Type: 1
Damage/deterioration: 1
Surface treatment: 1
Asbestos type: 1

Total Risk Score: 4 – Very low risk

Recommended action:

- Manage in place.
- Periodic inspection.

Comments: This sample was viewed as the cement flue cowls on the roof of the right hand section of the building above the second floor toilets (coverage is two cowls and also presumed to be the cement flue pipes underneath). The sample returned as positive - **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result, for older cement flue pipes and cowls like this one.

Being an asbestos containing material, the flue pipe and cowl should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the flue pipe and cowl in situ, with no cutting or drilling.

The pipe and cowl are sound, having no signs of impacts, or damage.

In the future if the pipe and cowl is to be removed, these needs to be removed and disposed of correctly, your local council or licensed asbestos removal contractor will advise.

Warning: Asbestos material.

Sample no: 6005.04

Item: Corrugated cement roof sheets.

Location: Smoking area.

Lab result: **Chrysotile.**

Reviewed November 2016
The corrugated cement roof sheets are still in situ. These cement sheets should be removed with advice from a licensed asbestos removal contractor

Material Risk Score: 5

Product Type: 1
Damage/deterioration: 2
Surface treatment: 1
Asbestos type: 1

Total Risk Score: 5 – Low risk

Recommended action:

- Removal with the advice of a licensed asbestos removal contractor.

Comments: This sample was viewed as the corrugated cement roof sheets to the smoking area near the ground floor boiler room (coverage is approximately 2 metres x 1.5 metres). The sample returned as positive - **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result, for older cement cladding sheets like these.

Being an asbestos containing material, the roof sheets should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

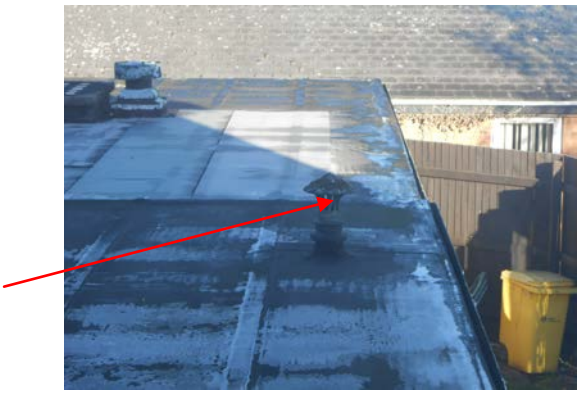
The recommended action is to have the corrugated cement roof sheets removed, the sheets need to be removed and disposed of correctly your local council or licensed asbestos removal contractor will advise. This means that the sheets can't be mixed in with 'ordinary' non asbestos building rubble.

Warning: Asbestos material.

Sample no: 6005.05

Item: Cement cowl and pipe.

Location: Ground floor, domestics room G26 and roof.



Lab result: Chrysotile

Material Risk Score: 4

Product Type: 1
Damage/deterioration: 1
Surface treatment: 1
Asbestos type: 1

Total Risk Score: 4 – Very low risk

Recommended action:

- Manage in place.
- Periodic inspection.

Comments: This sample was viewed as the cement flue cowls on the roof of the right hand section of the building above the second floor toilets (coverage is two cowls and also presumed to be the cement flue pipes underneath). The sample returned as positive - **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result, for older cement flue pipes and cowls like this one.

Being an asbestos containing material, the flue pipe and cowl should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the flue pipe and cowl in situ, with no cutting or drilling.

The pipe and cowl are sound, having no signs of impacts, or damage.

In the future if the pipe and cowl is to be removed, these needs to be removed and disposed of correctly, your local council or licensed asbestos removal contractor will advise.

Warning: Asbestos material.

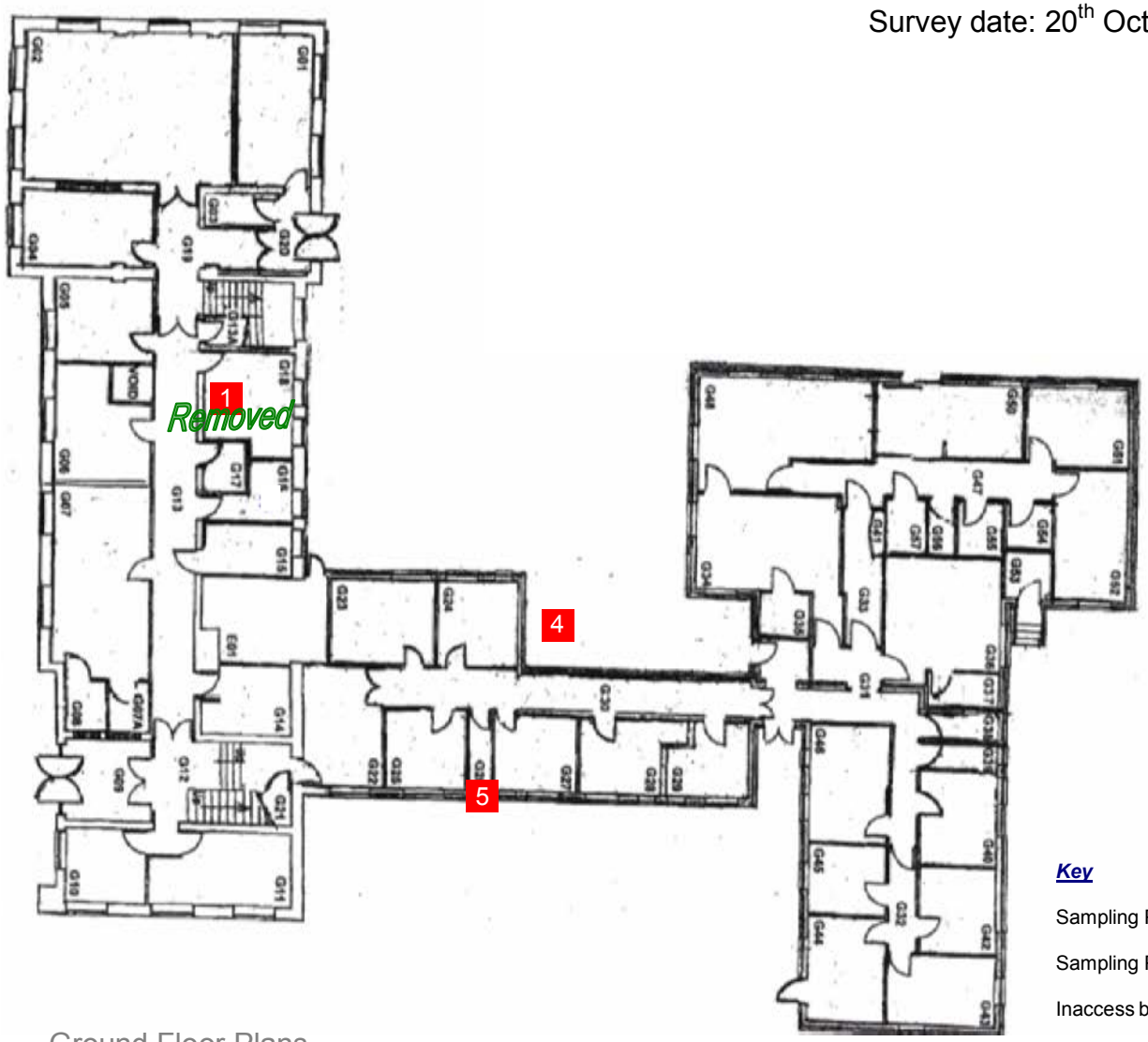
Schematic diagram only – not to scale

Lyndon Day Hospital

Hobs Meadow,
Solihull,
West Midlands.
B92 8PW

Ground Floor Plans

Survey date: 20th October 2015. Survey Ref No: 6005



Ground Floor Plans

Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

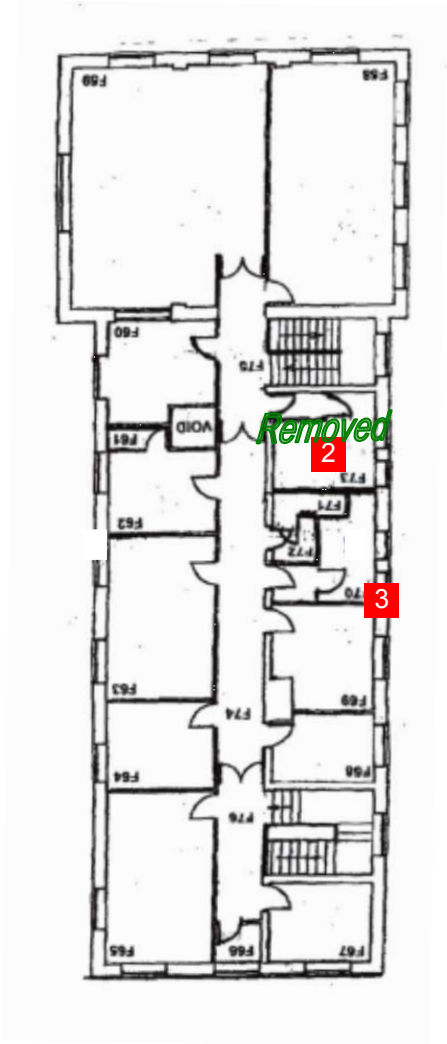
Schematic diagram only – not to scale

Lyndon Day Hospital

Hobs Meadow,
Solihull,
West Midlands.
B92 8PW

First Floor Plans

Survey date: 20th October 2015. Survey Ref No: 6005



Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

Reaside Clinic,
Birmingham Great Park,
Bristol Road South, Rednal,
Birmingham,
West Midlands.
B45 9BE

Management Revisit Survey and Asbestos Register
October 2015
Reviewed November 2016

(Nine Asbestos containing materials are present within the property. See pages 12 - 20)

Appendix A – Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

---

Sample no: **6007.01**

Item: Flange Gasket to pipe work.

Location: Ground floor, generator room.

Lab result: **Chrysotile**

Reviewed November 2016
This and all flange gaskets in this area are in a good condition and can continue to be managed in place

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange ground floor generator room (coverage is to all flang sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: 6007.02

Item: Flange Gasket to Dale generator.

Location: Ground floor, generator room.

Lab result: Chrysotile

Reviewed November 2016
The flange gaskets within this generator are presumed to be in a good condition, there is no access inside the machine. The gaskets can continue to be managed in place

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the Dale MF/343/DCE generator in the ground floor generator room (coverage is to all flange gaskets of this generator). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

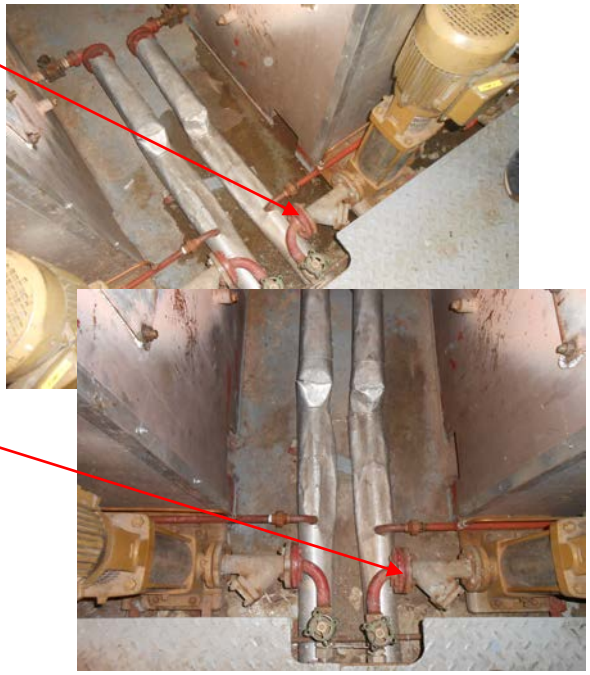
Warning: Asbestos material.

Sample no: 6007.03

Item: Flange Gasket to pipe work.

Location: Ground floor, boiler room.

Lab result: Chrysotile



Reviewed November 2016
There are both modern and asbestos containing flange gaskets to the pipe work. They are all in good condition. All gaskets should be treated as asbestos materials unless it can be proved that they have been replaced with a modern gasket material

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the pipe work in the ground floor boiler room (coverage is to all old flange gaskets in this room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: **6007.04**

Item: Flange Gasket to pipe work.

Location: Ground floor, boiler room.

Lab result: **Chrysotile**

Reviewed November 2016
There are both modern and asbestos containing flange gaskets to the pipe work. They are all in good condition. All gaskets should be treated as asbestos materials unless it can be proved that they have been replaced with a modern gasket material

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the pipe work in the ground floor boiler room (coverage is to all old flange gaskets in this room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: **6007.05**

Item: Flange Gasket to pipe work.

Location: First floor, Dove ward, riser Cupboard below plant room.

Lab result: **Chrysotile**

Reviewed November 2016
This and all flange gaskets in this area are in a good condition and can continue to be managed in place

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the pipe work in the riser cupboard in the Dove ward on the first floor below the plant room (coverage is to all flange gaskets in this riser cupboard and to all associated pipe work throughout the building and plant room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

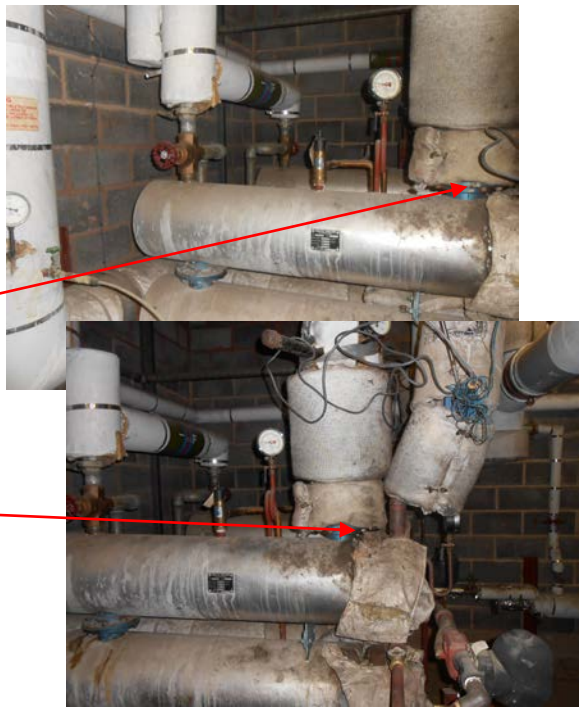
In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: 6007.06

Item: Flange Gasket to pipe work.

Location: Plant room above first floor Dove ward.



Lab result: Chrysotile

Reviewed November 2016
There are both modern and asbestos containing flange gaskets to the pipe work. They are all in good condition. All gaskets should be treated as asbestos materials unless it can be proved that they have been replaced with a modern gasket material

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the pipe work in the plant room above the first floor Dove ward (coverage is to all flange gaskets in this plant room and the riser below and all associated pipe work). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

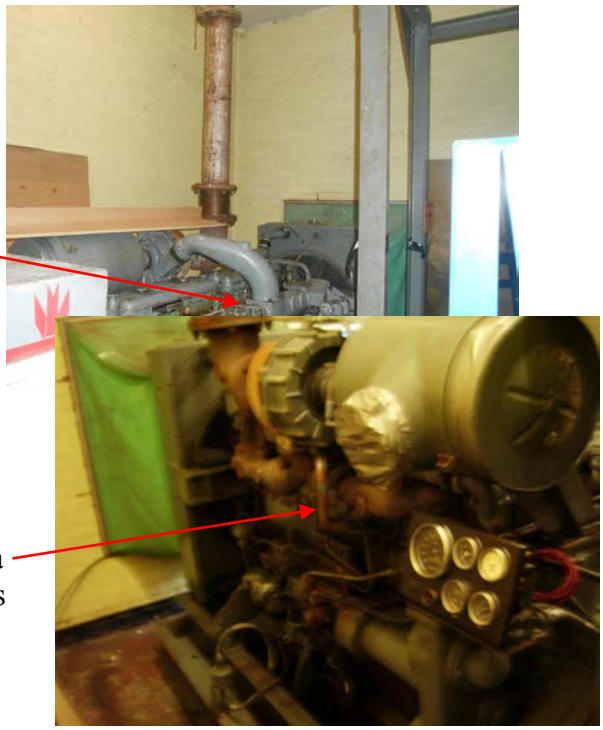
In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: 6007.07

Item: Flange Gasket to Dorman generator.

Location: Ground floor, old electrical Generating house.



Lab result: Chrysotile

Reviewed November 2016
The flange gaskets within this generator are presumed to be in a good condition, there is no access inside the machine. The gaskets can continue to be managed in place

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the Dorman generator in the old electrical generating house (coverage is to all flange gaskets of this generator). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: **6007.08**

Item: Insulation board ceiling

Location: Substation by old generating House.

Lab result: **Amosite & Chrysotile**

Material Risk Score: 8

Product Type: 2
Damage/deterioration: 1
Surface treatment: 3
Asbestos type: 2

Total Risk Score: 8 - Medium risk

Recommended action:

- Encapsulate.
- Keep well labelled.
- Manage in place.
- Periodic inspection.
- Future removal by a licensed asbestos contractor.

Comments: This sample was viewed as the insulation board ceiling in the substation room by the old electrical generating house (coverage is approximately 6 metres x 4.5 metres). The sample is presumed to contain **Amosite and Chrysotile asbestos fibres.**

These inner ceiling panels are A.I.B. Asbestos insulation board that can be quite soft and easily damaged, so the potential to release asbestos fibres is high.

At the moment they are unpainted and do not show signs of impacts or any wide scale damage. (They are in good condition).

They must not be disturbed, cut or drilled into.

The recommended action is to have these insulation board ceiling panels encapsulated or removed, both actions require a licensed asbestos removal contractor.

In the future, only a licensed asbestos contractor can remove and correctly dispose of these inner wall panels.

In the meantime, keep well labelled so to identify their nature.

Warning: Asbestos material.

Sample no: 985.06

Item: Anti flash strip materials.

Location: Substation by old generating House.

Lab result: Chrysotile

Material Risk Score: 7

Product Type: 2
Damage/deterioration: 2
Surface treatment: 2
Asbestos type: 1

Total Risk Score: 7 - Medium risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the asbestos flash strips in the old electrics in the substation room by the old electrical generating house (coverage is throughout the old electrics). The sample is presumed to contain **Chrysotile asbestos fibres.**

Chrysotile asbestos fibres are a typical result for older types of asbestos fuse board materials, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, the asbestos fuse board materials should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage these asbestos fuse boards in situ, until they can be disposed of correctly. The fuse box should be labelled to identify the nature of the materials inside.

In the future if and when the fuse boxes are decommissioned, they need to be disposed as per asbestos waste. Either a licensed asbestos contractor, or the electrical contractor, should bag up the fuse box and take it to the waste dumpsite that accepts asbestos waste materials.

Warning: Asbestos material.

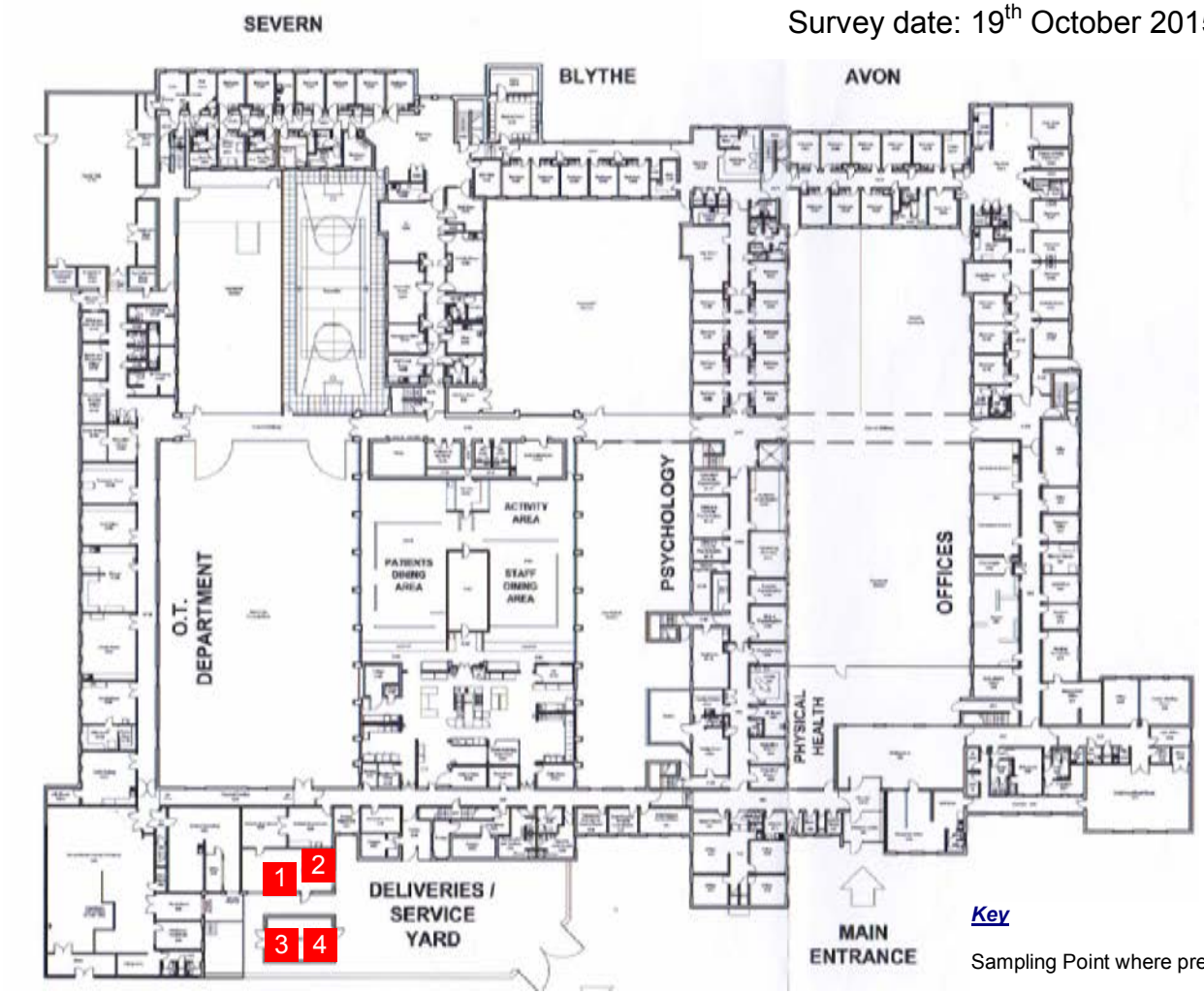
Schematic diagram only – not to scale

Reaside Clinic

Birmingham Great park, Bristol Road South,
Rednal,
West Midlands.
B45 9BE

Ground Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6007



8
9
7
Old Electrical Generating House

Key

Sampling Point where presence of asbestos confirmed

Sampling Point where presence of asbestos refuted

Inaccess ble areas where presence of ACMs suspected

Areas excluded from survey

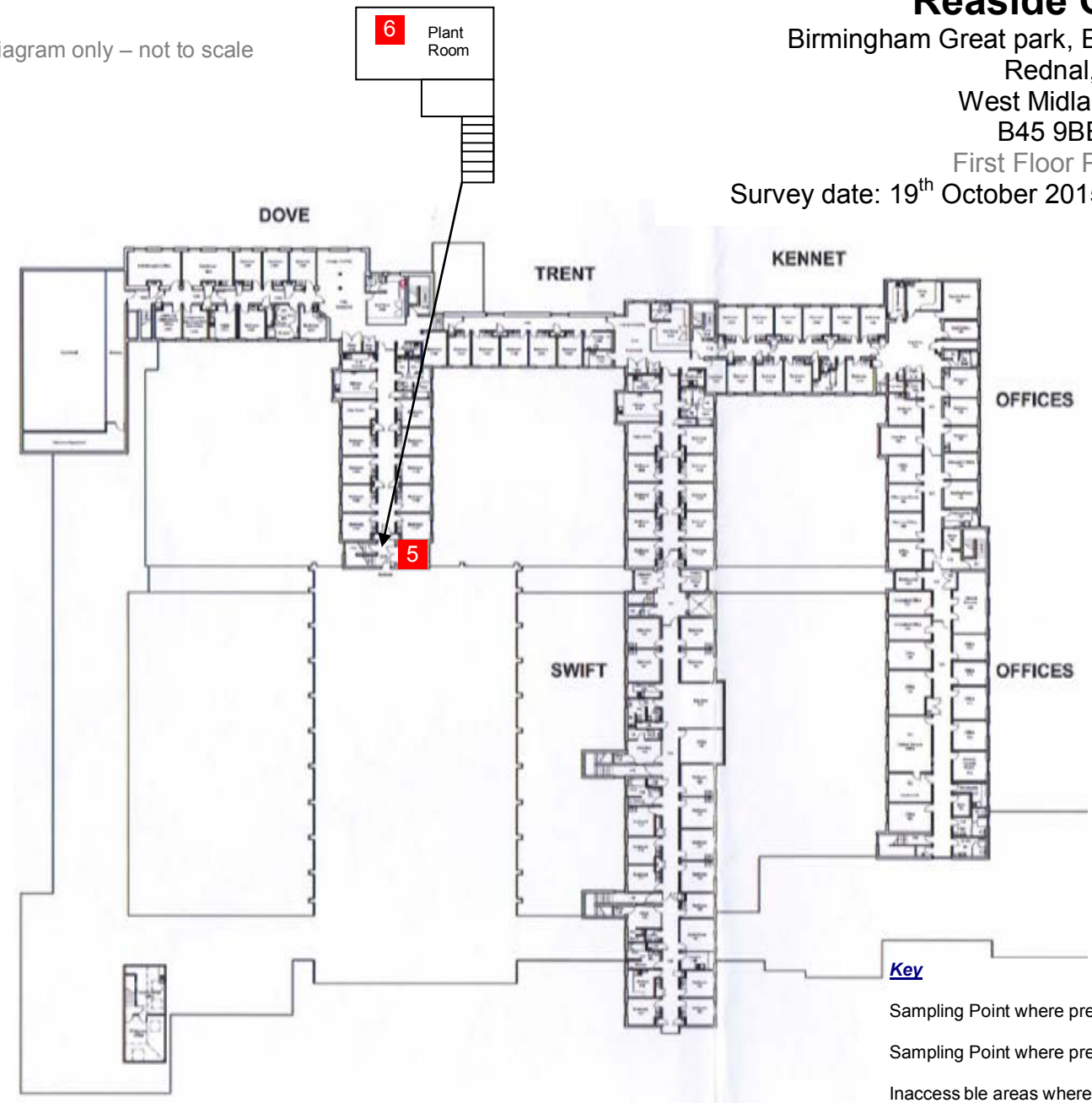
Reaside Clinic

Birmingham Great park, Bristol Road South,
Rednal,
West Midlands.
B45 9BE

First Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6007

Schematic diagram only – not to scale



First Floor Plans

Key

Sampling Point where presence of asbestos confirmed

Sampling Point where presence of asbestos refuted

Inaccess ble areas where presence of ACMs suspected

Areas excluded from survey

Ross House,
Sheldon Drive,
Birmingham,
West Midlands.
B31 5EJ.

Management Revisit Survey and Asbestos Register
October 2015
Revisit November 2016

(One Asbestos containing material is present within the property.
See page 11)

Appendix A – Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

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Sample no: **6001.01**

Item: Insulation board boxing.

Location: Second floor, stairwell, above Window.

Lab result: **Amosite**

Reviewed November 2016
This AIB boxing above the window is in a good conditioning and is labelled. It can continue to be managed in place until future removal by a licensed asbestos removal contractor

Material Risk Score: 6

Product Type: 2
Damage/deterioration: 1
Surface treatment 1
Asbestos type: 2

Total Risk Score: 6 – Medium Risk

Recommended action:

- Manage in place.
- Periodically inspect
- Label to identify
- Future removal by a licensed asbestos removal contractor.

Comments: This sample was viewed as the insulation board boxing above the window to the front wall of the staircase on the second floor (coverage is approximately 2 metres x 0.5 metres). The sample returned as positive – **Amosite asbestos detected.**

Amosite asbestos fibres have been found in this insulation board boxing, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, this insulation board boxing should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

This insulation board boxing at present is in a good condition and painted.

The recommended action is to manage this asbestos insulation board in situ, no maintenance work should be carried out on or near this insulation boarding, there should be no cutting or drilling of this boxing material. In the future if this boarding needs to be removed it must and only be done by a licensed asbestos removal contractor.

In the meantime, keep well labelled in order to identify its nature.

Warning: Asbestos material.

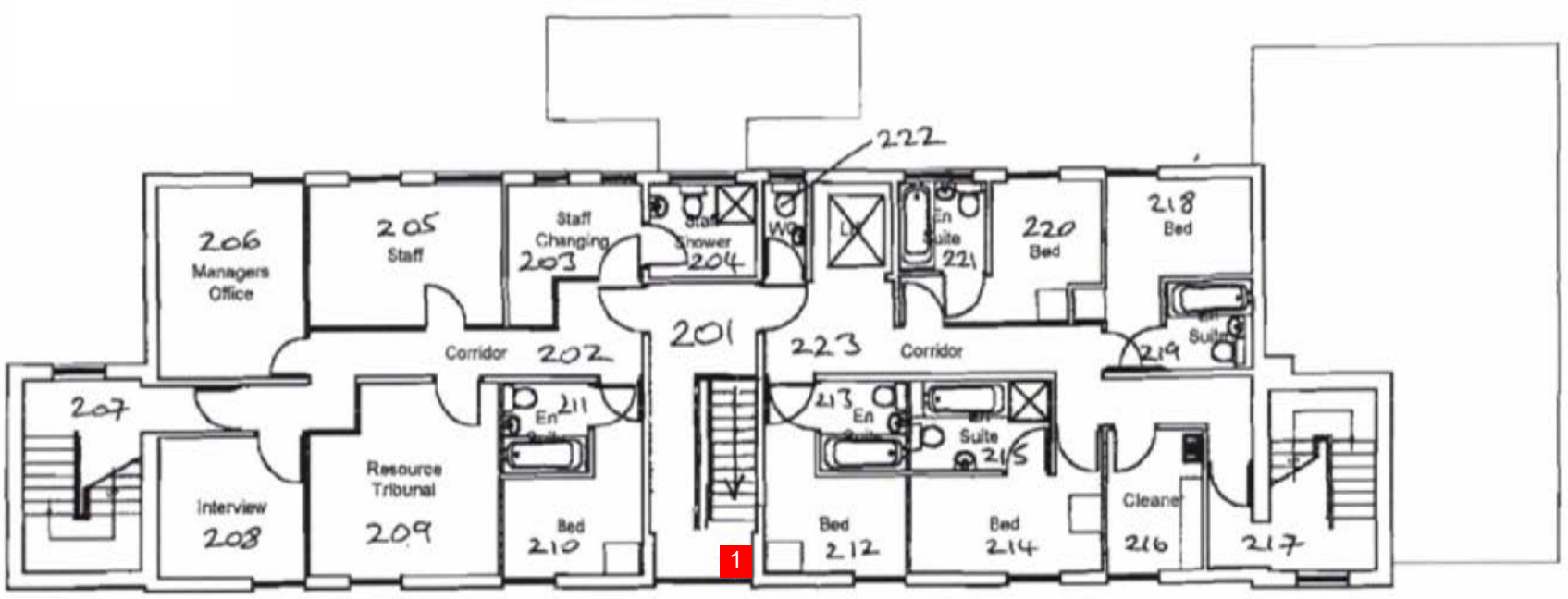
Schematic diagram only – not to scale

Ross House

Sheldon Drive,
Birmingham,
West Midlands.
B31 5EJ

Second Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6001



Key

Sampling Point where presence of asbestos confirmed

Sampling Point where presence of asbestos refuted

Inaccess ble areas where presence of ACMs suspected

Areas excluded from survey

Ground Floor Plans

Shenley Fields Day Centre,
15 Shenley Fields Drive,
Northfield,
Birmingham,
West Midlands.
B31 1XH.

Management Revisit Survey and Asbestos Register
October 2015
Reviewed November 2016

(Two Asbestos containing materials are present within the property. See pages 11 - 12)

Appendix A – Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

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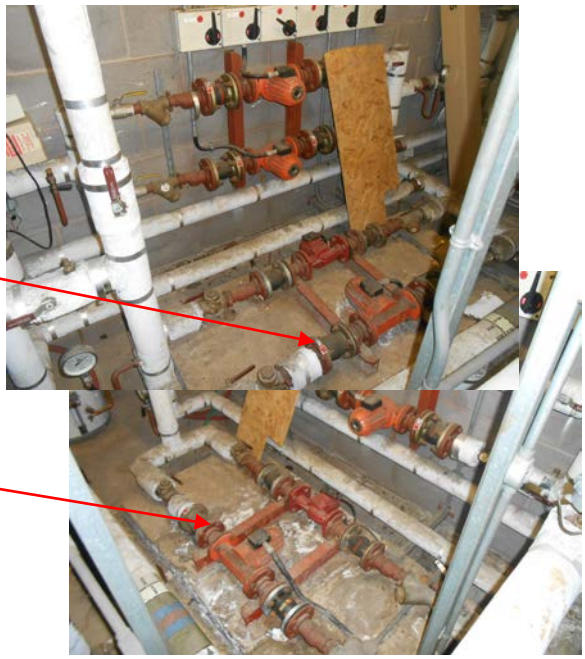
Sample no: **6004.01**

Item: Flange gaskets to pipe work.

Location: Plant room.

Lab result: **Chrysotile**



Reviewed November 2016
There are both modern and asbestos containing flange gaskets to the pipe work. They are all in good condition. All gaskets should be treated as asbestos materials unless it can be proved that they have been replaced with a modern gasket material

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos removal contractor.

Comments: This sample was viewed as the flange gaskets to the pipe work in the plant room (coverage is throughout all flange gaskets to all pipe work in the plant room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

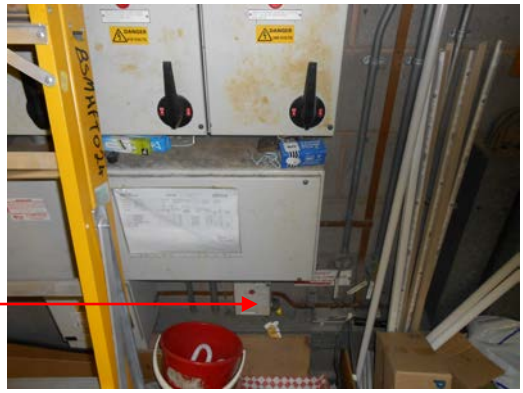
Warning: Asbestos material.

Sample no: **6004.02**

Item: Woven flash strips and seals.

Location: Plant room, old electrics.

Lab result: **Chrysotile**



Material Risk Score: 7

Product Type: 2
Damage/deterioration: 2
Surface treatment: 2
Asbestos type: 1

Total Risk Score: 7 - Medium risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos contractor

Comments: Until a sample of these woven flash strips can be obtained, they must be presumed to contain asbestos fibres. The woven flash strips and seals are presumed to contain **Chrysotile asbestos fibres.**

Chrysotile asbestos fibres are a typical result for older types of woven fuse board materials, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, the flash strips should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage these flash strips in situ, until they can be disposed of correctly. The fuse box should be labelled to identify the nature of the materials inside.

In the future if and when the fuse boxes are decommissioned, they need to be disposed as per asbestos waste. Either a licensed asbestos contractor, or the electrical contractor, should bag up the fuse box and take it to the waste dumpsite that accepts asbestos waste materials.

Warning: Asbestos material.

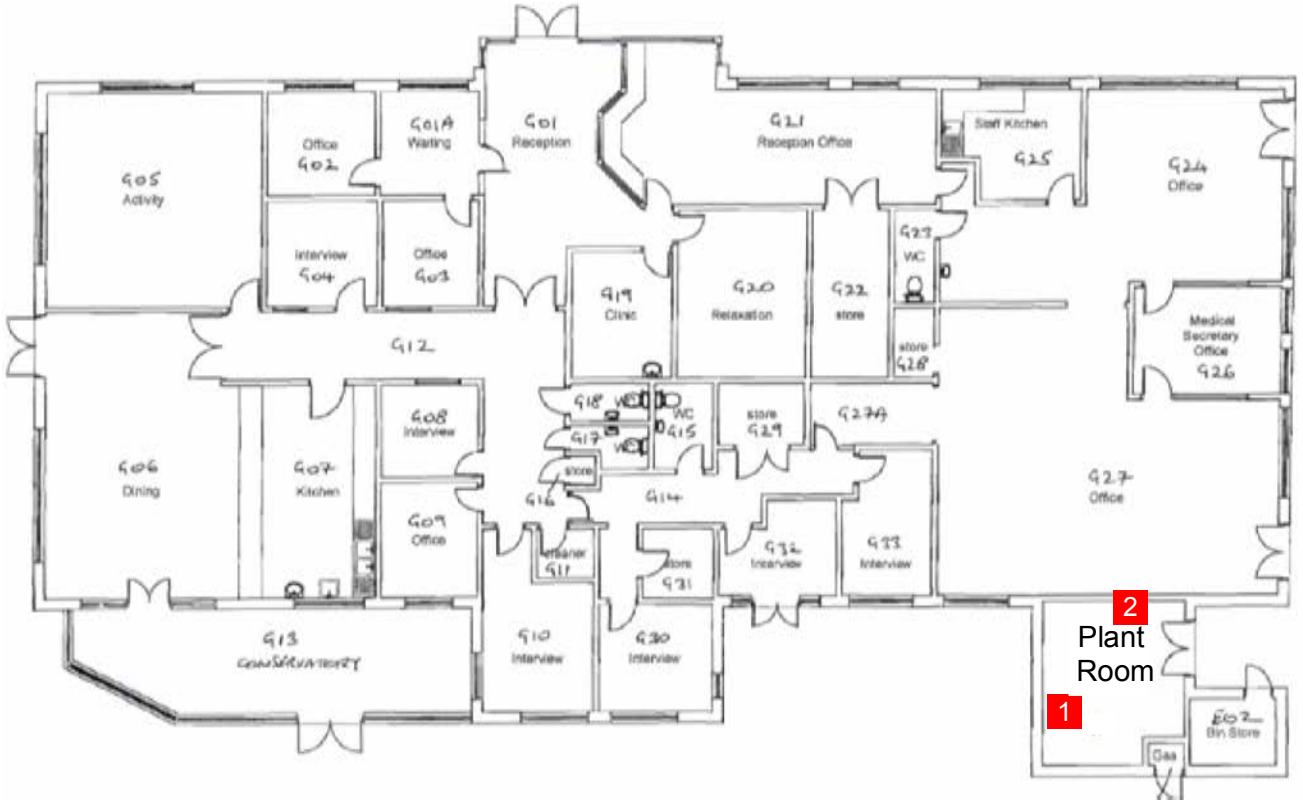
Schematic diagram only – not to scale

Shenley Fields Day Centre

15 Shenley Fields Drive,
Northfield,
Birmingham,
West Midlands.
B31 1XH

Ground Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6004



Key

Sampling Point where presence of asbestos confirmed

Sampling Point where presence of asbestos refuted

Inaccess ble areas where presence of ACMs suspected

Areas excluded from survey

Uffculme Centre,
Queensbridge Road,
Birmingham,
West Midlands.
B13 1QY

Management Revisit Survey and Asbestos Register
October 2015
Reviewed November 2016

(Eleven Asbestos containing materials are present within the property. See pages 13 - 23)

Appendix A – Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

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Sample no: **6008.01**

Item: Insulation board soffit.

Location: Generator room off central Courtyard, louver vent to rear Wall.

Lab result: **Amosite & Chrysotile**

Reviewed November 2016
This AIB panel is in a good condition and can continue to be managed in place, it should be labelled to identify its asbestos content.

Material Risk Score: 6

Product Type: 2
Damage/deterioration: 1
Surface treatment: 1
Asbestos type: 2

Total Risk Score: 6 - Low risk

Recommended action:

- Keep well labelled.
- Manage in place.
- Periodic inspection.
- Future removal by a licensed asbestos contractor.

Comments: This sample was taken from the insulation board panel soffit to the metal louver vent aperture to the rear wall of the generator room off the central courtyard (coverage is approximately 1 metre x 35 millimetres). The sample returned as positive – **Amosite and Chrysotile asbestos detected.**

This soffit board is A.I.B. Asbestos insulation board that can be quite soft and easily damaged, so the potential to release asbestos fibres is high.

At the moment all soffits are painted and do not show signs of impacts or any wide scale damage. (They are in good condition).

They must not be disturbed, cut or drilled into.

In the future, only a licensed asbestos contractor can remove and correctly dispose of these insulation soffit boards.

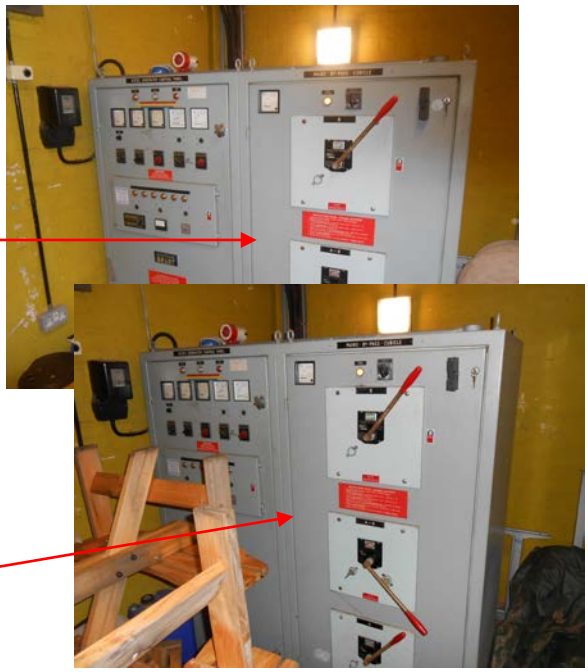
In the meantime, keep well labelled so to identify their nature.

Warning: Asbestos material.

Sample no: 6008.02

Item: Woven flash strips

Location: Generator room off central Courtyard.



Lab result: Chrysotile

Reviewed November 2016
There was no access into the electrics due to all electrics being live. It is presumed that all internal asbestos material are in a good condition and can continue to be managed in place

Material Risk Score: 7

Product Type: 2
Damage/deterioration: 2
Surface treatment: 2
Asbestos type: 1

Total Risk Score: 7 - Medium risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the woven flash strips inside the electrical switch fuse box in the generator room off the central courtyard (coverage is to all woven flash strips and seals within this and all old electrical switch gear). The sample returned as positive - **Chrysotile asbestos detected.** Due to this being live electrical equipment, the full condition of the internal asbestos materials was not checked, a licensed electrician would need to be in attendance to fully inspect this electrical box.

Chrysotile asbestos fibres are a typical result for older types of woven fuse board materials, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, the flash strips should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage these flash strips in situ, until they can be disposed of correctly. The fuse box should be labelled to identify the nature of the materials inside.

In the future if and when the fuse boxes are decommissioned, they need to be disposed as per asbestos waste. Either a licensed asbestos contractor, or the electrical contractor, should bag up the fuse box and take it to the waste dumpsite that accepts asbestos waste materials.

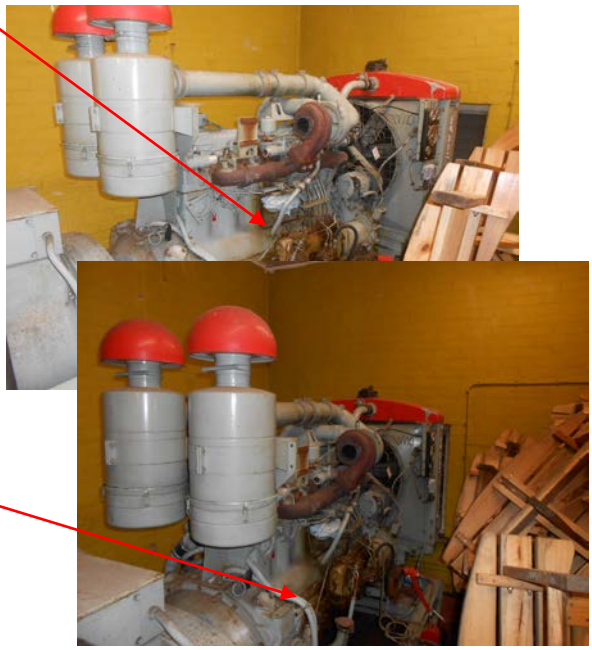
Warning: Asbestos material.

Sample no: 6008.03

Item: Flange Gasket to generator.

Location: Ground floor, generator room.

Lab result: Chrysotile



Reviewed November 2016
The flange gaskets within this generator are presumed to be in a good condition, there is no access inside the machine. The gaskets can continue to be managed in place

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the old generator in the generator room off the central courtyard (coverage is to all old flange gaskets in this room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

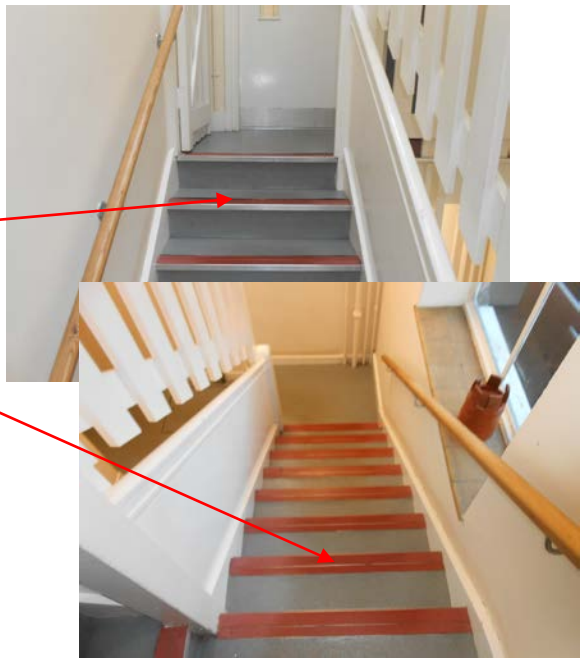
In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: 6008.04

Item: Vinyl stair nosings.

Location: Tall Tree building, staircase.



Lab result: Chrysotile

Reviewed November 2016
The vinyl stair nosings to this staircase are in a good condition and can continue to be managed in place.
If the grey vinyl flooring is placed, care should be taken as not to disturb the asbestos nosing materials

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 1
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodic inspection

Comments: This sample was viewed as the vinyl stair nosings to the staircase in the Tall Trees building (coverage is throughout this staircase). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile is a typical result for older types of vinyl floor and stair materials, which contain a percentage of asbestos fibres.

As the stair nosing material has asbestos fibres, they should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the material by not allowing any disturbance of it, and with periodic checks, looking for any signs of cracks or severe abrasion; otherwise the stair nosing is perfectly safe.

In the future, to remove the stair nosing material would require the advice of a licensed asbestos removal contractor or local council.

Warning: Asbestos material.

Sample no: 6008.05

Item: Bitumen adhesive.

Location: Ground floor, block 7, external Toilets.

Lab result: Chrysotile

Reviewed November 2016
The bitumen adhesive to the floor is in a similar condition when previous checked in 2015, it can continue to be managed in place until a time where it can be removed safely

Material Risk Score: 4

Product Type: 1
Damage/deterioration: 2
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 4 – Very low risk

Recommended action:

- Keep disturbance to a minimum.
- Periodic inspection
- Removal with advice from a licensed asbestos contractor.

Comments: This sample was viewed as the bitumen adhesive to the concrete floor of the external toilets on the ground floor of block 7 (coverage is approximately 2 metres x 1 metre). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile is a typical result for older types of bitumen adhesive used to lay vinyl floors, which contain a percentage of asbestos fibres.

As the bitumen adhesive contains asbestos, it should not be disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the material by not allowing any disturbance of it, and with periodic checks, looking for any signs of severe abrasion or loose sections of the material until the bitumen adhesive can be removed safely.

In the near future, this bitumen adhesive should be removed along with any vinyl floor tiles in this room; this would require the advice of a licensed asbestos removal contractor.

Warning: Asbestos material.

Sample no: 6008.06

Item: Vinyl floor tile remains.

Location: Ground floor, block 7, external Toilets.

Lab result: Chrysotile

Reviewed November 2016
The vinyl flooring remains and bitumen adhesive to the floor is in a similar condition when previous checked in 2015, it can continue to be managed in place until a time where it can be removed safely

Material Risk Score: 3

Product Type: 1
Damage/deterioration: 1
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very low risk

Recommended action:

- Manage in place.
- Periodic inspection
- Removal with advice from a licensed asbestos contractor.

Comments: This sample was viewed as the vinyl floor tile remains to the concrete floor of the external toilets on the ground floor of block 7 (coverage is approximately 2 metres x 1 metre). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile is a typical result for older types of vinyl floors, which contain a percentage of asbestos fibres.

As the vinyl floor tiles have asbestos fibres, they should not be drilled into or disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the material by not allowing any disturbance of it, and with periodic checks, looking for any signs of cracks or severe abrasion.

In the near future, these vinyl floor tile remains and the bitumen adhesive should be removed; this would require the advice of a licensed asbestos removal contractor or local council.

Warning: Asbestos material.

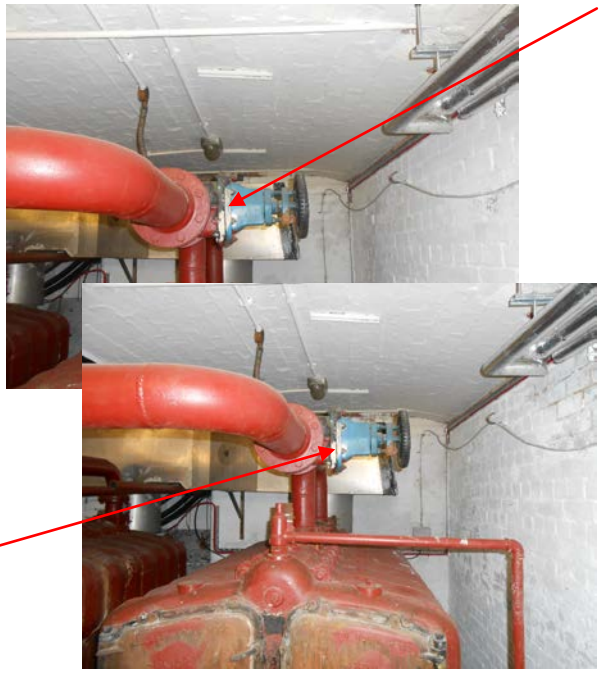
Sample no: 6007.07

Item: Flange Gasket to pipe work.

Location: Basement boiler room.

Lab result: Chrysotile

Reviewed November 2016
There are both modern and asbestos containing flange gaskets to the pipe work. They are all in good condition. All gaskets should be treated as asbestos materials unless it can be proved that they have been replaced with a modern gasket material



Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the pipe work in the basement boiler room (coverage is to all flange gaskets in the basement boiler rooms). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

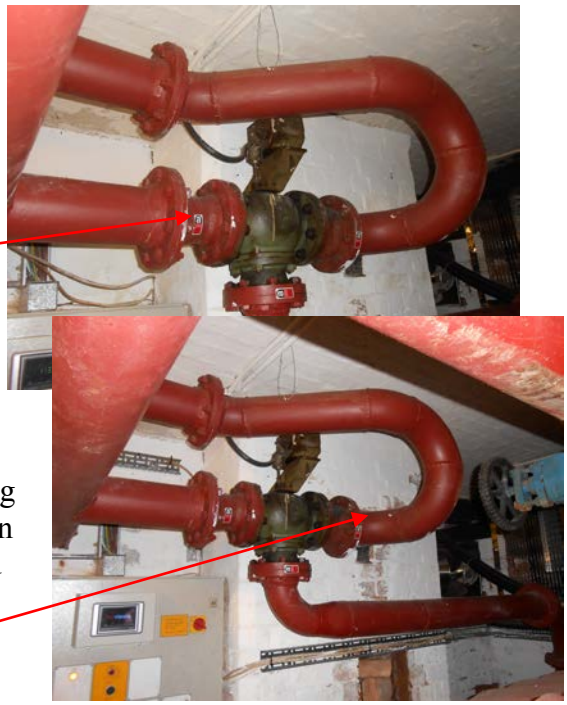
Warning: Asbestos material.

Sample no: 6008.08

Item: Flange Gasket to pipe work.

Location: Basement boiler room.

Lab result: Chrysotile



Reviewed November 2016
There are both modern and asbestos containing flange gaskets to the pipe work. They are all in good condition. All gaskets should be treated as asbestos materials unless it can be proved that they have been replaced with a modern gasket material

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the pipe work in the basement boiler room (coverage is to all flange gaskets in the basement boiler rooms). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: **6008.09**

Item: Rope gasket

Location: Basement boiler room, 2 x Beeston Robin Hood boilers.

Lab result: **Chrysotile**

Reviewed November 2016

The woven rope gaskets to these boilers are in a good condition, they can continue to be managed in place without disturbance until the boilers can be decommission and removed by a licensed asbestos removal contractor.

Any areas of unpainted rope gaskets should be encapsulated by a licensed contractor to reduce the risk of accidently damage to the rope gaskets.

Material Risk Score: 7

Product Type: 3
Damage/deterioration: 1
Surface treatment: 2
Asbestos type: 1

Total Risk Score: 7 – Medium Risk

Recommended action:

- Manage in place.
- Future removal by a licensed asbestos contractor.

Comments: This sample was viewed as the rope gaskets to the two Beeston Robin Hood Senior boilers in the basement boiler room (coverage is throughout both of these boilers). The sample returned as positive – **Chrysotile asbestos detected**.

Chrysotile asbestos fibres are a typical result for older types of seals which contain a small percentage of asbestos fibres

Being an asbestos containing material the seal should not be disturbed in any way, as this would increase the potential to create dust and release fibres.

The recommended action is to manage the seal in situ until it can be disposed of correctly and place an asbestos label in a safe place on or near the woven seal in order to identify its nature.

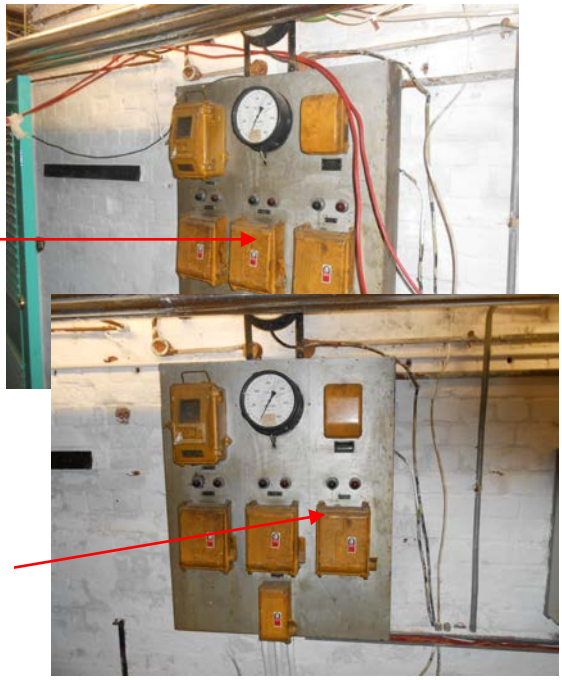
In the future if and when the seal is decommissioned it needs to be disposed of as per asbestos waste. Either a licensed asbestos contractor or engineer should bag up the woven seal and take it to a waste dumpsite that accepts asbestos waste materials.

Warning: Asbestos material.

Sample no: 6008.10

Item: Woven flash strips.

Location: Basement boiler room.



Lab result: Chrysotile

Reviewed November 2016
There was no access into the electrics due to all electrics being live. It is presumed that all internal asbestos material are in a good condition and can continue to be managed in place

Material Risk Score: 7

Product Type: 2
Damage/deterioration: 2
Surface treatment: 2
Asbestos type: 1

Total Risk Score: 7 - Medium risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the woven flash strips to the fuse boxes on the wall of the basement boiler room (coverage is to all flash strips in the fuse boxes and old electrical boxes). The sample returned as positive - **Chrysotile asbestos detected.** Due to this being live electrical equipment, the full condition of the internal asbestos materials was not checked, a licensed electrician would need to be in attendance to fully inspect this electrical box.

Chrysotile asbestos fibres are a typical result for older types of woven fuse board materials, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, the flash strips should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage these flash strips in situ, until they can be disposed of correctly. The fuse box should be labelled to identify the nature of the materials inside.

In the future if and when the fuse boxes are decommissioned, they need to be disposed as per asbestos waste. Either a licensed asbestos contractor, or the electrical contractor, should bag up the fuse box and take it to the waste dumpsite that accepts asbestos waste materials.

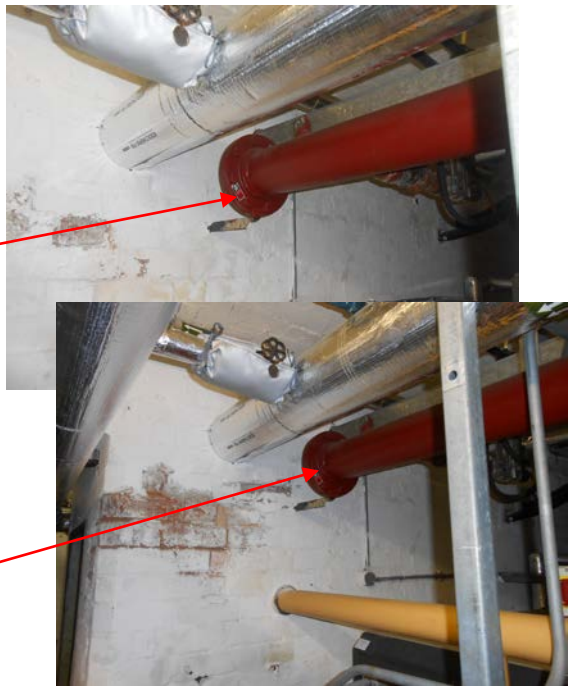
Warning: Asbestos material.

Sample no: 6008.11

Item: Flange Gasket to pipe work.

Location: Basement, boiler room.

Lab result: Chrysotile



Reviewed November 2016
There are both modern and asbestos containing flange gaskets to the pipe work. They are all in good condition. All gaskets should be treated as asbestos materials unless it can be proved that they have been replaced with a modern gasket material

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gasket to the pipe work in the basement boiler room (coverage is to all flange gaskets in the basement boiler rooms). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

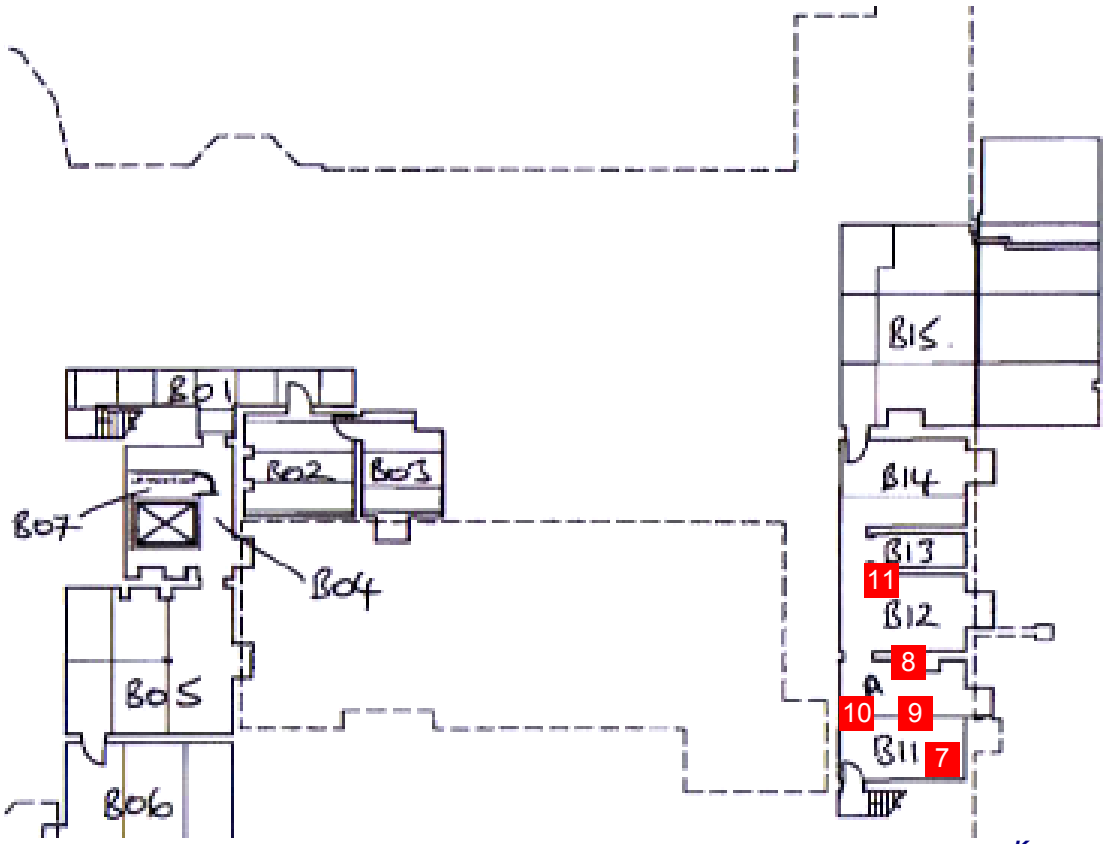
Schematic diagram only – not to scale

Uffculme Centre

Queensbridge Road,
Birmingham,
West Midlands.
B13 8QY

Basement Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6008



Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

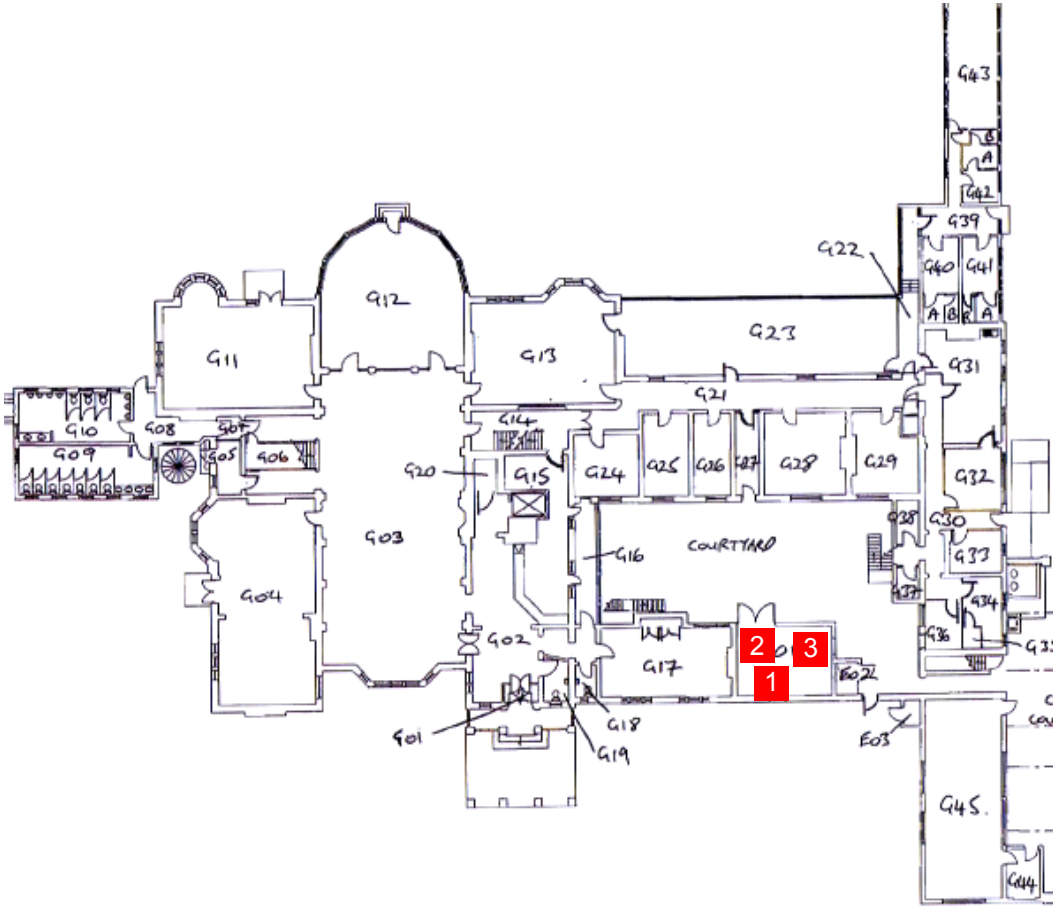
Schematic diagram only – not to scale

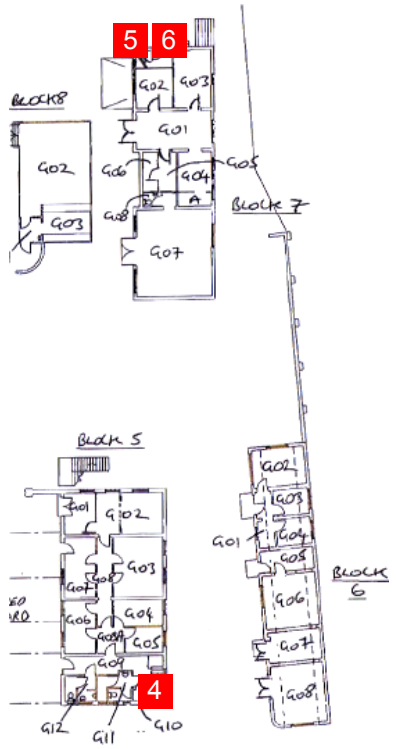
Uffculme Centre

Queensbridge Road,
Birmingham,
West Midlands.
B13 8QY

Ground Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6008





Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

ATHENA
ENVIRONMENTAL SOLUTIONS LTD.

UKAS TESTING
4696

CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

SITE ADDRESS:	**UFFCULME CENTRE, QUEENSBRIDGE ROAD, BIRMINGHAM, WEST MIDLANDS, B13 8QY**
SITE REF NO.	**6008**

CLIENT	ASBESTOS SURVEYING NATIONWIDE
ADDRESS	CO. HAZARD WARNING SYSTEMS CALTHORPE HOUSE 55-57 BRISTOL ROAD EDGBASTON BIRMINGHAM, B5 7TU
PHONE NUMBER	0121 446 4088

CERTIFICATE NUMBER	ATH/15/10/0197		
DATE SAMPLED	19/10/15		
DATE RECEIVED	21/10/15		
DATE ANALYSED	21/10/15		
NO. OF SAMPLES	1		
PAGE NUMBER	1	OF	1
OBTAINED	DELIVERED		

SAMPLE NUMBER	CLIENT NUMBER	SAMPLE LOCATION	MATERIAL TYPE	FIBRE TYPE DETECTED
1	6008.01	OLD ELECTRICAL GENERATOR HOUSE, LOUVER VENT – INSULATION BOARD SOFFIT	INSULATING BOARD	AMOSITE/CHRYSOTILE

KEY: CHRYSOTILE – WHITE ASBESTOS CROCIDOLITE – BLUE ASBESTOS AMOSITE - BROWN ASBESTOS NADIS - NO ASBESTOS DETECTED IN SAMPLE
TREMOLITE, ANTHOPHYLLITE & ACTINOLITE – LESS COMMON ASBESTOS FIBRE TYPES

Note: When a trace of asbestos fibres are reported this represents one or two fibres only.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena has been obtained.
Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.
Note: The results relate only to the items tested.

ANALYST NAME AND SIGNATURE:	[redacted]	AUTHORISER NAME AND SIGNATURE:	[redacted]

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling.

BULK 001 VERSION 4 – 02/03/15

Warstock Lane Centre,
Warstock Lane,
Billesley,
Birmingham,
West Midlands.
B14 4AP.

Management Revisit Survey and Asbestos Register
October 2015
Reviewed November 2016

(One Asbestos containing material is present within the property.
See page 11)

Appendix A – Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

---

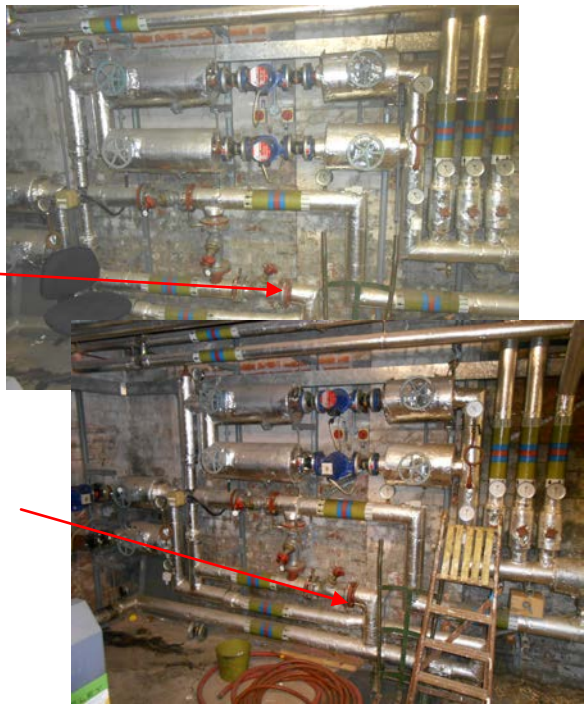
Sample no: **6003.01**

Item: Flange gaskets to pipe work.

Location: Basement boiler room.

Lab result: **Chrysotile**

Reviewed November 2016
There are both modern and asbestos containing flange gaskets to the pipe work. They are all in good condition. All gaskets should be treated as asbestos materials unless it can be proved that they have been replaced with a modern gasket material



Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos removal contractor.

Comments: This sample was viewed as the flange gaskets to the pipe work in the basement boiler room (coverage is throughout all flange gaskets to all pipe work in the boiler room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres. Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

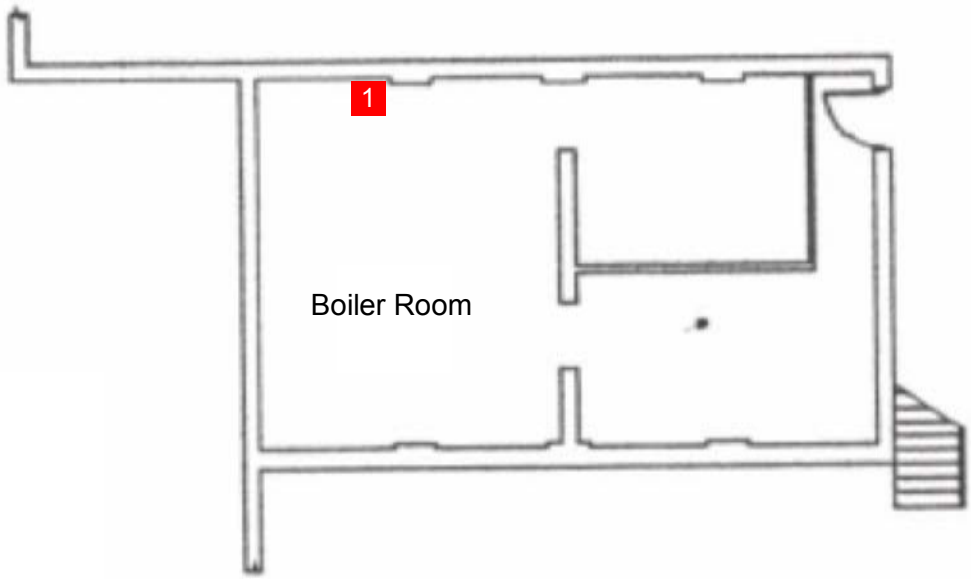
Schematic diagram only – not to scale

Warstock Lane Centre

Warstock Lane,
Billesley,
Birmingham,
West Midlands.
B14 4AP

Basement Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6003



Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

Yewcroft Centre,
Court Oak Road,
Harborne,
Birmingham,
West Midlands.
B17 9AB.

Management Revisit Survey and Asbestos Register
October 2015

No review of this site was undertaken in November 2016 due to fire damage and the site being unaccesible

(Three Asbestos containing materials are present within the property. See pages 11 - 13)

Appendix A – Register of Asbestos Containing Materials

Samples reviewed where the presence of asbestos has been proved

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Sample no: 6006.06

Item: Woven flash strip.

Location: Plant room, electrical switch box.

Lab result: Chrysotile

Material Risk Score: 7

Product Type: 2
Damage/deterioration: 2
Surface treatment: 2
Asbestos type: 1

Total Risk Score: 7 - Medium risk

Recommended action:

- Manage in place.
- Label to identify.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the woven flash strips inside the electrical switch box in the plant room (coverage is to all woven flash strips and seals within this and all old electrical switch gear). The sample returned as positive - **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of woven fuse board materials, which contains a small percentage of asbestos fibres.

Being an asbestos containing material, the flash strips should not be disturbed in any way as this would increase the potential to create dust and release fibres.

Due to this being live electrical equipment, the full condition of the internal asbestos materials was not checked, a licensed electrician would need to be in attendance to fully inspect this electrical box

The recommended action is to manage these flash strips in situ, until they can be disposed of correctly. The fuse box should be labelled to identify the nature of the materials inside.

In the future if and when the fuse boxes are decommissioned, they need to be disposed as per asbestos waste. Either a licensed asbestos contractor, or the electrical contractor, should bag up the fuse box and take it to the waste dumpsite that accepts asbestos waste materials.

Warning: Asbestos material.

Sample no: **6006.02**

Item: Flange gasket.

Location: Plant room.

Lab result: **Chrysotile**

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gaskets to the pipe work of the boilers in the plant room (coverage is to all flange gaskets to all pipe work in this plant room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Sample no: 6006.03

Item: Flange gasket.

Location: Plant room.

Lab result: Chrysotile

Material Risk Score: 3

Product Type: 2
Damage/deterioration: 0
Surface treatment: 0
Asbestos type: 1

Total Risk Score: 3 – Very Low Risk

Recommended action:

- Manage in place.
- Future removal by licensed asbestos contractor

Comments: This sample was viewed as the flange gaskets to the pipe work in the plant room (coverage is to all flange gaskets to all pipe work in this plant room). The sample returned as positive – **Chrysotile asbestos detected.**

Chrysotile asbestos fibres are a typical result for older types of flange gaskets which contain a small percentage of asbestos fibres.

Being an asbestos containing material the gaskets should not be disturbed in any way as this would increase the potential to create dust and release fibres.

The recommended action is to manage the gaskets in place until they can be disposed of correctly.

In the future, if and when the gaskets require replacement/removal, they need to be disposed of as per asbestos waste. A licensed asbestos removal contractor with the correct plumbing engineer in attendance should bag up the flange gasket and take it to a dumpsite that accepts asbestos waste materials.

In the meantime the flange gaskets should be labelled in order to identify their nature.

Warning: Asbestos material.

Schematic diagram only – not to scale

Yewcroft Centre

Court Oak Road,
Harborne,
Birmingham,
West Midlands.
B31 5EJ

Ground Floor Plans

Survey date: 19th October 2015. Survey Ref No: 6006

Key

Sampling Point where presence of asbestos confirmed	
Sampling Point where presence of asbestos refuted	
Inaccess ble areas where presence of ACMs suspected	
Areas excluded from survey	

6. SAMPLING & ANALYTICAL TECHNIQUES

Bulk samples of suspect asbestos containing material were extracted to determine the nature and extent of the material, and the results of their laboratory analysis are given in Appendix E.

Bulk sampling was carried out in accordance with documented in-house methods and HSE guidance note HSG264 entitled ' Asbestos: The survey guide' (2012). At the discretion of the surveyor, where instances of asbestos containing material appeared to be extensive, only representative samples were taken for analysis.

Samples were collected in self-sealed bags. The sample area will be left clean with no evidence of debris from the sampling operation and any sampling points sealed to prevent the release of fibres. Please note that the presence of a label does not necessarily indicate that asbestos has been detected

Bulk sample analysis was carried out in accordance with documented in-house methods, based upon HSE Guidance Note HSG248, under Athena Environmental Solutions Ltd, Suite 3, Sopwith House, Hurricane Way, Wickford, Essex. SS11 8YU) UKAS accreditation No. 4696.

The three most commonly used types of asbestos are:

- CHRYSOTILE - White.
- AMOSITE - Brown.
- CROCIDOLITE - Blue.

- NAD - No Asbestos Detected. Or NADIS – No Asbestos Detected In Sample

7. ASBESTOS SURVEY DEFINITION

Our companies asbestos (surveys) are carried out in accordance with the requirements of HSG264 'Asbestos: The survey guide' (2012).

This survey was carried out under the heading Asbestos Management survey, the requirements of which are as follows:

Management – Sampling Survey

A Management Survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance, and to assess their condition.

Management surveys will often involve intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' (See appendix 4: Material Assessment Algorithm) will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must have their condition assessed (i.e. a material assessment).

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR (2012) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partition walls, units etc). Under CDM, the survey information should be used to helping the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage it'), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs condition will need to be assessed and the materials managed.

On all types of survey, where " NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client must be aware of the possibility that there may be asbestos materials in the area. In this situation a recommendation is made to further inspect these areas once they become accessible. Only those areas defined within the specification and report are covered within this survey. Those areas not identified should be considered as not accessed for the purpose of this survey.

8. SPECIFIC NOTES

General

Once asbestos materials have been identified it is essential that appropriate management and remedial measures be introduced. In general, asbestos materials that are in good condition should not be disturbed. Their location should be recorded and their existence made known to contractors, staff and others who may be affected. Warning labels advising of the presence of asbestos may be appropriate together with periodic condition inspections.

For materials in poor condition remedial action (encapsulation or removal) may be required. Access to areas containing asbestos in poor condition may need to be restricted until remedial measures have been completed.

Any person undertaking work within the building should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub contractors and others.

All the asbestos removal works should be carried out by a contractor licensed to work with asbestos (CAR 2012) and the associated Approved Codes of Practice.

Statutory Regulations/Requirements and Codes of Practice

- The Health and Safety at Work Act 1974.
- The Control of Asbestos Regulations 2012 (CAR).
- L127 – AcoP "The Management of asbestos in non-domestic premises".
- L143 – ACoP "Work with materials containing asbestos".
- Health & Safety – The Control of Asbestos in the Air Regulations 1990.
- Special Waste Regulations (England & Wales 2001) (Scotland 2004).
- The Control of Substances Hazardous to Health 2002 (Amended 2004)
- The Construction Design and Management Regulations 2007.
- Waste Management (England & Wales) Licensing Regulations 2011.
- HSG248 – Asbestos the analysts guide to sampling, analysis and clearance procedures.
- HSG247 – The licensed contractors guide.
- HSG227 – A comprehensive guide to managing asbestos in premises.
- HSG213 – A comprehensive guide on working with asbestos in the building maintenance and allied trades.
- Asbestos – The Survey Guide, HSG 264 (2012), this updates MDHS100 (Surveying, Sampling and assessment).

9.

I hereby declare that I have read and understood the content of this asbestos report.

Contractor's Name	**Signature**	**Date**

I hereby declare that I have read and understood the content of this asbestos report.

Contractor's Name	**Signature**	**Date**

I hereby declare that I have read and understood the content of this asbestos report.

Contractor's Name	**Signature**	**Date**

I hereby declare that I have read and understood the content of this asbestos report.

Contractor's Name	**Signature**	**Date**

I hereby declare that I have read and understood the content of this asbestos report.

Contractor's Name	**Signature**	**Date**