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Asbestos Targeted Refurbishment Survey

College Road Depot, B44 0AY

Report No	D-11185	**Report Issue Date**	14 May 2025
Client Name & Address	Central Housing Services North 599 - 603 College Road Kingstanding Birmingham B44 0AY	**Site Address**	College Road Depot, 599-603 College Road, Kingstanding, Birmingham, B44 0AY
Order Placed By	Linda Coleman	**Instruction Date**	8 May 2025
Order Number	B1-AV0N4-4Z09-EH1-JZZZZZ-TV5EB-JZZZ-JXXX	**Project Reference**	-
Survey Date(s)	on 09/05/2025	**Lead Surveyor**	Luke Murphy

CONTENTS

APPENDICES

1.0 Executive Summary

Asbestos materials were identified within the scope of this survey.

1.1 Restrict Access & Remove

No items found

1.2 Remove Prior to Major Refurbishment or Demolition Works

In accordance with Regulation 7 of Control of Asbestos Regulations 2012 and Construction (Design and Management) Regulations 2015; all asbestos in the following locations should be removed prior to undertaking major refurbishment works.

However any asbestos containing materials that are not disturbed during the refurbishment works and are retained within the building should be subject to a management plan in accordance with Regulation 4 of Control of Asbestos Regulations 2012.

Building	Floor	Location/ Room	Position	Item	Sample No.	Inspection Ref	Risk Score
Main building	External	0002 - Exterior to Entrance Lobby	Damp proof course	Bitumen Products	S003	1054209	2

1.3 Presumed & Areas of No Access

No items found

1.4 Area Level of Access

Building	Floor	Location/ Room	Level of Access
Main building	0	0001 - Entrance lobby 21	Accessed as per scope of survey.
Main building	External	0002 - Exterior to Entrance Lobby	Accessed as per scope of survey.

2.0 Introduction

2.1 Introduction

On 8 May 2025, Birmingham City Laboratories (BCL) received instruction to undertake a targeted refurbishment asbestos survey from Linda Coleman on behalf of Central Housing Services North. This order has been accepted on the basis of the original quotation/contract and our terms and conditions of business.

The targeted refurbishment asbestos survey was carried out at:

College Road Depot
599-603 College Road
Kingstanding
Birmingham
B44 0AY.

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

The survey was carried out on 09/05/2025.

2.2 Description of premises

Building age:	The building was built before 1974.
Building type:	The building is used as commercial premises.
Building status:	The building is currently occupied/operational
Building size:	N/A

2.3 Purpose, Aims & Type of Survey Undertaken

The purpose of this targeted refurbishment survey is to help the duty holder identify asbestos in these premises, prior to major refurbishment. It provides sufficient information to help the tendering process for removal works prior to any work starting. The survey will:

1. Locate and record the location, extent, and product type as far as reasonably practicable of known Asbestos Containing Materials (ACM’s), along with an estimate of their quantity.

2. Determine and record the asbestos type based on sampling or by making a strong presumption based on comparison to other samples.

Refurbishment surveys are intended to locate all asbestos within the building or under the scope of the survey. It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to demolition or major refurbishment.

However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

2.0 Introduction

2.4 Scope of Works

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

The scope of works for the survey consisted of the following:

Scope of survey:	Targeted asbestos refurbishment survey to entrance doorway (internal and external) Door, door surround and ceilings. Door is located to the entrance for Equans and BBC staff.
Excluded areas:	Any areas outside of scope.
Occupants:	The building is unoccupied.
Utility service:	Utility services are currently all live.
Asbestos records:	The client was requested to provide any information held on previous surveys, abatement works and refurbishments. This information has been checked and validated as part of this survey.
Building Plans:	The client was requested to provide copies of the most recent plans; however none were provided.

3.0 Survey Method

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

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

The information provided by the client or their representative and recorded in the PSSA is used to define the scope of the survey.

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

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

Areas that cannot be accessed must be presumed to have ACM’s present until proven otherwise. Details of areas requiring further access are identified on an individual basis within Areas of No Access (appendix D) and the executive summary. Inaccessible areas are also shown on the Plan Drawings (appendix E).

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

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

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

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

4.0 Survey Caveats and Exclusions

4.1 General Caveat

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

Whilst all asbestos materials have been identified as far as is reasonably practicable, some asbestos materials may remain unidentified due to them being buried within the fabric of the building. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos located behind other asbestos products and buildings or areas which are unsafe to fully access are potential locations. It must be presumed that asbestos may remain unidentified to these types of areas, if suspect materials are uncovered during refurbishment or demolition, then samples should be taken for analysis.

Analysis under Polarised Light Microscopy (PLM) of textured coating samples may not always reveal the presence of asbestos due to the non-homogeneous nature of asbestos within such coatings; this can lead to a large variance in the probability of identifying asbestos within any sample collected. Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point.

It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely by Birmingham City Laboratories.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, and therefore Birmingham City Laboratories cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.

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

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

4.2 Inaccessible Areas, Restrictions & Caveats,

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

In accordance with Appendix 4/17 ALG Technical Working Group, 17, BCL will not undertake Speculative dust sampling particularly where there is no incident, debris or suspect material

Asbestos fibres are “naturally present” in extremely low levels in the air and surfaces of buildings which contain asbestos products. Therefore, where dust sampling (and sensitive analysis) is carried out, asbestos fibres will be detected from time to time on the surfaces in the normal occupancy areas of buildings. Their presence is not unexpected. Surface dust sampling often provides very limited meaningful information and the results of such sampling need to be carefully interpreted.

The detection of a few individual asbestos fibres in surface dust does not provide a reliable measure of exposure or risk. Individual fibres present an inconsequential amount of asbestos. Fibres on some surfaces (eg high level surfaces) may have been present for a long period of time (possibly even years). In the absence of any other evidence of the presence of asbestos (eg debris or suspect material), the dust would generally not even merit any specialist remedial action.

Sampling for asbestos in dust may have some practical application where it is linked to a recent suspected disturbance or incident or a known source of contamination.

4.3 Pre-agreed Caveats

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

Agreed Caveats:

The building/area will not be fully vacated for the period of the survey.
Utility Services will not be disconnected.

4.0 Survey Caveats and Exclusions

Lifts and plant will still be operational.
Core drilling into voids or through floor slabs will not be undertaken during the survey.
Access above or through ACM's is not required.
The client is fully aware of the aggressive inspection techniques employed on this type of survey and the level of damage resulting.
Specialist access equipment such as scaffold or MEWP's are not required.
The client has confirmed that confined space working will not be undertaken as part of this survey.

4.4 Caveats Agreed During Survey Work

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

None

5.0 Survey Results & Risk Assessment

5.1 Survey Results

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix A), Asbestos Register (appendix B). Where asbestos containing materials have been identified or presumed to be present then a Material Assessment Score has been calculated in accordance with HSG 264. The formulation of the score is detailed in Table 1: Material Risk Assessment Algorithm.

5.2 Removal Risk Assessment

Where asbestos materials have been identified, a risk assessment must be carried out to determine which of the following removal methodologies is appropriate:

- Notified licensed material
- Notified non licensed material
- Non notifiable material.

5.3 Material Risk Assessment Algorithm

Sample Variable	Score	Examples of Score
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint or decorative finishes, asbestos cement, etc).
	2	Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g.: pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of Damage/ Deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed cement sheets, etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging, sprays and loose fibrous debris.
Asbestos Type	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

5.0 Survey Results & Risk Assessment

5.4 Material Risk Assessment Score

Where ACM's are to be retained or where refurbishment or demolition works are to be delayed a management plan should be implemented based on the table below.

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

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

6.0 Recommendations

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

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

The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations .

In accordance with CAR 2012 Regulation 7, and CDM regulations 2015, prior to any major work being undertaken at the premises that the asbestos materials identified in this report are removed

Where asbestos materials have been identified then a risk assessment must be carried out to assess whether removal methodology for each ACM is:

- Notified licensed material
- Notified non licensed material
- Non notifiable material.

If work on demolition or refurbishment is delayed, then an Asbestos Management Plan in compliance Regulation 4 of the Control of Asbestos Regulations should be implemented.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification. Birmingham City Laboratories further recommend the removal contractor to attend the site to confirm for themselves the quantities and location of asbestos to be removed.

It is recommended that the appointed Asbestos Removal Contractor undertakes a suitable and sufficient risk assessment to determine if the materials to be removed are licenced, non-licenced, or notifiable non- licenced.

7.0 Quality Assurance Statement

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

Lead Surveyor	Luke Murphy
Signed	
Date	14 May 2025

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

Authorised by	Andrew Bury CCP
Signed	
Date	14 May 2025

Appendix A

Survey Data Sheets

Lead Surveyor	Luke Murphy
Survey Type	Targeted Refurbishment
Survey Date	09/05/2025
Level of Identification	Sample Analysed

Building	Main building
Floor	0
Location / Room	0001 - Entrance lobby 21
Sample No	S001
Inspection Ref	1054203

Description Walls.

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Textured Coating	-
Extent of Damage	Low Damage	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	8 m²	
Accessibility	Easily Disturbed	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Lead Surveyor	Luke Murphy
Survey Type	Targeted Refurbishment
Survey Date	09/05/2025
Level of Identification	Sample Analysed

Building	Main building
Floor	0
Location / Room	0001 - Entrance lobby 21
Sample No	S002
Inspection Ref	1054204

Description Floor tiles and adhesive .

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Floor Tiles & Adhesive	-
Extent of Damage	Good Condition	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	3 m²	
Accessibility	Usually Inaccessible	
Risk Score		0

Recommendation	No Recommendation Required
Notes	Located beneath carpet tiles.

Lead Surveyor	Luke Murphy
Survey Type	Targeted Refurbishment
Survey Date	09/05/2025
Level of Identification	Sample Analysed

Building	Main building
Floor	External
Location / Room	0002 - Exterior to Entrance Lobby
Sample No	S003
Inspection Ref	1054209

Description Damp proof course .

		Score
Asbestos Type	CHRYSOTILE	1
Product Type	Bitumen Products	1
Extent of Damage	Good Condition	0
Surface Treatment	Composite, reinforced or bonded	0
Estimated Amount	Unknown	
Accessibility	Occasional Disturbance	
Risk Score		2

Recommendation	Remove
Notes	Identified at low level adjacent to the door frame.

Lead Surveyor	Luke Murphy
Survey Type	Targeted Refurbishment
Survey Date	09/05/2025
Level of Identification	Sample Analysed

Building	Main building
Floor	External
Location / Room	0002 - Exterior to Entrance Lobby
Sample No	S004
Inspection Ref	1054210

Description Seals to door frame .

		Score
Asbestos Type	NO ASBESTOS DETECTED	-
Product Type	Putty	-
Extent of Damage	Good Condition	-
Surface Treatment	Composite, reinforced or bonded	-
Estimated Amount	5 L/M	
Accessibility	Occasional Disturbance	
Risk Score		0

Recommendation	No Recommendation Required
Notes	

Appendix B

Asbestos Register

Asbestos Register

Building	Floor	Location / Room	Sample No	Position	Product Type	Damage	Surface Treatment	Asbestos Type	Estimated Amount	Access	Score	Recommendations
Main building	External	0002 - Exterior to Entrance Lobby	S003	Damp proof course	Bitumen Products	Good Condition	Composite, reinforced or bonded	Chrysotile	Unknown	Occasional Disturbance	2	Remove

Appendix C

Non Asbestos Materials Register

Non-Asbestos Materials Register

Building	Floor	Location / Room	Item	Material	Surveyor Notes
Main building	0	0001 - Entrance lobby 21	Skirting board	Timber	
Main building	0	0001 - Entrance lobby 21	Walls	Plaster	
Main building	0	0001 - Entrance lobby 21	Walls	Concrete	
Main building	0	0001 - Entrance lobby 21	Floor beneath carpet	Concrete	
Main building	0	0001 - Entrance lobby 21	Door frame	Structural Steel or Metal	
Main building	0	0001 - Entrance lobby 21	Door surround	UPVC	
Main building	0	0001 - Entrance lobby 21	Panel above door	Plaster Board	
Main building	0	0001 - Entrance lobby 21	Insulation behind door panel	Polystyrene	
Main building	0	0001 - Entrance lobby 21	Walls	Textured Coating	
Main building	0	0001 - Entrance lobby 21	Ceiling	Concrete	
Main building	0	0001 - Entrance lobby 21	Floor tiles and adhesive	Floor Tiles & Adhesive	
Main building	External	0002 - Exterior to Entrance Lobby	Wall behind key pad	Masonry	
Main building	External	0002 - Exterior to Entrance Lobby	Seals to door frame	Putty	
Main building	External	0002 - Exterior to Entrance Lobby	Cladding to ceiling	Timber	
Main building	External	0002 - Exterior to Entrance Lobby	Ceiling void Ceiling	Concrete	
Main building	External	0002 - Exterior to Entrance Lobby	Walls	Masonry	
Main building	External	0002 - Exterior to Entrance Lobby	Floor tiles	Quarry / ceramic tiles	
Main building	External	0002 - Exterior to Entrance Lobby	Floor beneath tiles	Concrete	
Main building	External	0002 - Exterior to Entrance Lobby	Door frame	Structural Steel or Metal	
Main building	External	0002 - Exterior to Entrance Lobby	Packer to door frame	Timber	
Main building	External	0002 - Exterior to Entrance Lobby	Silicone seals around key pad	Putty	

Appendix D

Areas of No Access

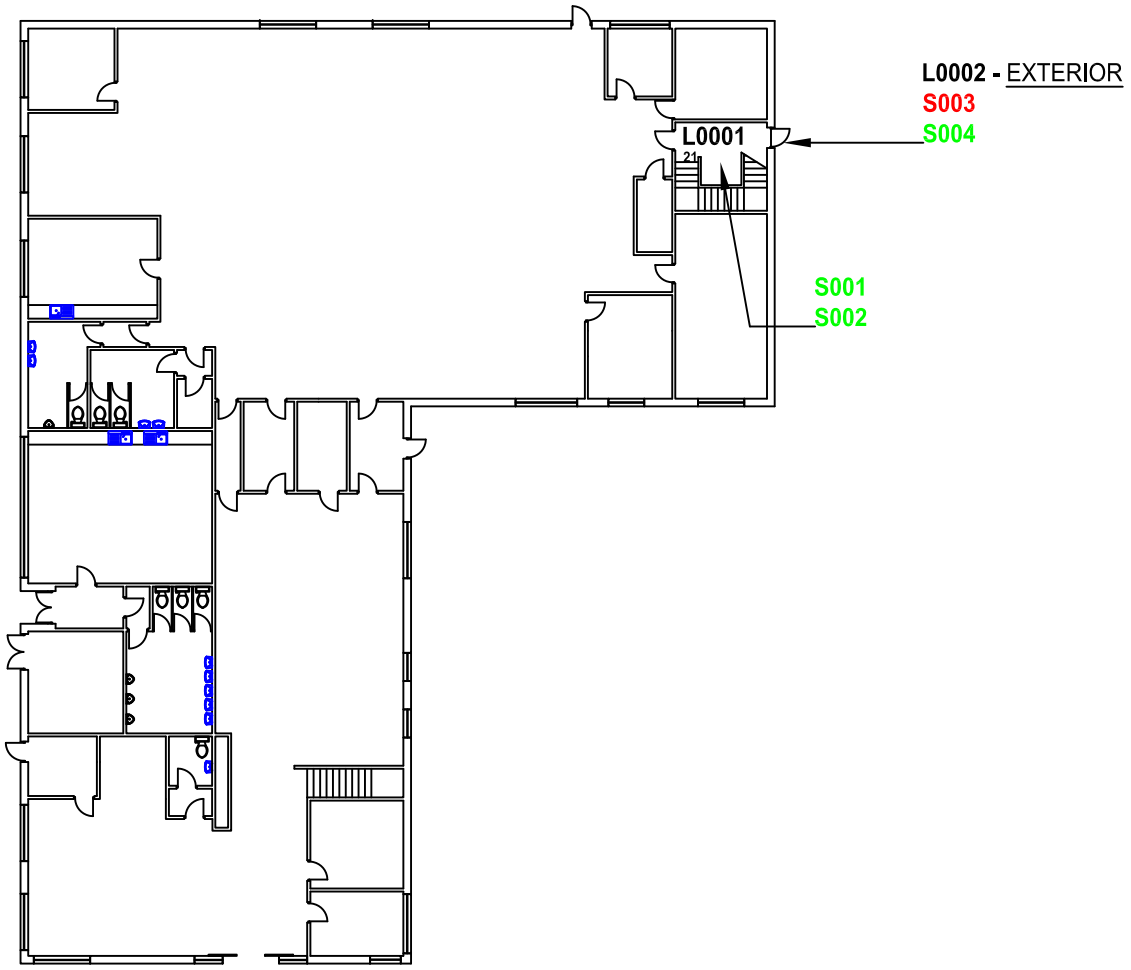
Areas of No Access

No items found

Appendix E

Plan Drawings

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



KEY

XXX SAMPLE LOCATION
No ACM Identified

XXX SAMPLE LOCATION
ACM Identified

S = Sampled

P = Presumed (Not Accessed)

SP = Strongly Presumed

PS = Previously Sampled

X = Cross Referenced

L = Location Number

Site Address : College Road Depot, 599-603 College Road, Kingstanding, Birmingham, B44 0AY

Floor Level : Ground and EXTERIOR

Client Name & Address : Central Housing Services North, 599 - 603 College Road, Kingstanding, Birmingham, B44 0AY

Drawn by: SHC

Job No: D - 11185
Drawing No: D - 11185 - 1

NOT DRAWN TO SCALE

Appendix F

Certificates of Bulk Fibre Identification

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

Certificate of Bulk Fibre Identification

Report No: D-11185

Date Issued:	14 May 2025	**Date Analysed:**	12 May 2025
Client:	Central Housing Services North	**Lead Surveyor:**	Luke Murphy
Client Address:	599 - 603 College Road Kingstanding Birmingham B44 0AY		

Sample Address: College Road Depot, B44 0AY

Sample No.	Sample Location	Sample Description	Fibres Detected
S001	0001 - Entrance lobby 21	Textured Coating	No asbestos detected
S002	0001 - Entrance lobby 21	Floor Tiles & Adhesive	No asbestos detected
S003	0002 - Exterior to Entrance Lobby	Bitumen Products	Chrysotile
S004	0002 - Exterior to Entrance Lobby	Putty	No asbestos detected

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

Analysed by:	Chelsea Bishop Technical Officer	
Authorised by:	A Bury CCP Senior Technical Officer	

TEST NOTES:

1. Samples have been analysed using Polarised Light Microscopy to determine the presence of asbestos fibres in accordance with the methods documented in HSG 248 “The analysts’ Guide for Sampling Analysis and Clearance Procedures” and in-house documented procedures.
2. Opinions and interpretations are outside the scope of accreditation and are not included within this test report.
3. The description of the product type is based on visual examination only. BCL can accept no liability for actions taken based on product descriptions given in this certificate.
4. Samples taken by BCL are taken in accordance with in house procedures based on the requirements of HSG 248.
5. BCL are not responsible for the accuracy of information supplied by the customer where relevant to the validity of results.
6. Where BCL is not responsible for the taking of the sample, the results apply to the sample as received from the customer.
7. This test report shall not be reproduced or copied without the written the approval of BCL.

0726
Doc. Ref: Bulk Survey Cert. Rev. 7.0 November 2024