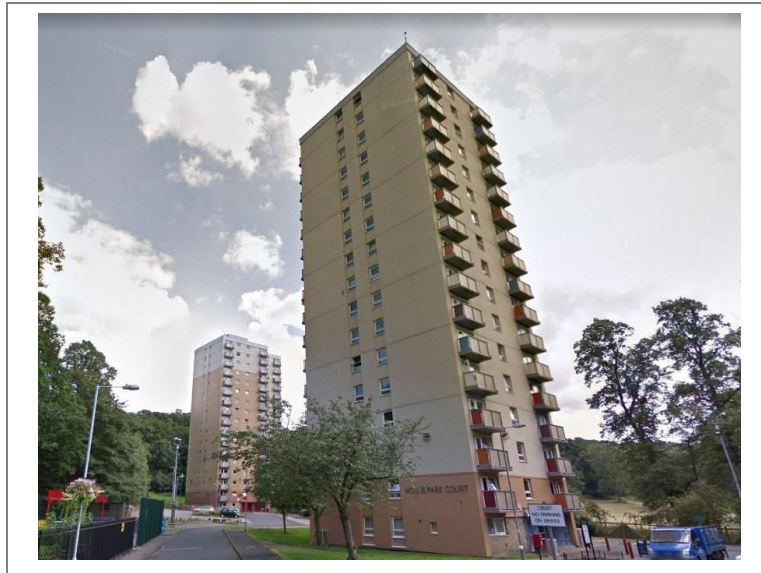


### Demolition Asbestos Survey

In accordance with HSG264 - Asbestos: The Survey Guide



### Ground Floor, Holme Park Court, Berry Brow, Huddersfield, HD4 7NH

Issue number:	2
Survey number:	7923.HPC. Ground
Survey date:	Jan 2026
Client:	Metropolitan Demolition
Survey carried out by:	Phil Cox & Graham Brown
Survey compiled by:	Phil Cox & Graham Brown
Survey checked by:	Phil Cox & Graham Brown
Survey Issued	05/02/2026

Contents:

1. Introduction.
  2. Site information.
  3. Summary.
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## 1. Introduction.

As instructed by Metropolitan Demolition a demolition asbestos survey was carried out at Multi-storey flats, Holme Park Court, Berry Brow, Huddersfield, HD4 7NH

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

N.B. The default recommendation for asbestos products identified in a 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 building or parts of the building to be demolished.

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

The building is a 17-storey block of flats built approximately 60 years ago. The ground floor is mainly offices for support staff. Floors 1 -16 are occupied by 6 dwellings per floor, the layout of the dwellings is identical on all floors. There is a central core area containing stairs, lifts, service risers and access corridors.

### 2.2. Survey Limitations.

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 demolition works have been accessed prior to any works commencing. See section 6. Room Inspection for details.

### 3. Summary/Register of identified and presumed 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.

#### **ARTEX TO WALLS & CEILINGS**

**Artex is a non-homogeneous material and both positive and negative results can be found in samples from the same patch of artex. Extensive sampling of artex to walls and ceilings throughout the building have shown predominantly positive results, with the artex containing chrysotile. In view of this, we have presumed that ALL ARTEX TO WALLS & CEILINGS, throughout the building contains chrysotile.**

#### **BITUMEN ADHESIVE RESIDUE TO FLOORS**

**Extensive sampling of floor coverings throughout the building have shown predominantly positive results, with adhesive only containing chrysotile. The adhesive is the residue from that which was used to fix the original vinyl floor coverings. The original vinyl floor coverings have been removed from many areas and new flooring laid, in some areas there are 2 or more layers of floor covering in place. NONE OF THE FLOOR COVERINGS HAVE TESTED POSITIVE FOR ASBESTOS , ONLY THE BITUMEN ADHESIVE ADHERED TO THE CONCRETE. In areas where the original flooring was removed, some of the adhesive was removed with the flooring and some remained adhered to the concrete floor. This explains why we had the occasional negative result. In view of this we have presumed the adhesive residue containing chrysotile, exists in all areas that originally had vinyl floor coverings.**

#### **PITCH FIBRE SOIL & VENT PIPES**

**The S&V pipes run the full height of the building. From research it appears the pipes are Orangeburg or Bermico pipes. It is made from layers of compressed wood pulp fibres and asbestos fibres impregnated with liquefied coal tar pitch. There is no information whether it is a homogenous material or not. Sampling has shown both positive and negative results and in view of this we have assumed all instances of the pipe must be presumed to contain asbestos.**

#### **REFER TO THE DRAWINGS FOR THE EXTENT OF ARTEX & ASBESTOS CONTAINING FLOOR ADHESIVE.**

<b>Summary of Asbestos Identified and/or Presumed.</b>							
<b>Item</b>	<b>Location</b>	<b>Position</b>	<b>Description</b>	<b>Quantity</b>	<b>Type of Asbestos</b>	<b>Level of ID</b>	<b>Recommendations</b>
3	HPC/Ground/R01 Entrance Lobby	Floor	Bitumen residue to slab below floor covering	9.5m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
4	HPC/Ground/R02 Communal Hallway	Ceiling	Artex to part ceiling	19m2	Chrysotile	S02	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
8	HPC/Ground/R02 Communal Hallway	Wall	Further samples indicate chrysotile in the wall artex	9.5m2	Chrysotile	S03	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
10	HPC/Ground/R03 Lobby	Ceiling	Suspended ceiling below Artex on concrete	4.5 m2	Chrysotile	AS S02	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
16	HPC/Ground/R05 Store cupboard	Ceiling	Concrete with part artex coating	0.5 m2	Chrysotile	AS S02	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
19	HPC/Ground/R06 Toilet	Ceiling	Concrete with part artex coating	1.5 m2	Chrysotile	As S02	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
21	HPC/Ground/R06 Toilet	Floor	Bitumen residue to slab below floor covering	1.5m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
22	HPC/Ground/R07 Office 5	Ceiling	Suspended ceiling below Artex on concrete	22.5 m2	Chrysotile	S04	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
24	HPC/Ground/R07 Office 5	Floor	Bitumen residue to slab below floor covering	22.5 m2	Chrysotile	S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
25	HPC/Ground/R08 Store cupboard	Ceiling	Artex on concrete	0.5 m2	Chrysotile	As S04	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
27	HPC/Ground/R08 Store cupboard	Floor	Bitumen residue to slab below floor covering	0.5m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

<b>Summary of Asbestos Identified and/or Presumed.</b>							
<b>Item</b>	<b>Location</b>	<b>Position</b>	<b>Description</b>	<b>Quantity</b>	<b>Type of Asbestos</b>	<b>Level of ID</b>	<b>Recommendations</b>
28	HPC/Ground/R09 Kitchen	Ceiling	Suspended ceiling below Artex on concrete	4 m2	Chrysotile	As S04	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
30	HPC/Ground/R09 Kitchen	Floor	Bitumen residue to slab below floor covering	4m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
31	HPC/Ground/R10 Office 4	Ceiling	Suspended grid below Artex	14.5m2	Chrysotile	S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
33	HPC/Ground/R10 Office 4	Floor	Bitumen residue to slab below floor covering	14.5m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
34	HPC/Ground/R11 Store	Ceiling	Suspended grid below Artex	7m2	Chrysotile	As S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
36	HPC/Ground/R11 Store	Floor	Bitumen residue to slab below floor covering	7m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
37	HPC/Ground/R12 Cupboard	Ceiling	Suspended grid below Artex	0.5m2	Chrysotile	As S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
39	HPC/Ground/R12 Cupboard	Floor	Bitumen residue to slab below floor covering	7m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
40	HPC/Ground/R13 Office 3	Ceiling	Suspended grid below Artex	12m2	Chrysotile	As S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
42	HPC/Ground/R13 Office 3	Floor	Bitumen residue to slab below floor covering	12m2	Chrysotile	S07	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
43	HPC/Ground/R14 Office 2	Ceiling	Suspended grid below Artex	10.5m2	Chrysotile	As S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
45	HPC/Ground/R14 Office 2	Floor	Bitumen residue to slab below floor covering	10.5m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

**Summary of Asbestos Identified and/or Presumed.**

<b>Item</b>	<b>Location</b>	<b>Position</b>	<b>Description</b>	<b>Quantity</b>	<b>Type of Asbestos</b>	<b>Level of ID</b>	<b>Recommendations</b>
46	HPC/Ground/R15 Lift Lobby	Ceiling	Artex on concrete	9.5m2	Chrysotile	As S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
47	HPC/Ground/R15 Lift Lobby	Wall	Artex on concrete	12m2	Chrysotile	S17	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
48	HPC/Ground/R15 Lift Lobby	Floor	Bitumen residue to slab below floor covering	9.5m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
52	HPC/Ground/R17 Rear Lobby/Corridor	Ceiling	Artex on concrete	16.5m2	Chrysotile	As S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
53	HPC/Ground/R17 Rear Lobby/Corridor	Wall	Artex on concrete	30m2	Chrysotile	S18	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
54	HPC/Ground/R17 Rear Lobby/Corridor	Floor	Bitumen residue to slab below floor covering	16.5m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
55	HPC/Ground/R18 Lobby	Ceiling	Artex on concrete	6m2	Chrysotile	As S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
57	HPC/Ground/R18 Lobby	Floor	Bitumen residue to slab below floor covering	6m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
60	HPC/Ground/R19 Meter Cupboard	Floor	Bitumen residue to slab below floor covering	0.5m2	Chrysotile	As S05	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
61	HPC/Ground/R20 Security camera room	Ceiling	Suspended grid below Artex	48m2	Chrysotile	S08	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
63	HPC/Ground/R20 Security camera room	Floor	Bitumen residue to slab below floor covering	48m2	Chrysotile	S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
64	HPC/Ground/R21 Staffroom	Ceiling	Suspended grid below Artex	14.5m2	Chrysotile	As S08	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

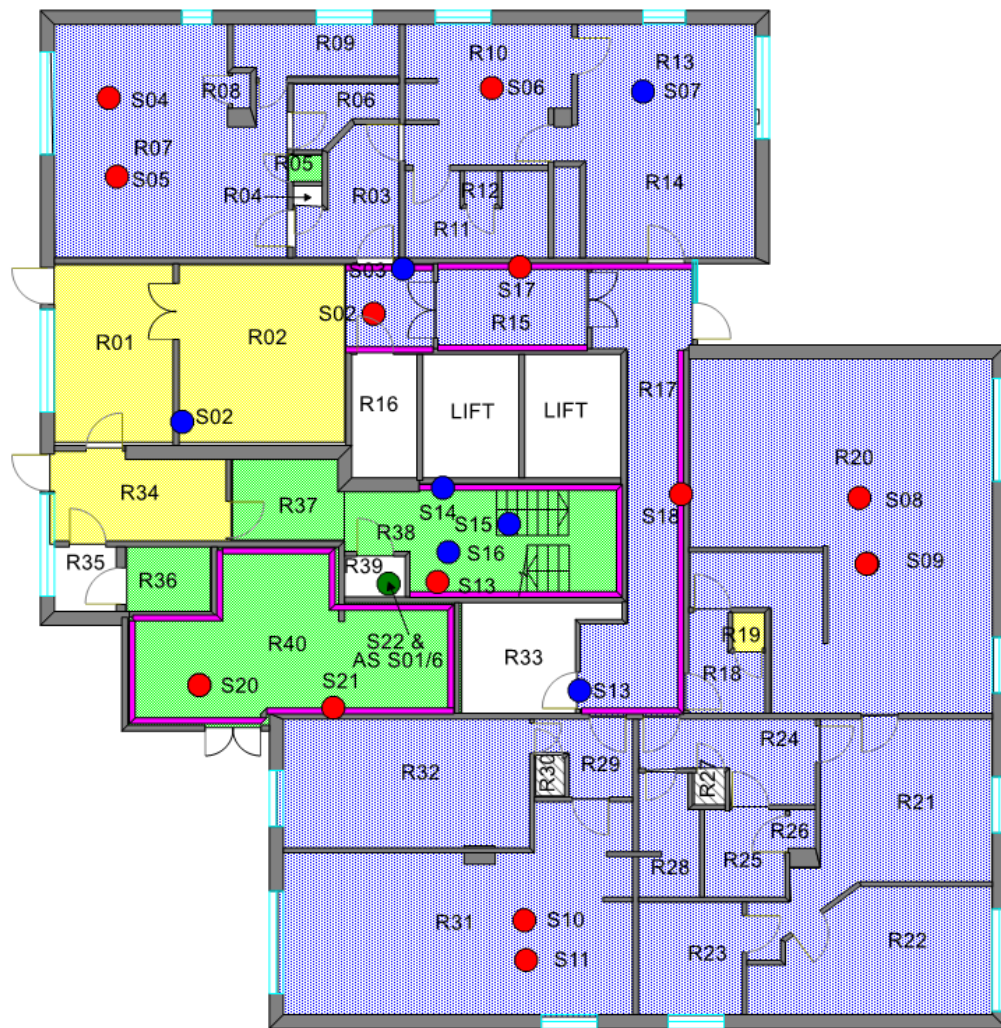
**Summary of Asbestos Identified and/or Presumed.**

Item	Location	Position	Description	Quantity	Type of Asbestos	Level of ID	Recommendations
66	HPC/Ground/R21 Staffroom	Floor	Bitumen residue to slab below floor covering	14.5m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
67	HPC/Ground/R22 Locker Room	Ceiling	Suspended grid below Artex	14.5m2	Chrysotile	As S08	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
69	HPC/Ground/R22 Locker Room	Floor	Bitumen residue to slab below floor covering	14.5m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
70	HPC/Ground/R23 Kitchen	Ceiling	Suspended grid below Artex	7.5m2	Chrysotile	As S08	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
72	HPC/Ground/R23 Kitchen	Floor	Bitumen residue to slab below floor covering	7.5m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
73	HPC/Ground/R24 Rear Lobby	Ceiling	Suspended grid below Artex	9.5m2	Chrysotile	As S08	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
75	HPC/Ground/R24 Rear Lobby	Floor	Bitumen residue to slab below floor covering	9.5m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
76	HPC/Ground/R25 Bathroom	Ceiling	Suspended grid below Artex	6m2	Chrysotile	As S08	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
78	HPC/Ground/R25 Bathroom	Floor	Bitumen residue to slab below floor covering	6m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
79	HPC/Ground/R26 Store	Ceiling	Suspended grid below Artex	6m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
81	HPC/Ground/R26 Store	Floor	Bitumen residue to slab below floor covering	6m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
85	HPC/Ground/R28 Bathroom	Ceiling	Suspended grid below Artex, artex in boxed area	6m2	Chrysotile	As S08	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

<b>Summary of Asbestos Identified and/or Presumed.</b>							
<b>Item</b>	<b>Location</b>	<b>Position</b>	<b>Description</b>	<b>Quantity</b>	<b>Type of Asbestos</b>	<b>Level of ID</b>	<b>Recommendations</b>
87	HPC/Ground/R28 Bathroom	Floor	Bitumen residue to slab below floor covering	6m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
88	HPC/Ground/R29 Hallway	Ceiling	Suspended grid below Artex	6m2	Chrysotile	As S08	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
90	HPC/Ground/R29 Hallway	Floor	Bitumen residue to slab below floor covering	6m2	Chrysotile	As S09	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
94	HPC/Ground/R31 Laundry room	Ceiling	Suspended grid below Artex	28.5m2	Chrysotile	S10	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
96	HPC/Ground/R31 Laundry room	Floor	Bitumen residue to slab below floor.	28.5m2	Chrysotile	S11	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
97	HPC/Ground/R32 Office 6	Ceiling	Suspended grid below Artex	14.5m2	Chrysotile	As S10	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
99	HPC/Ground/R32 Office 6	Floor	Bitumen residue to slab below floor covering	14.5m2	Chrysotile	As S11	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
106	HPC/Ground/R34 Front Lobby	Floor	Bitumen residue to slab below floor covering	9.5m2	Chrysotile	As S11	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
110	HPC/Ground/R36 Refuse Chute	Ceiling	Artex on concrete	3m2	Chrysotile	As S02	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
113	HPC/Ground/R37 Circulation	Ceiling	Artex on concrete	14.5m2	Chrysotile	As S02	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
116	HPC/Ground/R38 Stairs	Ceiling	Artex on concrete	25.5m2	Chrysotile	S13	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
123	HPC/Ground/R39 Cupboard	Floor	Joint Packing to cast iron S & V pipe	Item	Amosite	S22	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

**Summary of Asbestos Identified and/or Presumed.**

<b>Item</b>	<b>Location</b>	<b>Position</b>	<b>Description</b>	<b>Quantity</b>	<b>Type of Asbestos</b>	<b>Level of ID</b>	<b>Recommendations</b>
123	HPC/Ground/R39 Cupboard	Floor	Pitch Fibre S & V pipe	2.5 linm	Chrysotile	As S01/6	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
124	HPC/Ground/R40 Bin Store	Ceiling	Artex on concrete	14.5m2	Chrysotile	S20	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
125	HPC/Ground/R40 Bin Store	Wall	Artex on concrete, timber low level protection	54m2	Chrysotile	S21	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.




HPC GROUND

NOTATION KEY

	NEGATIVE SAMPLE
	POSITIVE SAMPLE
	ARTEX TO CEILING & ADHESIVE RESIDUE TO FLOOR
	ARTEX TO CEILING
	ARTEX TO WALLS
	ADHESIVE RESIDUE TO FLOOR
	JOINT PACKING & PITCH FIBRE S&V PIPE


PROJECT	Multi-storey flats, Holme Park Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/1
SCALE	nts
DATE	

5. Material Assessment Records.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R01 Entrance Lobby <b>Location:</b> Ceiling <b>Description:</b> Plasterboard on polystyrene on concrete <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			


**Recommendations:**

No action required

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S01
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R01 Entrance Lobby <b>Location:</b> Wall <b>Description:</b> Concrete, masonry, stud wall <b>Asbestos Type:</b> No asbestos detected <b>Amount:</b>			


**Recommendations:**


No action required


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S05
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R01 Entrance Lobby <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> <b>Chrysotile</b> <b>Amount:</b>			


**Recommendations:**


Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.


	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S01
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R02 Communal Hallway <b>Location:</b> Wall <b>Description:</b> Partition wall <b>Asbestos Type:</b> No asbestos detected <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				


	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S03
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R02 Communal Hallway <b>Location:</b> Wall <b>Description:</b> Further samples indicate chrysotile in the wall artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 8m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	AS S02
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R03 Lobby <b>Location:</b> Ceiling <b>Description:</b> Suspended ceiling below Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 4 m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

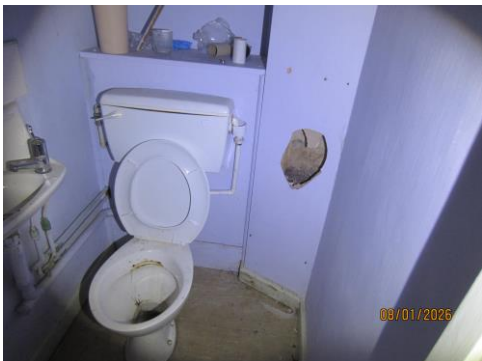
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	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>		
<p><b>Building / Floor:</b> HPC / Ground</p> <p><b>Area:</b> R03 Lobby</p> <p><b>Location:</b> Wall</p> <p><b>Description:</b> Masonry/concrete, plasterboard lined</p> <p><b>Asbestos Type:</b> No suspect material</p> <p><b>Amount:</b></p>					
<b>Recommendations:</b>					
No action required					


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	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>		
<p><b>Building / Floor:</b> HPC / Ground</p> <p><b>Area:</b> R03 Lobby</p> <p><b>Location:</b> Floor</p> <p><b>Description:</b> Bitumen residue to slab below floor covering</p> <p><b>Asbestos Type:</b> No suspect material</p> <p><b>Amount:</b></p>					
<b>Recommendations:</b>					
No action required					


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	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>		
<p><b>Building / Floor:</b> HPC / Ground</p> <p><b>Area:</b> R04 Store cupboard</p> <p><b>Location:</b> Ceiling</p> <p><b>Description:</b> Concrete</p> <p><b>Asbestos Type:</b> No suspect material</p> <p><b>Amount:</b></p>					
<b>Recommendations:</b>					
No action required					


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	AS S02
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R05 Store cupboard <b>Location:</b> Ceiling <b>Description:</b> Concrete with part artex coating <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 0.5 m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


No photo	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S02
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R06 Toilet <b>Location:</b> Ceiling <b>Description:</b> Concrete with part artex coating <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 1 m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R06 Toilet <b>Location:</b> Wall <b>Description:</b> Masonry/concrete, plasterboard lined, Supalux back panel to WC <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S04
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R07 Office 5 <b>Location:</b> Ceiling <b>Description:</b> Suspended ceiling below Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 19 m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S05
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R07 Office 5 <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 19 m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S04
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R08 Store cupboard <b>Location:</b> Ceiling <b>Description:</b> Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 0.5 m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

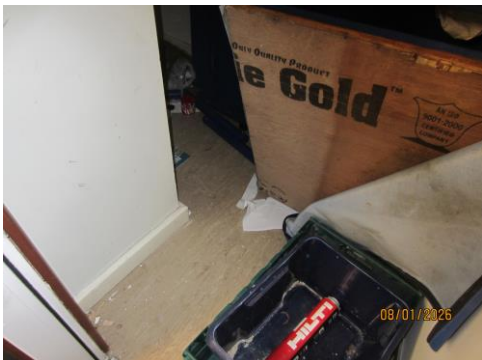
	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S04
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R09 Kitchen <b>Location:</b> Ceiling <b>Description:</b> Suspended ceiling below Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 3.5 m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S05
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R09 Kitchen <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering, modern units <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 3.5m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S06
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R10 Office 4 <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 12m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S05
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R10 Office 4 <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 12m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S06
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R11 Store <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 6m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S05
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R11 Store <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 6m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S06
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R13 Office 3 <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 10m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S07
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R13 Office 3 <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 10m2			


**Recommendations:**


Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S06
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R14 Office 2 <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 9m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R14 Office 2 <b>Location:</b> Wall <b>Description:</b> Concrete, plasterboard lined, stud walls, modern screens & equipment <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				

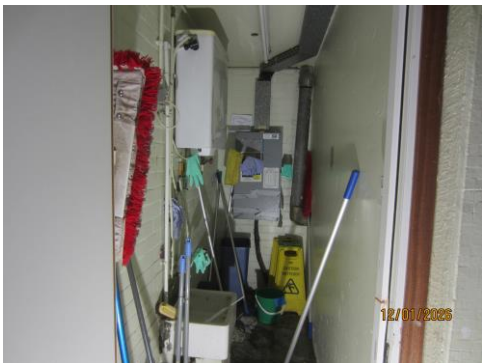
	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S05
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R14 Office 2 <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 9m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S06
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R15 Lift Lobby <b>Location:</b> Ceiling <b>Description:</b> Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 8m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S17
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R15 Lift Lobby <b>Location:</b> Wall <b>Description:</b> Artex on concrete, modern fire break above the doors <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 10m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R16 Store Room <b>Location:</b> Wall <b>Description:</b> Masonry, modern boiler, electrics & cleaners sink <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			


**Recommendations:**

No action required

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S06
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R17 Rear Lobby/Corridor <b>Location:</b> Ceiling <b>Description:</b> Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 14m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	S18
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R17 Rear Lobby/Corridor <b>Location:</b> Wall <b>Description:</b> Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 25m2			

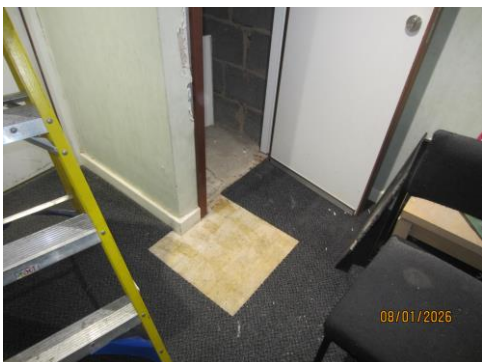
**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S06
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R18 Lobby <b>Location:</b> Ceiling <b>Description:</b> Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 5m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S05
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R18 Lobby <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 5m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S08
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R20 Security camera room <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 40m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S09
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R20 Security camera room <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 40m2			


**Recommendations:**


Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R21 Staffroom <b>Location:</b> Wall <b>Description:</b> Concrete, plasterboard lined, stud walls <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			


**Recommendations:**


No action required


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S08
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R22 Locker Room <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 12m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R22 Locker Room <b>Location:</b> Wall <b>Description:</b> Concrete, plasterboard lined, stud walls, metal lockers <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S09
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R22 Locker Room <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 12m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S08
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R23 Kitchen <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 6m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S09
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R23 Kitchen <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering, modern units <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 6m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S08
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R24 Rear Lobby <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 8m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S09
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R24 Rear Lobby <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 8m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S08
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R25 Bathroom <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 5m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S09
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R25 Bathroom <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering, modern sanitaryware & fittings <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 5m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S09
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R26 Store <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 5m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R27 Store <b>Location:</b> Wall <b>Description:</b> Masonry, modern electrics <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			


**Recommendations:**


No action required


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S08
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R28 Bathroom <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex, artex in boxed area <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 5m2			


**Recommendations:**


Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R28 Bathroom <b>Location:</b> Wall <b>Description:</b> Concrete, plasterboard lined, stud walls, supalux IPS panel <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S09
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R28 Bathroom <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor covering, modern sanitaryware & fittings <b>Asbestos Type:</b> <b>Chrysotile</b> <b>Amount:</b> 5m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S08
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R29 Hallway <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> <b>Chrysotile</b> <b>Amount:</b> 5m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R30 Cupboard <b>Location:</b> Wall <b>Description:</b> Masonry, modern electrics <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				


	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S10
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R31 Laundry room <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 24m2			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R31 Laundry room <b>Location:</b> Wall <b>Description:</b> Concrete, plasterboard lined, stud walls, timber back panels, Supalux & timber riser panels, modern insulation to pipework, part ceramic <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	S11
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R31 Laundry room <b>Location:</b> Floor <b>Description:</b> Bitumen residue to slab below floor. <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 24m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S10
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R32 Office 6 <b>Location:</b> Ceiling <b>Description:</b> Suspended grid below Artex <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 12m2			


**Recommendations:**


Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R33 Switchroom <b>Location:</b> Wall <b>Description:</b> Masonry, modern electrics <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			


**Recommendations:**

No action required

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S12
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R33 Switchroom <b>Location:</b> Wall <b>Description:</b> Header panel to the door <b>Asbestos Type:</b> No asbestos detected <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				


	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R34 Front Lobby <b>Location:</b> Wall <b>Description:</b> Masonry, stud wall As S01 <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R35 Hallway <b>Location:</b> Ceiling <b>Description:</b> Plasterboard on polystyrene on concrete <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S02
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R36 Refuse Chute <b>Location:</b> Ceiling <b>Description:</b> Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 3m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	As S02
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R37 Circulation <b>Location:</b> Ceiling <b>Description:</b> Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 10m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S13
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R38 Stairs <b>Location:</b> Ceiling <b>Description:</b> Artex on concrete <b>Asbestos Type:</b> Chrysotile <b>Amount:</b> 21m2			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S14
	<p><b>Building / Floor:</b> HPC / Ground</p> <p><b>Area:</b> R38 Stairs</p> <p><b>Location:</b> Wall</p> <p><b>Description:</b> Further samples indicate chrysotile in the wall artex</p> <p><b>Asbestos Type:</b> Chrysotile</p> <p><b>Amount:</b> 30m2</p>			


**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S15
	<p><b>Building / Floor:</b> HPC / Ground</p> <p><b>Area:</b> R38 Stairs</p> <p><b>Location:</b> Floor</p> <p><b>Description:</b> Pink vinyl &amp; adhesive</p> <p><b>Asbestos Type:</b> No asbestos detected</p> <p><b>Amount:</b></p>			


**Recommendations:**


No action required

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S16
	<p><b>Building / Floor:</b> HPC / Ground</p> <p><b>Area:</b> R38 Stairs</p> <p><b>Location:</b> Floor</p> <p><b>Description:</b> Bitumen style nosing</p> <p><b>Asbestos Type:</b> No asbestos detected</p> <p><b>Amount:</b></p>			


**Recommendations:**

No action required

	<b>Level of ID:</b>	Visually inspected	<b>Ref:</b>	
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R39 Cupboard <b>Location:</b> Wall <b>Description:</b> Masonry, concrete, stud wall & fireboard <b>Asbestos Type:</b> No suspect material <b>Amount:</b>			
<b>Recommendations:</b>				
No action required				


	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S22
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R39 Cupboard <b>Location:</b> Floor <b>Description:</b> Sealing compound to down pipe joint <b>Asbestos Type:</b> Amosite <b>Amount:</b> Item			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S19
	<b>Building / Floor:</b> HPC / Ground <b>Area:</b> R39 Cupboard <b>Location:</b> Floor <b>Description:</b> Pitch Fibre S&V pipe <b>Asbestos Type:</b> No asbestos detected <b>Amount:</b> Chrysotile			
<b>Recommendations:</b>				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S20
	<p><b>Building / Floor:</b> HPC / Ground  <b>Area:</b> R40 Bin Store  <b>Location:</b> Ceiling  <b>Description:</b> Artex on concrete  <b>Asbestos Type:</b> Chrysotile  <b>Amount:</b> 12m2</p>			

**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

	<b>Level of ID:</b>	Sampled	<b>Ref:</b>	S21
	<p><b>Building / Floor:</b> HPC / Ground  <b>Area:</b> R40 Bin Store  <b>Location:</b> Wall  <b>Description:</b> Artex on concrete, timber low level protection  <b>Asbestos Type:</b> Chrysotile  <b>Amount:</b> 45m2</p>			

**Recommendations:**

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

## 6. Room Inspection

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
HPC / Ground R01 Entrance Lobby	Ceiling	Plasterboard on polystyrene on concrete			No suspect material
HPC / Ground R01 Entrance Lobby	Wall	Concrete, masonry, stud wall		As S01	No asbestos detected
HPC / Ground R01 Entrance Lobby	Floor	Bitumen residue to slab below floor covering	8m2	As S05	Chrysotile
HPC / Ground R02 Communal Hallway	Ceiling	Artex to part ceiling	16m2	S02	Chrysotile
HPC / Ground R02 Communal Hallway	Ceiling	Part plasterboard on polystyrene on concrete			No suspect material
HPC / Ground R02 Communal Hallway	Wall	Concrete, masonry, plasterboard lining			No suspect material
HPC / Ground R02 Communal Hallway	Wall	Partition wall		S01	No asbestos detected
HPC / Ground R02 Communal Hallway	Wall	Further samples indicate chrysotile in the wall artex	8m2	S03	Chrysotile
HPC / Ground R02 Communal Hallway	Floor	Bitumen residue to slab below floor covering	16m2	As S05	Chrysotile
HPC / Ground R03 Lobby	Ceiling	Suspended ceiling below Artex on concrete	4 m2	AS S02	Chrysotile
HPC / Ground R03 Lobby	Wall	Masonry/concrete, plasterboard lined			No suspect material
HPC / Ground R03 Lobby	Floor	Bitumen residue to slab below floor covering			No suspect material
HPC / Ground R04 Store cupboard	Ceiling	Concrete			No suspect material
HPC / Ground R04 Store cupboard	Wall	Masonry			No suspect material
HPC / Ground R04 Store cupboard	Floor	Concrete			No suspect material

HPC / Ground R05 Store cupboard	Ceiling	Concrete with part artex coating	0.5 m2	AS S02	Chrysotile
HPC / Ground R05 Store cupboard	Wall	Masonry/concrete, plasterboard lined			No suspect material
HPC / Ground R05 Store cupboard	Floor	Concrete			No suspect material
HPC / Ground R06 Toilet	Ceiling	Concrete with part artex coating	1 m2	As S02	Chrysotile
HPC / Ground R06 Toilet	Wall	Masonry/concrete, plasterboard lined, Supalux back panel to WC			No suspect material
HPC / Ground R06 Toilet	Floor	Bitumen residue to slab below floor covering	1m2	As S05	Chrysotile
HPC / Ground R07 Office 5	Ceiling	Suspended ceiling below Artex on concrete	19 m2	S04	Chrysotile
HPC / Ground R07 Office 5	Wall	Masonry/concrete, plasterboard lined, stud partition.			No suspect material
HPC / Ground R07 Office 5	Floor	Bitumen residue to slab below floor covering	19 m2	S05	Chrysotile
HPC / Ground R08 Store cupboard	Ceiling	Artex on concrete	0.5 m2	As S04	Chrysotile
HPC / Ground R08 Store cupboard	Wall	Masonry/concrete, plasterboard lined, stud partition.			No suspect material
HPC / Ground R08 Store cupboard	Floor	Bitumen residue to slab below floor covering	0.5m2	As S05	Chrysotile
HPC / Ground R09 Kitchen	Ceiling	Suspended ceiling below Artex on concrete	3.5 m2	As S04	Chrysotile
HPC / Ground R09 Kitchen	Wall	Masonry/concrete, plasterboard lined, stud partition, part cermic tiles			No suspect material
HPC / Ground R09 Kitchen	Floor	Bitumen residue to slab below floor covering, modern units	3.5m2	As S05	Chrysotile
HPC / Ground R10 Office 4	Ceiling	Suspended grid below Artex	12m2	S06	Chrysotile
HPC / Ground R10 Office 4	Wall	Concrete plasterboard lined, stud walls, plasterboard column casing			No suspect material
HPC / Ground R10 Office 4	Floor	Bitumen residue to slab below floor covering	12m2	As S05	Chrysotile
HPC / Ground R11 Store	Ceiling	Suspended grid below Artex	6m2	As S04	Chrysotile

HPC / Ground R11 Store	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R11 Store	Floor	Bitumen residue to slab below floor covering	6m2	As S05	Chrysotile
HPC / Ground R12 Cupboard	Ceiling	Suspended grid below Artex	0.5m2	As S06	Chrysotile
HPC / Ground R12 Cupboard	Wall	Masonry, stud wall			No suspect material
HPC / Ground R12 Cupboard	Floor	Bitumen residue to slab below floor covering	6m2	As S05	Chrysotile
HPC / Ground R13 Office 3	Ceiling	Suspended grid below Artex	10m2	As S04	Chrysotile
HPC / Ground R13 Office 3	Wall	Concrete, plasterboard lined stud wall			No suspect material
HPC / Ground R13 Office 3	Floor	Bitumen residue to slab below floor covering	10m2	S07	Chrysotile
HPC / Ground R14 Office 2	Ceiling	Suspended grid below Artex	9m2	As S06	Chrysotile
HPC / Ground R14 Office 2	Wall	Concrete, plasterboard lined, stud walls, modern screens & equipment			No suspect material
HPC / Ground R14 Office 2	Floor	Bitumen residue to slab below floor covering	9m2	As S05	Chrysotile
HPC / Ground R15 Lift Lobby	Ceiling	Artex on concrete	8m2	As S06	Chrysotile
HPC / Ground R15 Lift Lobby	Wall	Artex on concrete, modern fire break above the doors	10m2	S17	Chrysotile
HPC / Ground R15 Lift Lobby	Floor	Bitumen residue to slab below floor covering	8m2	As S05	Chrysotile
HPC / Ground R16 Store Room	Ceiling	Concrete			No suspect material
HPC / Ground R16 Store Room	Wall	Masonry, modern boiler, electrics & cleaners sink			No suspect material
HPC / Ground R16 Store Room	Floor	Concrete			No suspect material
HPC / Ground R17 Rear Lobby/Corridor	Ceiling	Artex on concrete	14m2	As S06	Chrysotile
HPC / Ground R17 Rear Lobby/Corridor	Wall	Artex on concrete	25m2	S18	Chrysotile

HPC / Ground R17 Rear Lobby/Corridor	Floor	Bitumen residue to slab below floor covering	14m2	As S05	Chrysotile
HPC / Ground R18 Lobby	Ceiling	Artex on concrete	5m2	As S06	Chrysotile
HPC / Ground R18 Lobby	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R18 Lobby	Floor	Bitumen residue to slab below floor covering	5m2	As S05	Chrysotile
HPC / Ground R19 Meter Cupboard	Ceiling	Concrete			No suspect material
HPC / Ground R19 Meter Cupboard	Wall	Masonry			No suspect material
HPC / Ground R19 Meter Cupboard	Floor	Bitumen residue to slab below floor covering	0.5m2	As S05	Chrysotile
HPC / Ground R20 Security camera room	Ceiling	Suspended grid below Artex	40m2	S08	Chrysotile
HPC / Ground R20 Security camera room	Wall	Concrete, plasterboard lined, modern screen fittings			No suspect material
HPC / Ground R20 Security camera room	Floor	Bitumen residue to slab below floor covering	40m2	S09	Chrysotile
HPC / Ground R21 Staffroom	Ceiling	Suspended grid below Artex	12m2	As S08	Chrysotile
HPC / Ground R21 Staffroom	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R21 Staffroom	Floor	Bitumen residue to slab below floor covering	12m2	As S09	Chrysotile
HPC / Ground R22 Locker Room	Ceiling	Suspended grid below Artex	12m2	As S08	Chrysotile
HPC / Ground R22 Locker Room	Wall	Concrete, plasterboard lined, stud walls, metal lockers			No suspect material
HPC / Ground R22 Locker Room	Floor	Bitumen residue to slab below floor covering	12m2	As S09	Chrysotile
HPC / Ground R23 Kitchen	Ceiling	Suspended grid below Artex	6m2	As S08	Chrysotile
HPC / Ground R23 Kitchen	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R23 Kitchen	Floor	Bitumen residue to slab below floor covering, modern units	6m2	As S09	Chrysotile

HPC / Ground R24 Rear Lobby	Ceiling	Suspended grid below Artex	8m2	As S08	Chrysotile
HPC / Ground R24 Rear Lobby	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R24 Rear Lobby	Floor	Bitumen residue to slab below floor covering	8m2	As S09	Chrysotile
HPC / Ground R25 Bathroom	Ceiling	Suspended grid below Artex	5m2	As S08	Chrysotile
HPC / Ground R25 Bathroom	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R25 Bathroom	Floor	Bitumen residue to slab below floor covering, modern sanitaryware & fittings	5m2	As S09	Chrysotile
HPC / Ground R26 Store	Ceiling	Suspended grid below Artex	5m2	As S04	Chrysotile
HPC / Ground R26 Store	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R26 Store	Floor	Bitumen residue to slab below floor covering	5m2	As S09	Chrysotile
HPC / Ground R27 Store	Ceiling	Concrete			No suspect material
HPC / Ground R27 Store	Wall	Masonry, modern electrics			No suspect material
HPC / Ground R27 Store	Floor	Concrete			No suspect material
HPC / Ground R28 Bathroom	Ceiling	Suspended grid below Artex, artex in boxed area	5m2	As S08	Chrysotile
HPC / Ground R28 Bathroom	Wall	Concrete, plasterboard lined, stud walls, supalux IPS panel			No suspect material
HPC / Ground R28 Bathroom	Floor	Bitumen residue to slab below floor covering, modern sanitaryware & fittings	5m2	As S09	Chrysotile
HPC / Ground R29 Hallway	Ceiling	Suspended grid below Artex	5m2	As S08	Chrysotile
HPC / Ground R29 Hallway	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R29 Hallway	Floor	Bitumen residue to slab below floor covering	5m2	As S09	Chrysotile
HPC / Ground R30 Cupboard	Ceiling	Concrete			No suspect material

HPC / Ground R30 Cupboard	Wall	Masonry, modern electrics			No suspect material
HPC / Ground R30 Cupboard	Floor	Concrete			No suspect material
HPC / Ground R31 Laundry room	Ceiling	Suspended grid below Artex	24m2	S10	Chrysotile
HPC / Ground R31 Laundry room	Wall	Concrete, plasterboard lined, stud walls, timber back panels, Supalux & timber riser panels, modern insulation to pipework, part ceramic			No suspect material
HPC / Ground R31 Laundry room	Floor	Bitumen residue to slab below floor.	24m2	S11	Chrysotile
HPC / Ground R32 Office 6	Ceiling	Suspended grid below Artex	12m2	As S10	Chrysotile
HPC / Ground R32 Office 6	Wall	Concrete, plasterboard lined, stud walls			No suspect material
HPC / Ground R32 Office 6	Floor	Bitumen residue to slab below floor covering	12m2	As S11	Chrysotile
HPC / Ground R33 Switchroom	Ceiling	Concrete			No suspect material
HPC / Ground R33 Switchroom	Wall	Masonry, modern electrics			No suspect material
HPC / Ground R33 Switchroom	Wall	Header panel to the door		S12	No asbestos detected
HPC / Ground R33 Switchroom	Floor	Concrete			No suspect material
HPC / Ground R34 Front Lobby	Ceiling	Plasterboard on polystyrene on concrete			No suspect material
HPC / Ground R34 Front Lobby	Wall	Masonry, stud wall As S01			No suspect material
HPC / Ground R34 Front Lobby	Floor	Bitumen residue to slab below floor covering	8m2	As S11	Chrysotile
HPC / Ground R35 Hallway	Ceiling	Plasterboard on polystyrene on concrete			No suspect material
HPC / Ground R35 Hallway	Wall	Masonry, stud wall As S02			No suspect material
HPC / Ground R35 Hallway	Floor	Sheet vinyl on terrazzo			No suspect material

HPC / Ground R36 Refuse Chute	Ceiling	Artex on concrete	3m2	As S02	Chrysotile
HPC / Ground R36 Refuse Chute	Wall	Masonry, timber boxing-in			No suspect material
HPC / Ground R36 Refuse Chute	Floor	Concrete, part terrazzo			No suspect material
HPC / Ground R37 Circulation	Ceiling	Artex on concrete	10m2	As S04	Chrysotile
HPC / Ground R37 Circulation	Wall	Masonry			No suspect material
HPC / Ground R37 Circulation	Floor	Terrazzo flooring			No suspect material
HPC / Ground R38 Stairs	Ceiling	Artex on concrete	21m2	S13	Chrysotile
HPC / Ground R38 Stairs	Wall	Further samples indicate chrysotile in the wall artex	30m2	S14	No asbestos detected
HPC / Ground R38 Stairs	Floor	Pink vinyl & adhesive		S15	No asbestos detected
HPC / Ground R38 Stairs	Floor	Bitumen style nosing		S16	No asbestos detected
HPC / Ground R39 Cupboard	Ceiling	Concrete			No suspect material
HPC / Ground R39 Cupboard	Wall	Masonry, concrete, stud wall & fireboard			No suspect material
HPC / Ground R39 Cupboard	Floor	Concrete			No suspect material
HPC / Ground R39 Cupboard	Floor	Sealing compound to down pipe joint	Item	S22	Amosite
HPC / Ground R39 Cupboard	Floor	Pitch Fibre S&V pipe	2.5 linm	As S01/6	Chrysotile
HPC / Ground R40 Bin Store	Ceiling	Artex on concrete	12m2	S20	Chrysotile
HPC / Ground R40 Bin Store	Wall	Artex on concrete, timber low level protection	45m2	S21	Chrysotile
HPC / Ground R40 Bin Store	Floor	Concrete			No suspect material

## 7. Bulk sample identification report.



Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd



10483

### Certificate of Bulk Analysis

**Customer:** Graph Contract Services Ltd**Customer Address:** 1 The Green, Fairway Ind Park, Birstall, Batley, WF17 9QA**Site Address:** Holme Park Court, Berry Brow, Huddersfield, HD4 7NJ**Client Reference:** GCS7923**Project Number:** P-73657**Samples Received On:** 09/01/2026**Samples Taken By:** Client**No of Samples:** 16**Date of Analysis:** 10/01/2026

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	S01	Ground, R02 Communal Hallway, Partition Wall	Stud Wall - Fibre Board	NAD	Sudheer Lankapalli
S002	S02	Ground, R02 Communal Hallway	Ceiling - Textured Coating	Chrysotile	Sudheer Lankapalli
S003	S03	Ground, R02 Communal Hallway	Wall - Textured Coating	NAD	Sudheer Lankapalli
S004	S04	Ground, R07 Office	Ceiling - Textured Coating	Chrysotile	Sudheer Lankapalli
S005	S05	Ground, R07 Office	Floor/Adhesive - Vinyl Products	Chrysotile in Adhesive only	Sudheer Lankapalli
S006	S06	Ground, R10 Office	Ceiling - Textured Coating	Chrysotile	Sudheer Lankapalli
S007	S07	Ground, R13 Store	Floor /Adhesive - Vinyl Products	NAD	Sudheer Lankapalli
S008	S08	Ground, R20 Security Camera Room	Ceiling - Textured Coating	Chrysotile	Sudheer Lankapalli
S009	S09	Ground, R20 Security Camera Room	Floor Adhesive - Vinyl Products	Chrysotile in Adhesive only	Sudheer Lankapalli
S010	S10	Ground, R31 Laundry	Ceiling - Textured Coating	Chrysotile	Sudheer Lankapalli
S011	S11	Ground, R31 Laundry	Floor Adhesive - Vinyl Products	Chrysotile in Adhesive only	Sudheer Lankapalli
S012	S12	Ground, R33 Boiler Room	Above door Header Panel - Insulating Board	NAD	Sudheer Lankapalli
S013	S13	Ground, R38 Stair well	Ceiling - Textured Coating	Chrysotile	Sudheer Lankapalli
S014	S14	Ground, R38 Stair well	Wall - Textured Coating	NAD	Sudheer Lankapalli
S015	S15	Ground, R38 Stair well	Floor Treads/Nosing - Reinforced Plastics/Composites	NAD	Sudheer Lankapalli

Project No.	P-73657	Version No.	9, October 2024	Issue No.	1	Site Name:	Holme Park Court
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Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd



10483

### Certificate of Bulk Analysis

**Customer:** Graph Contract Services Ltd**Customer Address:** 1 The Green, Fairway Ind Park, Birstall, Batley, WF17 9QA**Site Address:** Holme Park Court, Berry Brow, Huddersfield, HD4 7NJ**Client Reference:** GCS7923.HP Ground**Project Number:** P-74431**Samples Received On:** 22/01/2026**Samples Taken By:** Client**No of Samples:** 4**Date of Analysis:** 23/01/2026

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	S17	Ground, R15 Lift Lobby	Wall - Textured Coating	Chrysotile	Satya Tamerla
S002	S18	Ground, R17 Corridor	Wall - Textured Coating	Chrysotile	Satya Tamerla
S003	S20	Ground , R40 Refuse Store	Ceiling - Textured Coating	Chrysotile	Sudheer Lankapalli
S004	S21	Ground , R40 Refuse Store	Wall - Textured Coating	Chrysotile	Sudheer Lankapalli

Key: NAD = No Asbestos Detected

<b>Authorised Signatory:</b>		<b>Name / Position:</b>	Varsha Kamireddy/Deputy Quality Manager	<b>Date of Issue:</b>	23/01/2026
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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. 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. Sample description, material type, 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 (i.e., site address, actual sample location, sample description and material type) provided by the customer or whether samples(s) taken were representative of the material sampled. Scopus Asbestos Compliance is not responsible for the accuracy or competence of the sampling by third parties and can therefore not be held responsible for any interpretation of the results shown.

All analysed samples shall be retained within the laboratory for 6 months from the date of analysis. All reports and records for the analysis shall be retained for a minimum of 6 Years from the date of analysis.



Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd



I0483

## Certificate of Bulk Analysis

**Customer:** Graph Contract Services Ltd  
**Customer Address:** 1 The Green, Fairway Ind Park,  
 Birstall, Batley, WF17 9QA  
**Site Address:** Holme Park Court, Berry Brow,  
 Huddersfield, HD4 7NJ  
**Client Reference:** GCS7923.HP Ground/4

**Project Number:** P-75673  
**Samples Received On:** 04/02/2026  
**Samples Taken By:** Client  
**No of Samples:** 1  
**Date of Analysis:** 04/02/2026

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	S22	Ground, R39 Cupboard , Low Level	Joint Packed - Insulation	Amosite	Satya Tamerla

Key: NAD = No Asbestos Detected

<b>Authorised Signatory:</b>		<b>Name / Position:</b>	Varsha Kamireddy/Deputy Quality Manager	<b>Date of Issue:</b>	04/02/2026
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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. The samples were analysed as received.

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All analysed samples shall be retained within the laboratory for 6 months from the date of analysis. All reports and records for the analysis shall be retained for a minimum of 6 Years from the date of analysis.

## 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](mailto: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.

REVISIONS		
ISSUE	DETAILS	DATE
1	Original issue	30/01/2026
2	Joint packing & pitch fibre S&V pipe added	05/02/20226