

Refurbishment / Demolition Asbestos Survey

In accordance with HSG264 - Asbestos: The Survey Guide



**Lowdham Leisure World,
Blackmoorfoot Road,
Huddersfield, HD4 5NU**

Issue number:	1
Survey number:	7168
Survey date:	10/06/2021
Client:	Redrow Homes Ltd
Survey carried out by:	Phil Cox
Survey compiled by:	Graham Brown
Survey checked by:	Phil Cox
Survey Issued	21/06/2021

Contents:

1. Introduction.
2. Site information.
3. Summary.
4. Plans / Sketch.
5. Material assessment records.
6. Room Inspection / Asbestos Register.
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Appendix:

- 1: Explanation of the survey.

1. Introduction.

As instructed by Redrow Homes Ltd a refurbishment/demolition asbestos survey was carried out at Lowdham Leisureworld, Blackmoorfoot Road Huddersfield

A refurbishment/demolition survey is a legal requirement prior to any refurbishment or demolition works being carried out.

N.B. The default recommendation for asbestos products identified in a refurbishment/demolition survey is for removal, however, if the asbestos containing material is to remain in place longer than 3 months after the date of this survey it must be included in the buildings asbestos management plan and be actively managed by the duty holder or duty holders appointed person in accordance with the recommendations outlined in HSG264 and Control of Asbestos Regulations 2012. Further information can be found in Appendix 1-3 at the back of this survey or contact Graph Contract Services 01924 471200.

2. Scope of Works.

The purpose of the survey was to locate, identify and record as far as possible any asbestos containing materials contained within the permanent buildings on the site..

2.1. Type and Date of construction (if known).

There were a mixture of building types and construction on the site.

2.2. Survey Limitations.

The site was occupied and in full use by Lowdham Leisureworld during the survey, this limited the amount of intrusive investigations that could be carried out in some areas.

Any areas where access to survey is deemed inaccessible or restricted should be subjected to an appropriate survey prior to works commencing; until that time asbestos must be presumed to be present.

All areas and services were live during this survey therefore, unless stated otherwise; access was restricted above fixed ceilings, within wall voids/cavities, and beneath fixed floorings.

Note:

Please check all areas that will be affected by the proposed refurbishment / demolition works have been accessed prior to any works commencing. See section 6. Room Inspection / Asbestos Register for details.

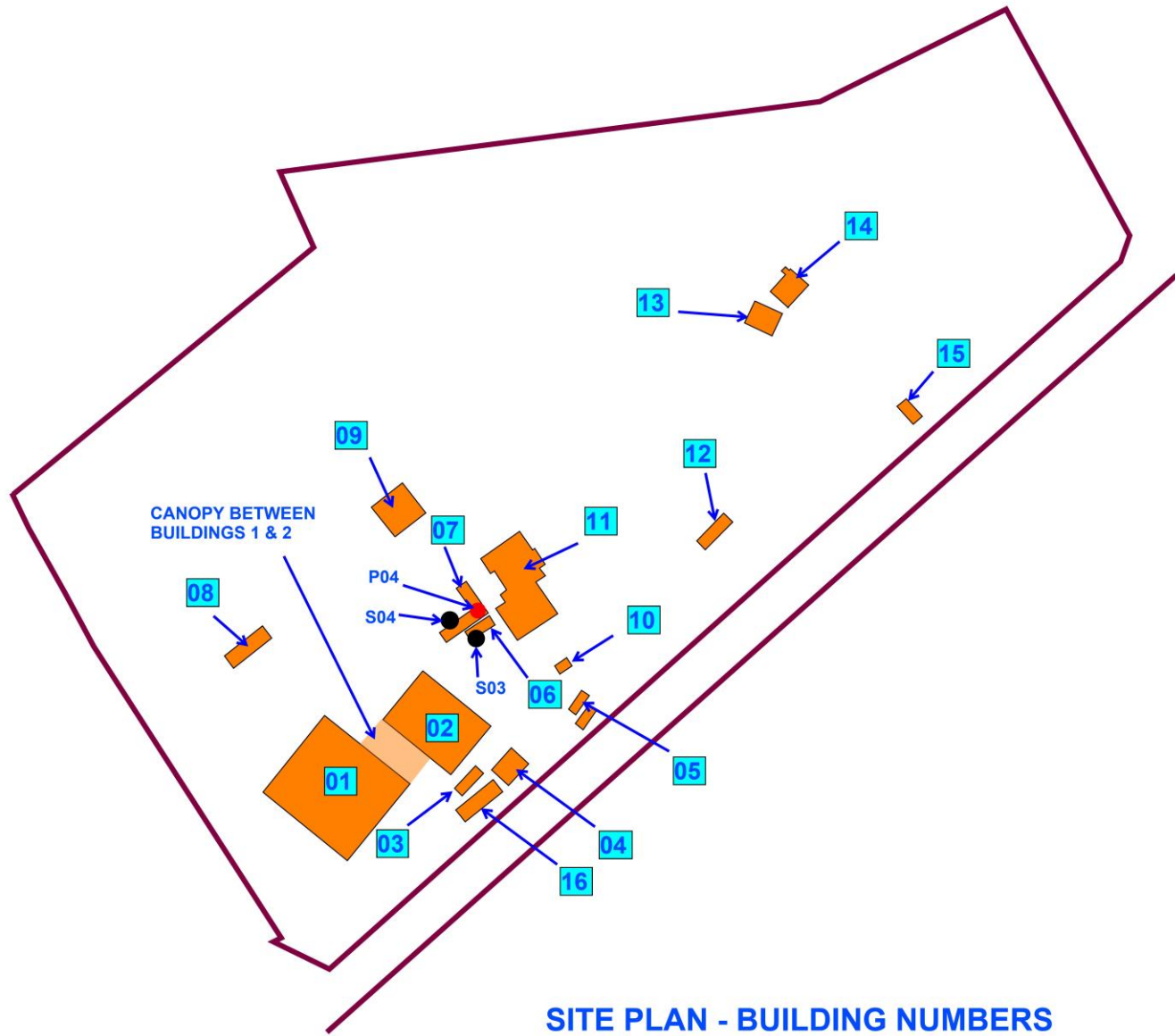
3. Summary of identified asbestos products

This section is a comprehensive register of the materials inspected in each area that have been identified or presumed to contain asbestos and should be read in conjunction with the material assessment record in section 5 of this report.

- Please read this report in its entirety and do not rely on any one section as a stand-alone viewpoint.
- See attached plans for locations.
- Amounts shown are indicative only and should not be relied upon for pricing purposes.
- Locations shown on the following sketch should be checked for accuracy with the summary.

Summary of identified asbestos products

Area	Location	Product Description	Amount	Level of ID	Sample No.
Building 1 / Ground R13 File store	Floor	Safe lining	Item	Visually inspected	P1
Building 2 / Ground R20 Compressor room	Wall	Electrics	Item	Visually inspected	P2
Building 2 / First R21 Garage	Throughout	Presume flash gaurds to the electrical installations throughout the garage	Items	Visually inspected	P3
Builoding 7 / Ground R29 Prefabricated cabin(Parts)	Floor	Safe lining	Item	Visually inspected	P4

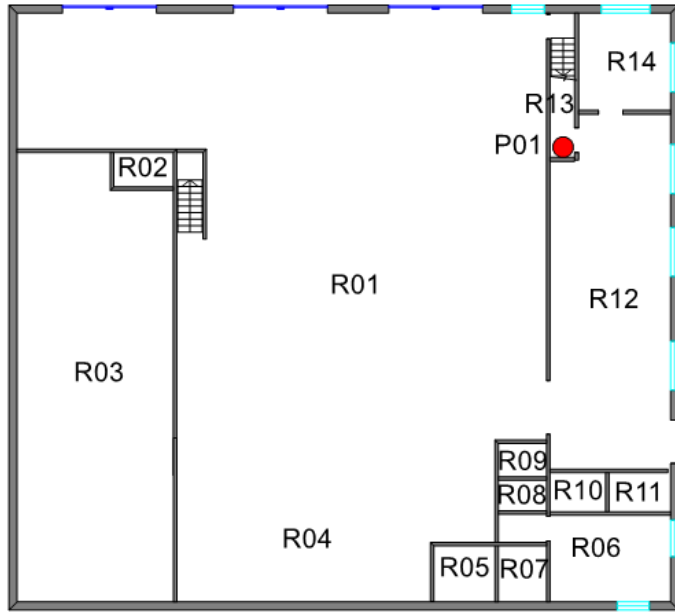


SITE PLAN - BUILDING NUMBERS

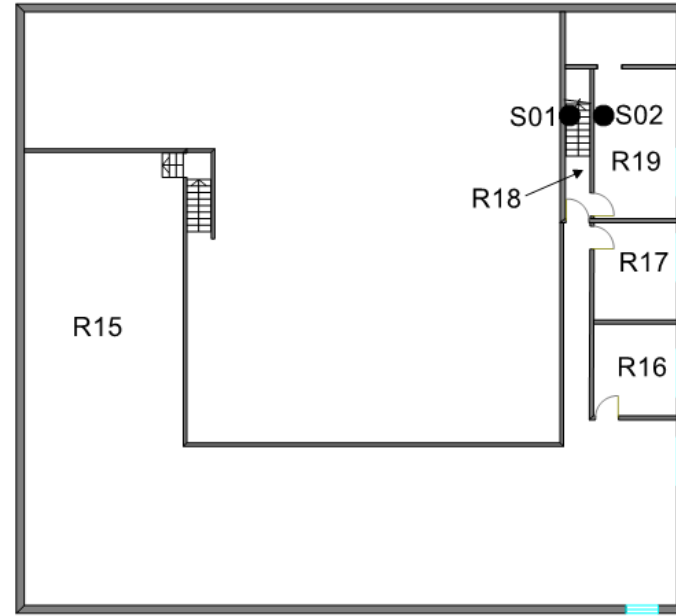
NOTATION KEY

- Presumed Asbestos to safe
- Negative Sample

PROJECT	Blackmoorfoot Road, Huddersfield,
DRAWING NO	7168/1
SCALE	nts
DATE	15/06/21



GROUND FLOOR



FIRST FLOOR

BUILDING 1



NOTATION KEY



Negative Sample



Presumed Asbestos to safe

PROJECT

Blackmoorfoot Road
Huddersfield,

DRAWING No

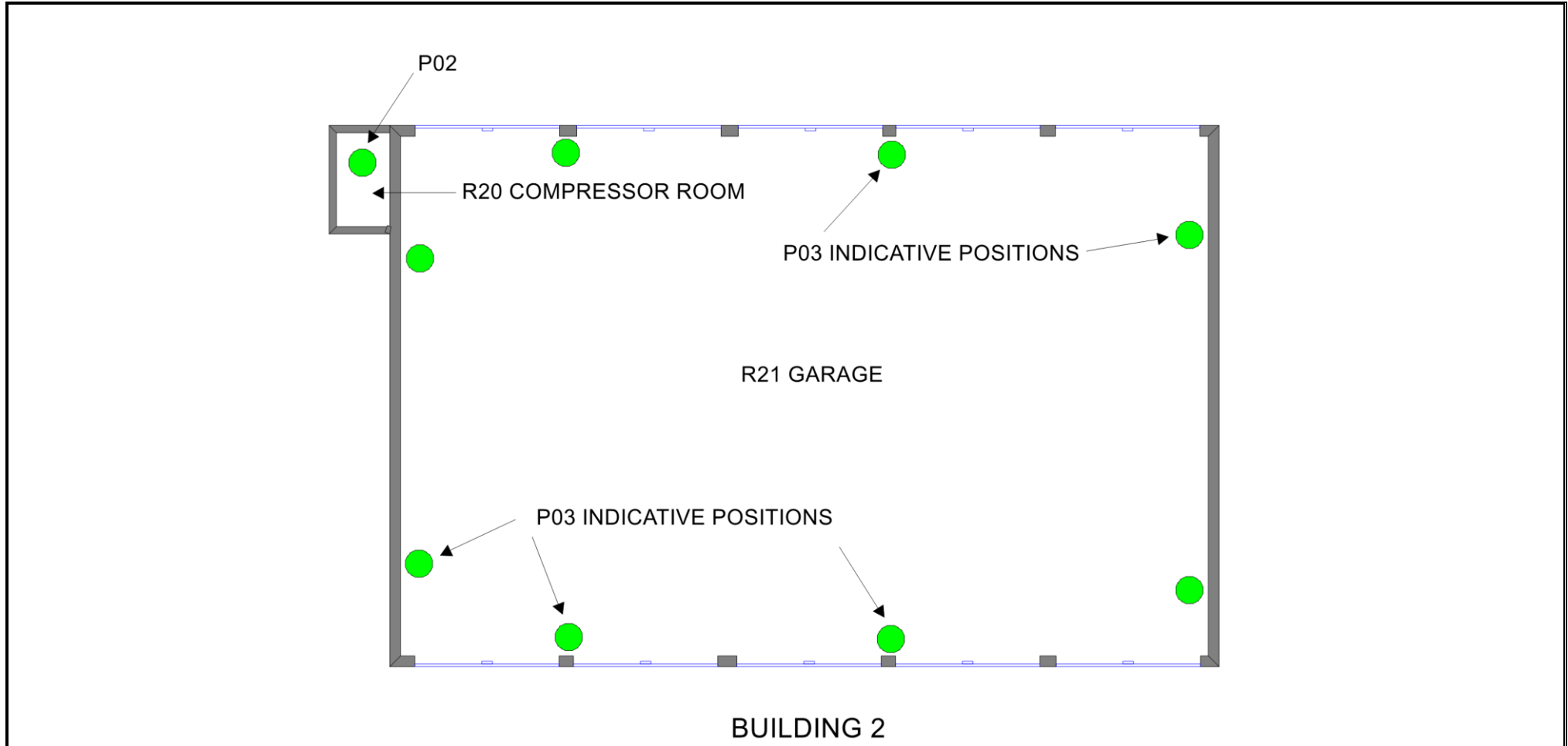
7168/2

SCALE

nts

DATE


15/06/21





BUILDING 2


	NOTATION KEY			PROJECT	Blackmoorfoot Road Huddersfield,
		Negative Sample		DRAWING No	7168/3
		Presumed Asbestos to safe		SCALE	nts
		Presumed textile flashguards to Electrical Switchgear		DATE	15/06/21


5. Material Assessment Records.


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 1 / Ground</p> <p>Area: R01 Reception/Showroom</p> <p>Location: Ceiling</p> <p>Description: Steel portal frame,insulated cladding, modern heater</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: / Ground</p> <p>Area: R01 Reception/Showroom</p> <p>Location: Wall</p> <p>Description: Low level masonry, clad walls with modern insulation, glazed screens to the front elevation</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 1 / Ground</p> <p>Area: R02 Under stairs cupboard</p> <p>Location: Ceiling</p> <p>Description: Metal stairs above</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 1 / Ground</p> <p>Area: R03 Stores</p> <p>Location: Ceiling</p> <p>Description: Suspended ceiling, metal mezzanine floor above</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 1 / Ground</p> <p>Area: R04 Kitchen area</p> <p>Location: Ceiling</p> <p>Description: Suspended ceiling, metal mezzanine floor above</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 1 / Ground</p> <p>Area: R06 Gents toilet</p> <p>Location: Wall</p> <p>Description: Masonry & stud walls, modern sanitaryware</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

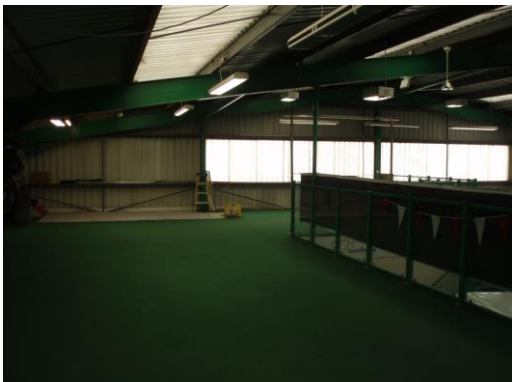
	Level of ID:	Visually inspected	Ref:	c
	Building / Floor: 1 / Ground Area: R07 Boiler room Location: Wall Description: Masonry & stud walls, modern boiler Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	Building / Floor: 1 / Ground Area: R09 Disabled toilet Location: Floor Description: Ceramic tiles on concrete Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	c
	Building / Floor: 1 / Ground Area: R12 Main office Location: Floor Description: Carpet & ceramic tiles on concrete Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	P1
	Building / Floor: 1 / Ground Area: R13 File store Location: Floor Description: Asbestos Type: Crocidalite Amount: Item			
Recommendations:				
Any works that would disturb or require the removal of this material must be carried out in accordance with the Control of Asbestos Regulations 2012				


	Level of ID:	Visually inspected	Ref:	c
	Building / Floor: 1 / Ground Area: R14 Offices Location: Wall Description: Masonry & timber glazed screens Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	Building / Floor: 1 / First Area: R15 Mezzanine showroom Location: Ceiling Description: Open to clad roof Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	Building / Floor: 1 / First Area: R16 Office Location: Wall Description: Masonry & de-mountable partitions Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


No Picture	Level of ID:	Sampled	Ref:	S02
	Building / Floor: 1 / First Area: R18 Fire escape staircase Location: Wall Description: Masonry & stud wall at first floor level Asbestos Type: No asbestos detected Amount:			
Recommendations:				
No action required				


	Level of ID:	Sampled	Ref:	S01
	Building / Floor: 1 / First Area: R18 Fire escape staircase Location: Stairs Description: Stair nosing Asbestos Type: No asbestos detected Amount:			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	Building / Floor: 1 / First Area: R19 Office & store Location: Wall Description: Masonry & stud wall at first floor level Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	P2
	Building / Floor: 2 / Ground Area: R20 Compressor room Location: Wall Description: Electrics Asbestos Type: Chrysotile Amount: Item			
Recommendations:				
Any works that would disturb or require the removal of this material must be carried out in accordance with the Control of Asbestos Regulations 2012				


	Level of ID:	Visually inspected	Ref:	c
	Building / Floor: 2 / First Area: R21 Garage Location: Ceiling Description: Steel portal frame with insulated cladding Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 2 / First</p> <p>Area: R21 Garage</p> <p>Location: Floor</p> <p>Description: Concrete, with masonry pits in the bays</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	P3
	<p>Building / Floor: 2 / First</p> <p>Area: R21 Garage</p> <p>Location: Throughout</p> <p>Description: Presume flash guards to the electrical installations throughout the garage</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: Items</p>			
Recommendations:				
Any works that would disturb or require the removal of this material must be carried out in accordance with the Control of Asbestos Regulations 2012				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 3 / Ground</p> <p>Area: R22 Prefabricated cabin</p> <p>Location: Ceiling</p> <p>Description: Felt on a timber construction</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 3 / Ground</p> <p>Area: R22 Prefabricated cabin</p> <p>Location: Wall</p> <p>Description: External panel, Insulated timber</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 3 / Ground</p> <p>Area: R22 Prefabricated cabin</p> <p>Location: Floor</p> <p>Description: Carpet on timber</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 4 / Ground</p> <p>Area: R23 Metal container</p> <p>Location: General</p> <p>Description: Metal construction, assumed Lowdams will be removing contents.</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 4 / Ground</p> <p>Area: R24 Metal container</p> <p>Location: General</p> <p>Description: Metal construction, assumed Lowdams will be removing contents.</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 5 / Ground</p> <p>Area: R26 Metal container</p> <p>Location: General</p> <p>Description: Metal construction, no access, assumed Lowdams will be removing contents</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	S03
	<p>Building / Floor: 6 / Ground</p> <p>Area: R28 Prefabricated cabin(Canteen)</p> <p>Location: Wall</p> <p>Description: Insulated timber, external textured coating (S03)</p> <p>Asbestos Type: No asbestos detected</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 6 / Ground</p> <p>Area: R28 Prefabricated cabin (Canteen)</p> <p>Location: Floor</p> <p>Description: Carpet on timber, modern kitchen units</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 7 / Ground</p> <p>Area: R29 Prefabricated cabin(Parts)</p> <p>Location: Ceiling</p> <p>Description: Felt on a timber construction, plasterboard ceiling</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	S04
	<p>Building / Floor: 7 / Ground</p> <p>Area: R29 Prefabricated cabin(Parts)</p> <p>Location: Wall</p> <p>Description: Insulated timber, external textured coating (S04) internal de-mountable partitions</p> <p>Asbestos Type: No asbestos detected</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	P4
	<p>Building / Floor: 7 / Ground</p> <p>Area: R29 Prefabricated cabin(Parts)</p> <p>Location: Floor</p> <p>Description: Safe lining</p> <p>Asbestos Type: Crocidalite</p> <p>Amount: Item</p>			
Recommendations:				
<p>Any works that would disturb or require the removal of this material must be carried out in accordance with the Control of Asbestos Regulations 2012</p>				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 8 / Ground</p> <p>Area: R30 Prefabricated cabin</p> <p>Location: Ceiling</p> <p>Description: Felt on a timber construction</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
<p>No action required</p>				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 8 / Ground</p> <p>Area: R30 Prefabricated cabin</p> <p>Location: Wall</p> <p>Description: External panel, Insulated timber, internal plasterboard</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
<p>No action required</p>				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 9 / Ground</p> <p>Area: Modern modular cabin</p> <p>Location: General</p> <p>Description: Erected post 2015.</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 10 / Ground</p> <p>Area: Metal container</p> <p>Location: General</p> <p>Description: Metal construction, no access, assumed Lowdams will be removing contents</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 11 / Ground</p> <p>Area: Metal containers (Several)</p> <p>Location: General</p> <p>Description: Metal construction, no access, assumed Lowdams will be removing contents</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	As S04
	<p>Building / Floor: 12 / Ground</p> <p>Area: R31 Prefabricated cabin</p> <p>Location: Wall</p> <p>Description: Insulated timber, external textured coating (As S04)</p> <p>Asbestos Type: No asbestos detected</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 13 / Ground</p> <p>Area: R32 Timber chalet style cabin</p> <p>Location: Ceiling</p> <p>Description: Timber structure with felt covering, internal timber</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 13 / Ground</p> <p>Area: R32 Timber chalet style cabin</p> <p>Location: Wall</p> <p>Description: Insulated timber, timber partitions, modern kitchen units</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

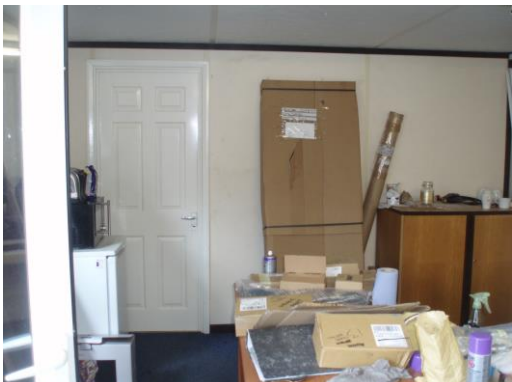
	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 13 / Ground</p> <p>Area: R32 Timber chalet style cabin</p> <p>Location: Wall</p> <p>Description: Insulated timber, timber partitions, modern kitchen units</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 14 / Ground</p> <p>Area: R33 Timber chalet style cabin</p> <p>Location: Ceiling</p> <p>Description: Timber structure with felt covering, internal timber</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 14 / Ground</p> <p>Area: R33 Timber chalet style cabin</p> <p>Location: Wall</p> <p>Description: Insulated timber, timber partitions, modern kitchen units</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	As S03
	<p>Building / Floor: 15 / Ground</p> <p>Area: R34 Prefabricated cabin</p> <p>Location: Wall</p> <p>Description: Insulated timber, external textured coating (As S03)</p> <p>Asbestos Type: No asbestos detected</p> <p>Amount:</p>			
Recommendations:				
No access due to a Bee's nest, visually the same as building 6				

	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 16 / Ground</p> <p>Area: R35 Prefabricated cabin</p> <p>Location: Ceiling</p> <p>Description: Felt on a timber construction</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	c
	<p>Building / Floor: 16 / Ground</p> <p>Area: R35 Prefabricated cabin</p> <p>Location: Wall</p> <p>Description: Insulated timber, external textured coating (As S04)</p> <p>Asbestos Type: No asbestos detected</p> <p>Amount:</p>			
Recommendations:				
No action required				

6. Room Inspection / Asbestos Register

This section is a comprehensive register of the materials inspected in each area and should be read in conjunction with the Material Assessment records in section 5.

Room Inspection / Asbestos Register					
Area	Location	Description	Amount	Sample No.	Asbestos
1 / Ground R01 Reception/Showroom	Ceiling	Steel portal frame,insulated cladding, modern heater			No suspect material
1 / Ground R01 Reception/Showroom	Wall	Low level masonry, clad walls with modern insulation, glazed screens to the front elevation			No suspect material
	Floor	Carpet on painted concrete			No suspect material
1 / Ground R02 Under stairs cupboard	Ceiling	Metal stairs above			No suspect material
	Wall	De-mountable partitions			No suspect material
	Floor	Carpet on concrete			No suspect material
1 / Ground R03 Stores	Ceiling	Suspended ceiling, metal mezzanine floor above			No suspect material
	Wall	Masonry & stud walls with modern racking			No suspect material
	Floor	Carpet on concrete			No suspect material
1 / Ground R04 Kitchen area	Ceiling	Suspended ceiling, metal mezzanine floor above			No suspect material
	Wall	Masonry(plasterboard lined) & stud walls with modern kitchen equipment, tiled splashback			No suspect material
	Floor	Laminate & vinyl on concrete			No suspect material
1 / Ground R05 Kitchen store	Ceiling	Suspended ceiling, metal mezzanine floor above			No suspect material
	Wall	Masonry(plasterboard lined) & stud walls			No suspect material
	Floor	Vinyl on concrete			No suspect material
1 / Ground R06 Gents toilet	Ceiling	Plasterboard, block & beam floor above			No suspect material
1 / Ground R06 Gents toilet	Wall	Masonry & stud walls, modern sanitaryware			No suspect material
	Floor	Vinyl on concrete			No suspect material
1 / Ground R07 Boiler room	Ceiling	Suspended ceiling, block & beam floor above			No suspect material
1 / Ground R07 Boiler room	Wall	Masonry & stud walls, modern boiler			No suspect material
	Floor	Vinyl on concrete			No suspect material

Room Inspection / Asbestos Register

Area	Location	Description	Amount	Sample No.	Asbestos
1 / Ground R08 Ladies toilet	Ceiling	Suspended ceiling, block & beam floor above			No suspect material
1 / Ground R08 Ladies toilet	Wall	Masonry & stud walls, ceramic tiles, modern sanitaryware			No suspect material
	Floor	Ceramic tiles on concrete			No suspect material
1 / Ground R09 Disabled toilet	Ceiling	Suspended ceiling, block & beam floor above			No suspect material
	Wall	Masonry & stud walls, ceramic tiles, modern sanitaryware			No suspect material
1 / Ground R09 Disabled toilet	Floor	Ceramic tiles on concrete			No suspect material
1 / Ground R10 Mens toilet	Ceiling	Suspended ceiling, block & beam floor above			No suspect material
	Wall	Masonry, ceramic tiles, modern sanitaryware			No suspect material
	Floor	Ceramic tiles on concrete			No suspect material
1 / Ground R11 Ladies toilet	Ceiling	Suspended ceiling, block & beam floor above			No suspect material
	Wall	Masonry, ceramic tiles, modern sanitaryware			No suspect material
	Floor	Ceramic tiles on concrete			No suspect material
1 / Ground R12 Main office	Ceiling	Suspended ceiling, block & beam floor above			No suspect material
	Wall	Masonry & stud walls, plasterboard lined			No suspect material
1 / Ground R12 Main office	Floor	Carpet & ceramic tiles on concrete			No suspect material
1 / Ground R13 File store	Ceiling	Suspended ceiling, block & beam floor above			No suspect material
	Wall	Masonry & stud walls, plasterboard lined			No suspect material
	Floor	Carpet on concrete			No suspect material
1 / Ground R13 File store	Floor	Safe lining	Item	P1	Crocidalite
1 / Ground R14 Offices	Ceiling	Suspended ceiling, block & beam floor above			No suspect material
1 / Ground R14 Offices	Wall	Masonry & timber glazed screens			No suspect material
	Floor	Carpet on concrete			No suspect material
1 / First	Ceiling	Open to clad roof			No suspect material

Room Inspection / Asbestos Register

Area	Location	Description	Amount	Sample No.	Asbestos
R15 Mezzanine showroom	Wall	Steel and insulated clad walls			No suspect material
	Floor	Carpet on chipboard			No suspect material
1 / First R16 Office	Ceiling	Suspended ceiling, clad roof			No suspect material
1 / First R16 Office	Wall	Masonry & de-mountable partitions			No suspect material
	Floor	Carpet on block & beam			No suspect material
1 / First R17 Office	Ceiling	Suspended ceiling, clad roof			No suspect material
	Wall	Masonry & de-mountable partitions			No suspect material
	Floor	Carpet on block & beam			No suspect material
1 / First R18 Fire escape staircase	Ceiling	Suspended ceiling, clad roof			No suspect material
1 / First R18 Fire escape staircase	Wall	Masonry & stud wall at first floor level		S02	No asbestos detected
	Floor	Carpet on timber stairs			No suspect materia
1 / First R18 Fire escape staircase	Stairs	Stair nosing		S01	No asbestos detected
1 / First R19 Office & store	Ceiling	Suspended ceiling, clad roof			No suspect material
1 / First R19 Office & store	Wall	Masonry & stud wall at first floor level			No suspect material
	Floor	Carpet on block & beam			No suspect material
1 / External Link canopy adjoining garage	Roof	Extension of the metal clad roof			No suspect material
2 / Ground R20 Compressor room	Ceiling	Clad roof			No suspect material
	Wall	Masonry			No suspect material
	Floor	Concrete			No suspect material
2 / Ground R20 Compressor room	Wall	Electrics	Item	P2	Chrysotile
2 / First R21 Garage	Ceiling	Steel portal frame with insulated cladding			No suspect material
	Wall	Low level masonry with insulated clad walls			No suspect material
2 / First R21 Garage	Floor	Concrete, with masonry pits in the bays			No suspect material

Room Inspection / Asbestos Register

Area	Location	Description	Amount	Sample No.	Asbestos
2 / First R21 Garage	Throughout	Presume flash gaurds to the electrical installations throughout the garage	Items	P3	Chrysotile
3 / Ground R22 Prefabricated cabin	Ceiling	Felt on a timber construction			No suspect material
3 / Ground R22 Prefabricated cabin	Wall	External panel, Insulated timber			No suspect material
3 / Ground R22 Prefabricated cabin	Floor	Carpet on timber			No suspect material
4 / Ground R23 Metal container	General	Metal construction, assumed Lowdams will be removing contents.			No suspect material
4 / Ground R24 Metal container	General	Metal construction, assumed Lowdams will be removing contents.			No suspect material
4 / Ground R25 Metal container	General	Metal construction, assumed Lowdams will be removing contents.			No suspect material
5 / Ground R26 Metal container	General	Metal construction, no access, assumed Lowdams will be removing contents			No suspect material
5 / Ground R27 Metal container	General	Metal construction, no access, assumed Lowdams will be removing contents			No suspect material
6 / Ground R28 Prefabricated cabin(Canteen)	Ceiling	Felt on a timber construction			No suspect material
6 / Ground R28 Prefabricated cabin(Canteen)	Wall	Insulated timber, external textured coating (S03)		S03	No asbestos detected
6 / Ground R28 Prefabricated cabin (Canteen)	Floor	Carpet on timber, modern kitchen units			No suspect material
7 / Ground R29 Prefabricated cabin(Parts)	Ceiling	Felt on a timber construction, plasterboard ceiling			No suspect material
7 / Ground R29 Prefabricated cabin(Parts)	Wall	Insulated timber, external textured coating (S04) internal de-mountable partitions		S04	No asbestos detected
7 / Ground R29 Prefabricated cabin(Parts)	Floor	Timber floor			No suspect material
7 / Ground R29 Prefabricated cabin(Parts)	Floor	Safe lining	Item	P4	Crocidalite
8 / Ground R30 Prefabricated cabin	Ceiling	Felt on a timber construction			No suspect material
8 / Ground R30 Prefabricated cabin	Wall	External panel, Insulated timber, internal plasterboard			No suspect material
	Floor	Carpet on timber			No suspect material
9 / Ground Modern modular cabin	General	Erected post 2015.			No suspect material

Room Inspection / Asbestos Register

Area	Location	Description	Amount	Sample No.	Asbestos
10 / Ground Metal container	General	Metal construction, no access, assumed Lowdams will be removing contents			No suspect material
11 / Ground Metal containers (Several)	General	Metal construction, no access, assumed Lowdams will be removing contents			No suspect material
12 / Ground R31 Prefabricated cabin	Ceiling	Felt on insulated timber			No suspect material
12 / Ground R31 Prefabricated cabin	Wall	Insulated timber, external textured coating (As S04)		As S04	No asbestos detected
12 / Ground R31 Prefabricated cabin	Floor	Carpet on timber			No suspect material
13 / Ground R32 Timber chalet style cabin	Ceiling	Timber structure with felt covering, internal timber			No suspect material
13 / Ground R32 Timber chalet style cabin	Wall	Insulated timber, timber partitions			No suspect material
13 / Ground R32 Timber chalet style cabin	Floor	Carpet on timber			No suspect material
14 / Ground R33 Timber chalet style cabin	Ceiling	Timber structure with felt covering, internal timber			No suspect material
14 / Ground R33 Timber chalet style cabin	Wall	Insulated timber, timber partitions, modern kitchen units			No suspect material
14 / Ground R33 Timber chalet style cabin	Floor	Carpet on timber			No suspect material
15 / Ground R34 Prefabricated cabin	Ceiling	Felt on a timber construction			No suspect material
15 / Ground R34 Prefabricated cabin	Wall	Insulated timber, external textured coating (As S03)		As S03	No asbestos detected
	Floor	Carpet on timber, modern sanitaryware			No suspect material
16 / Ground R35 Prefabricated cabin	Ceiling	Felt on a timber construction			No suspect material
16 / Ground R35 Prefabricated cabin	Wall	Insulated timber, external textured coating (As S04)			No asbestos detected
	Floor	Carpet on timber, modern sanitaryware			No suspect material

7. Bulk sample identification report.



Suite 5, Milner House, Milner Way, Ossett, West Yorkshire WF5 9JE
Company Registration No: 11250668 | VAT No: 293902284

Certificate of Bulk Analysis

Customer: Graph Contract Services Ltd Customer Address: 52 Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0PT Site Address: Lowdham Outdoor Leisure, Crossland Hill, Huddersfield, HD4 5NU Client Reference: GCS7168	Project Number: P-13961 Samples Received On: 11/06/2021 Samples Taken By: Client No of Samples: 4 Date of Analysis: 15/06/2021
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Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	Building 1, R18 Fire Escape Stairs	Stair Nosing - Reinforced Plastics/Composites	NAD	Sai Annapureddy
S002	002	Building 1, R18 Fire Escape Stairs	Wall Board - Insulating Board	NAD	Sai Annapureddy
S003	003	Building 6, Prefabricated Cabin	Textured Coating	NAD	Sai Annapureddy
S004	004	Building 6, Prefabricated Cabin	Textured Coating	NAD	Sai Annapureddy

Key: NAD = No Asbestos Detected

Authorised Signatory:	Name/Position: Sai Annapureddy/Quality Manager	Date of Issue: 15/06/2021
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Statement of Certification

This is to certify that analysis has been carried out to determine the presence of asbestos fibres using Polarised Light Microscopy and Dispersion Staining Techniques. The method used is UKAS accredited and in accordance with Scopus Asbestos Compliance in house current method/procedure and the HSG 248 Asbestos: The analysts guide for sampling analysis and clearance procedures - appendix 2, 'Asbestos in bulk materials: Sampling and Identification by polarised light microscopy (PLM). The samples were analysed as received.

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory. Notes, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.

When the Test Certificate indicates sample(s) taken by the customer, the following disclaimers apply: Scopus Asbestos Compliance cannot accept responsibility for the accuracy of the information provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for sampling techniques carried out by individual(s) not directly employed within the Company.

8. Conditions and exclusions

The following are excluded from this survey unless stated otherwise:

- Any area not included within the scope of our works.
- Any area deemed to be unsafe, inaccessible or impracticable to enter.
- Any area or location that would require the surveyor to work in a 'confined space'.
- Any area or item that would require specialist training to access.
- Any items of plant or equipment that would require the presence of a specialist engineer / equipment.
- Any area that would require the use of specialist personal protective equipment other than normally worn during asbestos surveys.
- Roof spaces where safe access is not available.
- Roof spaces where safe access is available, but the roof space does not have a floor (if walkways are in place the surveyor may use them but will not move from the walkways to take samples or inspect areas).
- Areas which the surveyor considers to be contaminated with asbestos to such an extent that entry could result in the spread of contamination to other areas. Areas which fall into this category may require the use of enclosures, hygiene units, etc. They will only be entered on specific instructions from the client. Prior to entry to such areas a specific method statement and risk assessment will be prepared.
- Areas covered or concealed by suspected asbestos containing materials.
- Areas that entry to, or taking samples of, may cause damage to the structure of the building or structural elements of the building.
- Floor ducts where the covers are not easily lifted. The client is expected to arrange access if deemed integral to the works.

The following further general conditions will also apply to this report.

- Where accurate plans have not been provided, the surveyor will draw plans whilst on site, however Graph Contract Services Ltd cannot be held responsible for any inaccuracies.
- The survey has been carried out utilising the surveyor's experience of similar buildings and the information provided to him prior to the survey. It is not possible to guarantee that all asbestos has been located within a specified site and we accept no financial or other responsibility for any asbestos subsequently found.
- The categorisation of materials (e.g. board, cement, coating etc.) is based purely on the surveyor's experience. The only definite way to separate materials such as board and cement is by a density test. Density tests have not been carried out unless the client has specifically instructed, and they are referred to in the report.
- The areas being surveyed are visually examined for asbestos and samples are taken or assumptions made of any materials suspected of containing asbestos. This includes taking dust samples from any areas where asbestos contamination is suspected but does not include random dust sampling from areas where no suspected contamination is visible.
- Whilst every care shall be taken during the survey, superficial damage may be caused to decorations during the survey. No provision is made in our costs for any making good; however temporary repair will be carried out at the time of survey.
- We have made every effort to locate all known and suspected ACM (Asbestos Containing Materials) using standard surveying methods, however, we cannot guarantee that all ACM have been located. The fabric of the building may well conceal the location of some ACM. Typically, hidden ACM may well be discovered during maintenance, refurbishment work or demolition, for example beneath/within the structure, below modern insulation and cladding to pipe work, boilers, vessels and the like.
- Visual inspection and presumptions may be used in occupied areas, areas of excessive storage, areas where furniture/equipment remain in-situ and have not been protected by the client.
- Representative or consolidated sampling may be carried out in large areas of visually similar products.

Appendix 1: Explanation of the report.

The Control of Asbestos Regulations 2012 – Regulation 4

Background

Asbestos remains the largest single cause of work-related deaths in the UK and is prevalent in all but the newest of buildings since blue and brown asbestos were only banned in 1985 and white asbestos in 1999. It is estimated that some 2 million buildings in the non-domestic sector contain asbestos.

What are the regulations?

The Control of Asbestos Regulations 2012 came into force on 13 November 2012 but Regulation 4 which replaces word for word Regulation 4 of the Control of Asbestos at Work Regulations 2002 was aimed specifically at dealing with asbestos lying undisturbed in the fabric of buildings by imposing duties to manage asbestos in business premises in order to reduce workers' exposure to asbestos-related illnesses and deaths.

The Regulations are aimed at protecting workers by providing them with information which will enable them to plan their work more safely and they apply to all non-domestic premises; this means all premises or parts of premises which are not private dwellings are. In a block of flats for example, this would exclude the flats themselves but include the common parts such as the stairs and lifts.

Who is affected?

The Regulations require every person who has an obligation to maintain or repair all or a part of business premises under a contract or tenancy, irrespective of the length of term, to comply with the duties under the Regulations.

Where there is no contract or tenancy, every person who has to any extent control of the relevant part of those premises or any means of access to and from them will also have to identify where asbestos materials may have been used and comply with the duties under the Regulations.

Depending on the circumstances, the duty holder could be the landlord, tenant, managing agent, surveyor or architect.

There may be more than one person on whom the duty rests at any one time and the division of responsibility will depend on the degree of control that person possesses. In multi let premises, the landlord could be responsible for the external and common parts of the premises and the tenant for the internal parts. No one can 'contract out' of their duties under the Regulations.

Risk assessment and management plan

Every duty holder is required to see that a suitable and sufficient risk assessment is carried out to identify whether asbestos is present in the premises. Where there is more than one duty officer there is an obligation to cooperate in the production of the risk assessment.

In making the assessment, the duty holder is required to take such steps as are reasonable in the circumstances. The condition of any asbestos which is or has been assumed to be present must be considered carefully. This could include a systematic search of all plans, drawings, specifications and maintenance records for the premises and a physical search of areas such as the roof voids and pipe ducts and inspection of fire doors and walls.

Any material which looks as if it might contain asbestos should be presumed to contain asbestos until further analysed. If asbestos is identified, a written record must be kept of its location, quantity and condition. The record must also show whether there are any parts of the building which have not been assessed. If the asbestos located is in good condition and unlikely to be disturbed then there is no obligation to remove it, but its location and condition must be recorded and monitored at regular intervals. From this record, an assessment of the risk of exposure by an individual should be made and a management plan must be drawn up and reviewed at regular intervals. The management plan must be made available, not only to employees, tenants, occupiers and contractors, but also to potential purchasers, surveyors and the emergency services.

Failure to comply

The Regulations are enforced by the Health & Safety Inspectors, who conduct spot-checks on these management plans. Failure to comply is a criminal offence and, if tried in the Crown Court, can lead to an unlimited fine and imprisonment for up to two years. If a death results from work activity involving asbestos, then manslaughter charges may be brought.

N.B: This information sheet is provided for your general information only and does not seek to set out the legislation in this area in detail or to provide specific advice. If you have any queries, or wish to discuss specific circumstances, please contact Graph Contract Services Ltd, Telephone 01924 471200 plc@graphcontractservices.co.uk

Presumption or identification of ACM to inaccessible areas

Strongly Presumed:

The surveyor may strongly presume the presence of asbestos if in his opinion a material looks like it might contain asbestos i.e. the fibres are clearly visible; if it is a material in which asbestos is known to have been commonly used; or if a similar constructed product has been confirmed by laboratory analysis to contain asbestos.

Presumed:

This is a default option where there is insufficient evidence to confirm that the material is asbestos free. For example, areas that are not accessed or cannot be accessed for inspection must be presumed to contain asbestos until there is strong evidence to prove otherwise.

Objectives

- To carry out a re-inspection to ascertain the condition of known or presumed asbestos based materials
- To update the asbestos register/ management plan and system
- To highlight areas of concern and specifically those requiring urgent attention
- To include a risk assessment for each ACM or inspection item

Summary & recommendations

It is important that ACM are sealed, labelled and actively managed as a minimum as this is the thrust of the regulations (Control of Asbestos Regulations 2012).

If any ACM are to be left in the building a 'management system' should be developed that allows for the following;

- Regular inspection of the materials – pre-planned and documented
- A site contact with responsibility for the system and named in the register
- Staff or contractors must be made aware of ACM in their relevant work areas
- What to do in the event of locating damaged (or deteriorating) asbestos products
- Operating a permit to work system

Areas of the building that were not accessed may contain other suspect materials. It is important that any major refurbishment or any areas outlined for use that were previously unused, should proceed with caution. Hidden materials may still be present, and any planning should account for this fact.

This survey is intended to form the basis for an asbestos register to be kept updated as various remedial works are carried out. This will ensure the register remains current, relevant and complies with all current relevant legislation concerning asbestos.