

Demolition Asbestos Survey

In accordance with HSG264 - Asbestos: The Survey Guide



Floors 9 - 12, Bishops Court, Berry Brow, Huddersfield, HD4 7NH

Issue number:	1
Survey number:	7923 BC Floors 9 - 12
Survey date:	January & February 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	11/02/2026



Contents:

1. Introduction.
 2. Site information.
 3. Summary.
 4. Plans / Sketch.
 5. Material assessment records.
 6. Room Inspection / Asbestos Register.
 7. Bulk sample identification report.
 8. Conditions and exclusions.
 9. Explanation of the survey
- Revisions Table

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.

Summary of Asbestos Identified and/or Presumed.							
Item	Location	Position	Description	Quantity	Type of Asbestos	Level of ID	Recommendations
2	BC/Ninth/Communal areas	Ceiling	Artex on concrete	55m2	Chrysotile	As S01/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
3	BC/Ninth/Communal areas	Wall	Artex on concrete	121m2	Chrysotile	As S02/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
4	BC/Ninth/Communal areas	Floor	Bitumen on floor slab below floor covering	55m2	Chrysotile	As S03/10	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
5	BC/Ninth/Communal , R10 Riser	Floor	Concrete, pitch fibre S&V pipe	2.5 linm	Chrysotile	P1	Remove pitch fibre pipe in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
7	BC/Ninth/Flats 43 to 48	Ceiling	Artex on concrete	243m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
8	BC/Ninth/Flats 43 to 48	Floor	Bitumen on floor slab below floor covering	243m2	Chrysotile	As S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
9	BC/Tenth/Communa l, R01 Stairs	Ceiling	Artex on concrete	12m2	Chrysotile	S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
10	BC/Tenth/Communa l, R01 Stairs	Wall	Artex on concrete	30m2	Chrysotile	S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
12	BC/Tenth/Communa l, R02 Landing	Ceiling	Artex on concrete	4.5m2	Chrysotile	As S01	Remove artex 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
13	BC/Tenth/Communa l, R02 Landing	Wall	Artex on concrete	13.5m2	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
14	BC/Tenth/Communa l, R02 Landing	Floor	Bitumen on floor slab below floor covering	4.5m2	Chrysotile	S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
18	BC/Tenth/Communa l, R04 Corridor	Ceiling	Artex on concrete	7m2	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
19	BC/Tenth/Communa l, R04 Corridor	Wall	Artex on concrete	14.5m2	Chrysotile	S04	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
20	BC/Tenth/Communa l, R04 Corridor	Floor	Bitumen on floor slab below floor covering	7m2	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
21	BC/Tenth/Communa l, R05 Corridor	Ceiling	Artex on concrete	8.5m2	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
22	BC/Tenth/Communa l, R05 Corridor	Wall	Artex on concrete	18m2	Chrysotile	As S04	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
24	BC/Tenth/Communa l, R05 Corridor	Floor	Bitumen on floor slab below floor covering	8.5m2	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
25	BC/Tenth/Communa l, R06 Corridor	Ceiling	Artex on concrete	12m2	Chrysotile	S05	Remove artex 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
26	BC/Tenth/Communa l, R06 Corridor	Wall	Artex on concrete, masonry	24m ²	Chrysotile	S06	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
27	BC/Tenth/Communa l, R06 Corridor	Floor	Bitumen on floor slab below floor covering	12m ²	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
31	BC/Tenth/Communa l, R08 Refuse chute room	Ceiling	Artex on concrete	2.5m ²	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
32	BC/Tenth/Communa l, R08 Refuse chute room	Wall	Artex on concrete, masonry	9m ²	Chrysotile	As S06	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
33	BC/Tenth/Communa l, R08 Refuse chute room	Floor	Bitumen on floor slab below floor covering	2.5m ²	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
34	BC/Tenth/Communa l, R09 Corridor	Ceiling	Artex on concrete	6m ²	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
35	BC/Tenth/Communa l, R09 Corridor	Wall	Artex on concrete	9m ²	Chrysotile	As S06	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
36	BC/Tenth/Communa l, R09 Corridor	Floor	Bitumen on floor slab below floor covering	6m ²	Chrysotile	S07	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
40	BC/Tenth/Communa l, R10 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	Chrysotile	P1	Remove pitch fibre pipe 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
41	BC/Tenth/Flat 37 R01 Hallway	Ceiling	Artex on concrete	4.5m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
43	BC/Tenth/Flat 37 R01 Hallway	Floor	Bitumen on floor slab below floor covering	4.5m2	Chrysotile	As S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
44	BC/Tenth/Flat 37 R02 Store	Ceiling	Artex on concrete	3.5m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
46	BC/Tenth/Flat 37 R02 Store	Floor	Bitumen on floor slab below floor covering	3.5m2	Chrysotile	As S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
50	BC/Tenth/Flat 37 R04 Bathroom	Ceiling	Artex on concrete	3.5m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
52	BC/Tenth/Flat 37 R04 Bathroom	Floor	Bitumen on floor slab below floor covering	3.5m2	Chrysotile	As S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
53	BC/Tenth/Flat 37 R05 Boiler cupboard	Ceiling	Artex on concrete	1.5m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
55	BC/Tenth/Flat 37 R05 Boiler cupboard	Floor	Bitumen on floor slab below floor covering	1.5m2	Chrysotile	As S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
56	BC/Tenth/Flat 37 R06 Kitchen	Ceiling	Artex on concrete	9m2	Chrysotile	S08	Remove artex 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
58	BC/Tenth/Flat 37 R06 Kitchen	Floor	Bitumen on floor slab below floor covering	9m2	Chrysotile	As S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
59	BC/Tenth/Flat 37 R07 Lounge	Ceiling	Artex on concrete	17m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
61	BC/Tenth/Flat 37 R07 Lounge	Floor	Bitumen on floor slab below floor covering	17m2	Chrysotile	As S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
62	BC/Tenth/Flat 37 R08 Cupboard	Ceiling	Artex on concrete	.5m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
64	BC/Tenth/Flat 37 R08 Cupboard	Floor	Bitumen on floor slab below floor covering	.5m2	Chrysotile	S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
65	BC/Tenth/Flat 37 R09 Bedroom	Ceiling	Artex on concrete	12m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
67	BC/Tenth/Flat 37 R09 Bedroom	Floor	Bitumen on floor slab below floor covering	12m2	Chrysotile	As S09	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
69	BC/Tenth/Flats 38 to 42	Ceiling	Artex on concrete	243m2	Chrysotile	As S08	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
70	BC/Tenth/Flats 38 to 42	Floor	Bitumen on floor slab below floor covering	243m2	Chrysotile	As S09	Remove bitumen 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
72	BC/Eleventh/Communal areas	Ceiling	Artex on concrete	55m2	Chrysotile	As S01/12	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
73	BC/Eleventh/Communal areas	Wall	Artex on concrete	121.5m2	Chrysotile	As S06/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
74	BC/Eleventh/Communal areas	Floor	Bitumen on floor slab below floor covering	55m2	Chrysotile	As S03/12	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
75	BC/Eleventh/Communal, R10 Riser	Floor	Concrete, pitch fibre S&V pipe	2.5 linm	Chrysotile	P1	Remove pitch fibre pipe in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
78	BC/Eleventh/Flats 31 to 36	Ceiling	Artex on concrete	243m2	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
79	BC/Eleventh/Flats 31 to 36	Floor	Bitumen on floor slab below floor covering	243m2	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
80	BC/Twelfth/Communal, R01 Stairs	Ceiling	Artex on concrete	12m2	Chrysotile	S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
81	BC/Twelfth/Communal, R01 Stairs	Wall	Artex on concrete	30m2	Chrysotile	As S06/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
83	BC/Twelfth/Communal, R02 Landing	Ceiling	Artex on concrete	4.4m2	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

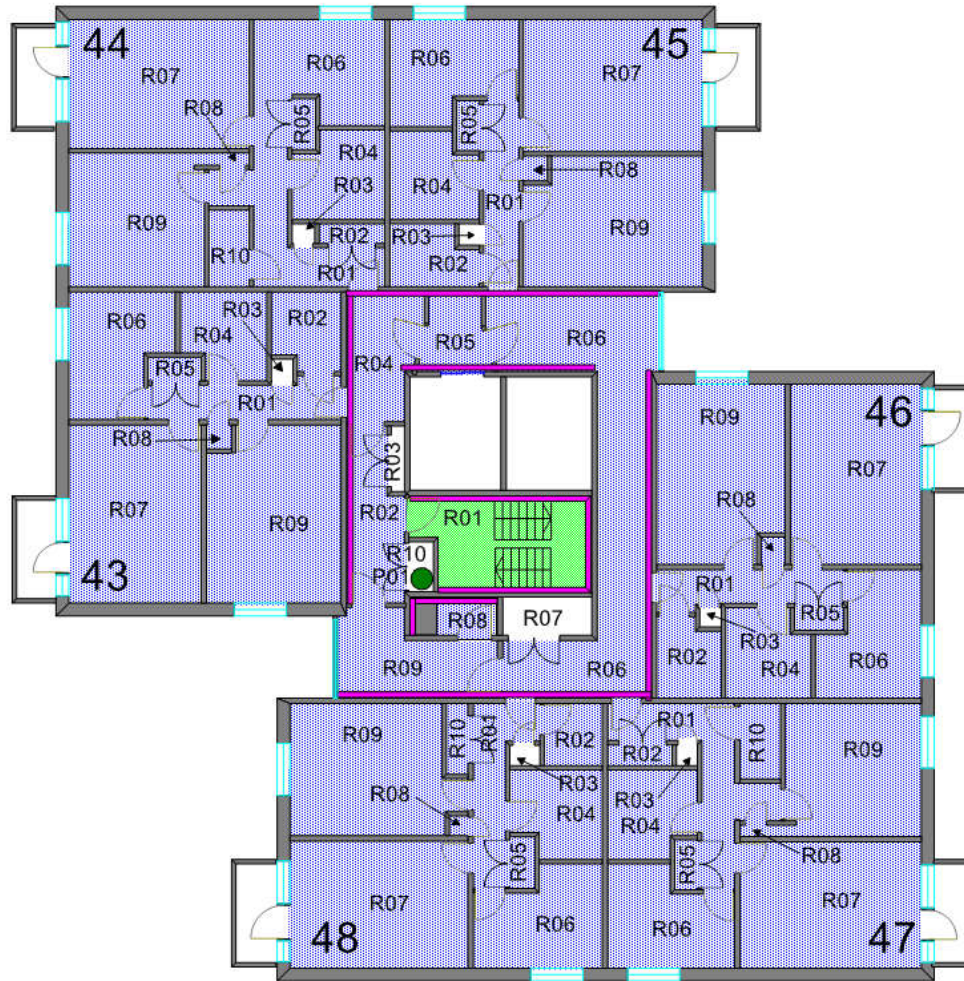
Summary of Asbestos Identified and/or Presumed.							
Item	Location	Position	Description	Quantity	Type of Asbestos	Level of ID	Recommendations
84	BC/Twelfth/Communal, R02 Landing	Wall	Artex on concrete	13.5m ²	Chrysotile	As S06/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
85	BC/Twelfth/Communal, R02 Landing	Floor	Bitumen on floor slab below floor covering	4.5m ²	Chrysotile	S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
89	BC/Twelfth/Communal, R04 Corridor	Ceiling	Artex on concrete	7m ²	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
90	BC/Twelfth/Communal, R04 Corridor	Wall	Artex on concrete	14.5m ²	Chrysotile	As S06/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
91	BC/Twelfth/Communal, R04 Corridor	Floor	Bitumen on floor slab below floor covering	7m ²	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
92	BC/Twelfth/Communal, R05 Corridor	Ceiling	Artex on concrete	7.5m ²	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
93	BC/Twelfth/Communal, R05 Corridor	Wall	Artex on concrete	18m ²	Chrysotile	As S06/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
95	BC/Twelfth/Communal, R05 Corridor	Floor	Bitumen on floor slab below floor covering	7.5m ²	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
96	BC/Twelfth/Communal, R06 Corridor	Ceiling	Artex on concrete	12m ²	Chrysotile	As S01	Remove artex 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
97	BC/Twelfth/Communal, R06 Corridor	Wall	Artex on concrete, masonry	25m ²	Chrysotile	As S06/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
98	BC/Twelfth/Communal, R06 Corridor	Floor	Bitumen on floor slab below floor covering	12m ²	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
102	BC/Twelfth/Communal, R08 Refuse chute room	Ceiling	Artex on concrete	2.5m ²	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
103	BC/Twelfth/Communal, R08 Refuse chute room	Wall	Artex on concrete	9.5m ²	Chrysotile	As S06/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
104	BC/Twelfth/Communal, R08 Refuse chute room	Floor	Bitumen on floor slab below floor covering	2.5m ²	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
105	BC/Twelfth/Communal, R09 Corridor	Ceiling	Artex on concrete	6m ²	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
106	BC/Twelfth/Communal, R09 Corridor	Wall	Artex on concrete	9.5m ²	Chrysotile	As S06/10	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
107	BC/Twelfth/Communal, R09 Corridor	Floor	Bitumen on floor slab below floor covering	6m ²	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
110	BC/Twelfth/Communal, R10 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	Chrysotile	P1	Remove pitch fibre pipe 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
111	BC/Twelfth/Flat 28 R01 Hallway	Ceiling	Artex on concrete	4.5m2	Chrysotile	S07	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
113	BC/Twelfth/Flat 28 R01 Hallway	Floor	Bitumen on floor slab below floor covering	4.5m2	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
114	BC/Twelfth/Flat 28 R02 Store	Ceiling	Artex on concrete	3.5m2	Chrysotile	As S07	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
116	BC/Twelfth/Flat 28 R02 Store	Floor	Bitumen on floor slab below floor covering	3.5m2	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
120	BC/Twelfth/Flat 28 R04 Bathroom	Ceiling	Artex on concrete	3.5m2	Chrysotile	As S07	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
122	BC/Twelfth/Flat 28 R04 Bathroom	Floor	Bitumen on floor slab below floor covering,	3.5m2	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
123	BC/Twelfth/Flat 28 R05 Boiler cupboard	Ceiling	Artex on concrete	1.5m2	Chrysotile	As S07	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
125	BC/Twelfth/Flat 28 R05 Boiler cupboard	Floor	Bitumen on floor slab below floor covering	1.5m2	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
126	BC/Twelfth/Flat 28 R06 Kitchen	Ceiling	Artex on concrete	9m2	Chrysotile	As S07	Remove artex 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
128	BC/Twelfth/Flat 28 R06 Kitchen	Floor	Bitumen on floor slab below floor covering,	9m ²	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
129	BC/Twelfth/Flat 28 R07 Lounge	Ceiling	Artex on concrete	14.5m ²	Chrysotile	As S07	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
131	BC/Twelfth/Flat 28 R07 Lounge	Floor	Bitumen on floor slab below floor covering	16.5m ²	Chrysotile	S08	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
132	BC/Twelfth/Flat 28 R08 Cupboard	Ceiling	Artex on concrete	.5m ²	Chrysotile	As S07	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
134	BC/Twelfth/Flat 28 R08 Cupboard	Floor	Bitumen on floor slab below floor covering	.5m ²	Chrysotile	As S08	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
135	BC/Twelfth/Flat 28 R09 Bedroom	Ceiling	Artex on concrete	12m ²	Chrysotile	As S07	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
137	BC/Twelfth/Flat 28 R09 Bedroom	Floor	Bitumen on floor slab below floor covering	12m ²	Chrysotile	As S08	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
139	BC/Twelfth/Flats 25 to 27 & 29 to 31	Ceiling	Artex on concrete	243m ²	Chrysotile	As S07	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
140	BC/Twelfth/Flats 25 to 27 & 29 to 32	Floor	Bitumen on floor slab below floor covering	243m ²	Chrysotile	As S08	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

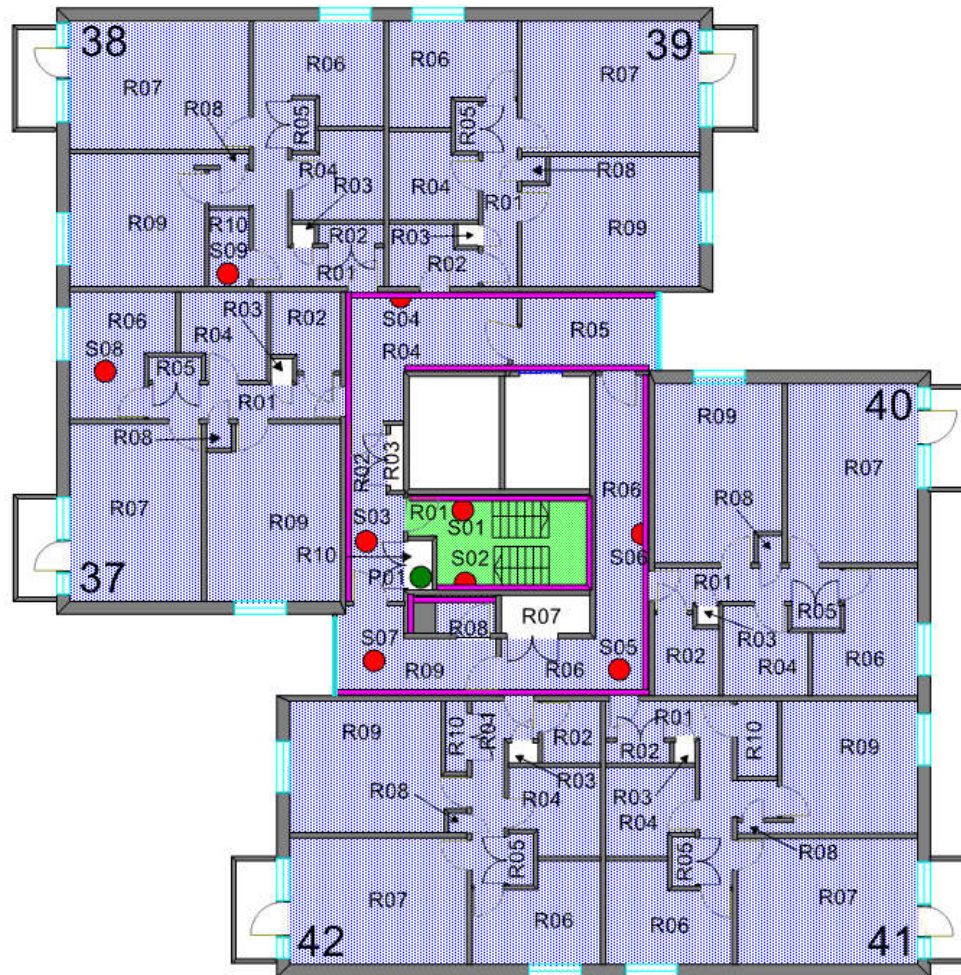


NINTH FLOOR

NOTATION KEY

	NEGATIVE SAMPLE
	POSITIVE SAMPLE
	ARTEX TO CEILING & ADHESIVE RESIDUE TO FLOOR
	ARTEX TO CEILING
	ARTEX TO WALLS
	Pitch Fibre S&V pipe

PROJECT	Floors 9-12, Bishops Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/BC 9-12/1
SCALE	nts
DATE	11/02/2026



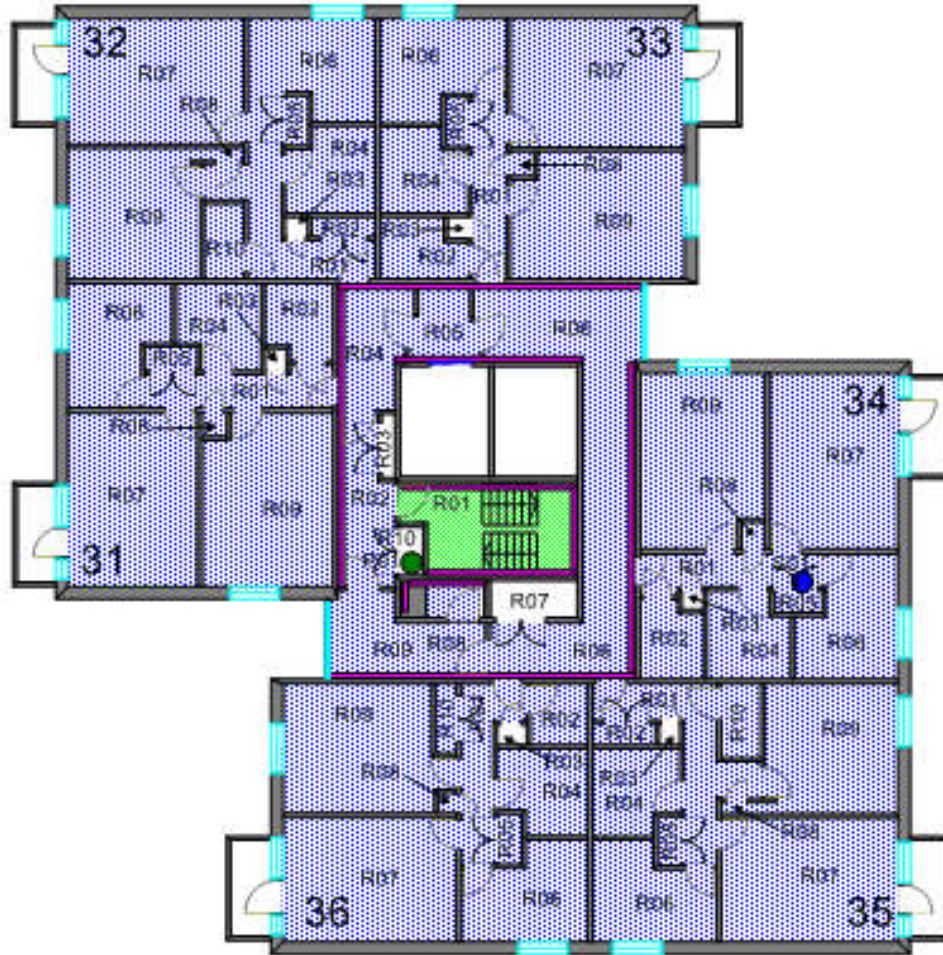
TENTH FLOOR



NOTATION KEY

	NEGATIVE SAMPLE
	POSITIVE SAMPLE
	ARTEX TO CEILING & ADHESIVE RESIDUE TO FLOOR
	ARTEX TO CEILING
	ARTEX TO WALLS
	Pitch Fibre S&V pipe

PROJECT	Floors 9-12, Bishops Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/BC 9-12/2
SCALE	nts
DATE	11/02/2026

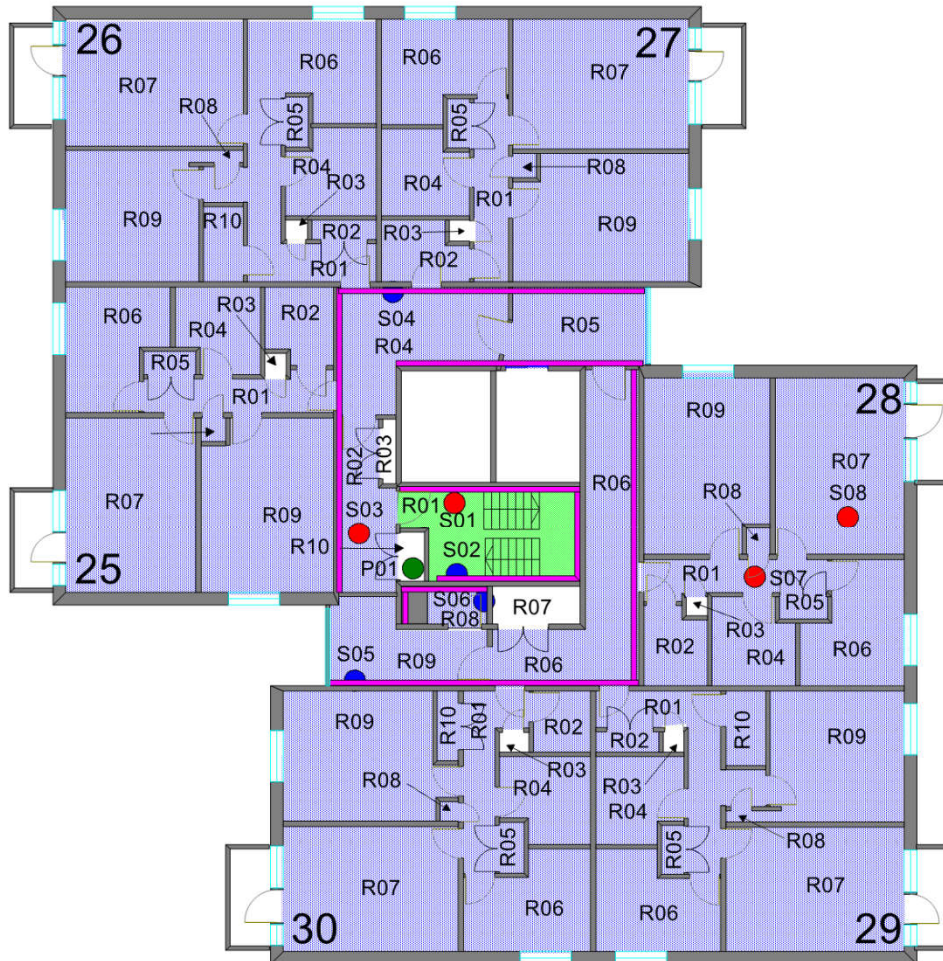


ELEVENTH FLOOR

NOTATION KEY

	NEGATIVE SAMPLE
	POSITIVE SAMPLE
	ARTEX TO CEILING & ADHESIVE RESIDUE TO FLOOR
	ARTEX TO CEILING
	ARTEX TO WALLS
	Pitch Fibre S&V pipe

PROJECT	Floors 9-12, Bishops Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/BC 9-12/3
SCALE	nts
DATE	11/02/2026




TWELFTH FLOOR

NOTATION KEY

	NEGATIVE SAMPLE
	POSITIVE SAMPLE
	ARTEX TO CEILING & ADHESIVE RESIDUE TO FLOOR
	ARTEX TO CEILING
	ARTEX TO WALLS
	Pitch Fibre S&V pipe


PROJECT	Floors 9-12, Bishops Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/BC 9-12/4
SCALE	nts
DATE	11/02/2026

5. Material Assessment Records.

	Level of ID:	Visually inspected	Ref:	As S01/10
	<p>Building / Floor: BC / Ninth</p> <p>Area: Communal areas</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 46m2</p>			


Recommendations:

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

	Level of ID:	Visually inspected	Ref:	As S02/10
	<p>Building / Floor: BC / Ninth</p> <p>Area: Communal areas</p> <p>Location: Wall</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 101m2</p>			

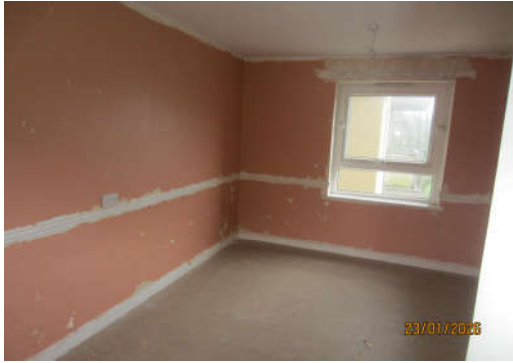
Recommendations:

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

	Level of ID:	Visually inspected	Ref:	As S08
	<p>Building / Floor: BC / Ninth</p> <p>Area: Flats 43 to 48</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 202m2</p>			


Recommendations:

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

	Level of ID:	Visually inspected	Ref:	As S09
	Building / Floor: BC / Ninth Area: Flats 43 to 48 Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 202m2			


Recommendations:

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

	Level of ID:	Sampled	Ref:	S01
	Building / Floor: BC / Tenth Area: Communal, R01 Stairs Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 10m2			


Recommendations:


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


	Level of ID:	Sampled	Ref:	S02
	Building / Floor: BC / Tenth Area: Communal, R01 Stairs Location: Wall Description: Artex on concrete Asbestos Type: Chrysotile Amount: 25m2			

Recommendations:


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

	Level of ID:	Visually inspected	Ref:	As S01
	Building / Floor: BC / Tenth Area: Communal, R02 Landing Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 4m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Sampled	Ref:	S03
	Building / Floor: BC / Tenth Area: Communal, R02 Landing Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 4m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S01
	Building / Floor: BC / Tenth Area: Communal, R04 Corridor Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 6m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Sampled	Ref:	S04
	Building / Floor: BC / Tenth Area: Communal, R04 Corridor Location: Wall Description: Artex on concrete, masonry, stud wall Asbestos Type: Chrysotile Amount: 12m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S03
	Building / Floor: BC / Tenth Area: Communal, R04 Corridor Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 6m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S04
	Building / Floor: BC / Tenth Area: Communal, R05 Corridor Location: Wall Description: Artex on concrete, masonry, stud wall Asbestos Type: Chrysotile Amount: 15m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

Picture 	Level of ID:	Sampled	Ref:	S06
	Building / Floor: BC / Tenth Area: Communal, R06 Corridor Location: Wall Description: Artex on concrete, masonry Asbestos Type: Chrysotile Amount: 20m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S03
	Building / Floor: BC / Tenth Area: Communal, R06 Corridor Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 10m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S05
	Building / Floor: BC / Tenth Area: Communal, R08 Refuse chute room Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 2m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Sampled	Ref:	S07
	Building / Floor: BC / Tenth Area: Communal, R09 Corridor Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 5m2			


Recommendations:

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

	Level of ID:	Visually inspected	Ref:	P1
	Building / Floor: BC / Tenth Area: Communal, R10 Riser Location: Pipework Description: Pitch fibre S&V pipe Asbestos Type: Chrysotile Amount: 2.5 lin m			


Recommendations:


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


	Level of ID:	Visually inspected	Ref:	As S08
	Building / Floor: BC / Tenth Area: Flat 37 R01 Hallway Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 4m2			


Recommendations:


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

	Level of ID:	Visually inspected	Ref:	As S09
	Building / Floor: BC / Tenth Area: Flat 37 R01 Hallway Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 4m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S08
	Building / Floor: BC / Tenth Area: Flat 37 R02 Store Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 3m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	
	Building / Floor: BC / Tenth Area: Flat 37 R03 Drying cupboard Location: Wall Description: Metal cabinet Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	As S08
	<p>Building / Floor: BC / Tenth Area: Flat 37 R04 Bathroom Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 3m2</p>			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: BC / Tenth Area: Flat 37 R04 Bathroom Location: Wall Description: Concrete, plasterboard lined, stud wall, supalux IPS & divider Asbestos Type: No suspect material Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Sampled	Ref:	S08
	<p>Building / Floor: BC / Tenth Area: Flat 37 R06 Kitchen Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 7.5m2</p>			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S09
	<p>Building / Floor: BC / Tenth</p> <p>Area: Flat 37 R06 Kitchen</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering, modern units & fittings</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 7.5m2</p>			


Recommendations:

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

	Level of ID:	Visually inspected	Ref:	As S08
	<p>Building / Floor: BC / Tenth</p> <p>Area: Flat 37 R07 Lounge</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 14m2</p>			

Recommendations:


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

	Level of ID:	Visually inspected	Ref:	As S09
	<p>Building / Floor: BC / Tenth</p> <p>Area: Flat 37 R07 Lounge</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 14m2</p>			

Recommendations:


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

	Level of ID:	Visually inspected	Ref:	As S08
	Building / Floor: BC / Tenth Area: Flat 37 R08 Cupboard Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: .5m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Sampled	Ref:	S09
	Building / Floor: BC / Tenth Area: Flat 37 R08 Cupboard Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: .5m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S08
	Building / Floor: BC / Tenth Area: Flat 37 R09 Bedroom Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 10m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S09
	<p>Building / Floor: BC / Tenth</p> <p>Area: Flat 37 R09 Bedroom</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 10m2</p>			
Recommendations:				
<p>Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				


	Level of ID:	Visually inspected	Ref:	As S08
	<p>Building / Floor: BC / Tenth</p> <p>Area: Flats 38 to 42</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 202m2</p>			
Recommendations:				
<p>Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				

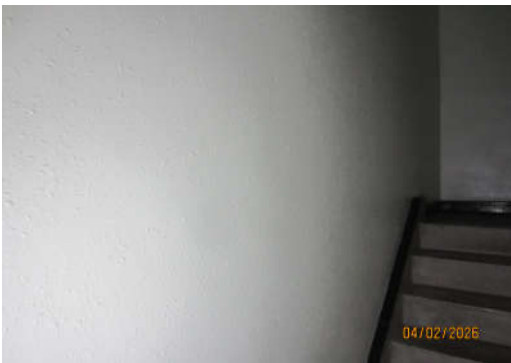
	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: BC / Tenth</p> <p>Area: Flats 38 to 42</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 202m2</p>			
Recommendations:				
<p>Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				


	Level of ID:	Sampled	Ref:	S01
	<p>Building / Floor: BC / Eleventh</p> <p>Area: Flat 34 R05 Boiler cupboard</p> <p>Location: Pipework</p> <p>Description: Cloth & bitumen wrap to pipework</p> <p>Asbestos Type: No asbestos detected</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: BC / Eleventh</p> <p>Area: Flats 31 to 36</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 202m2</p>			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: BC / Eleventh</p> <p>Area: Flats 31 to 36</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 202m2</p>			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Sampled	Ref:	S01
	Building / Floor: BC / Twelfth Area: Communal, R01 Stairs Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 10m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Sampled	Ref:	As S06/10
	Building / Floor: BC / Twelfth Area: Communal, R01 Stairs Location: Wall Description: Artex on concrete Asbestos Type: Chrysotile Amount: 25m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S01
	Building / Floor: BC / Twelfth Area: Communal, R02 Landing Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 4m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Sampled	Ref:	S03
	Building / Floor: BC / Twelfth Area: Communal, R02 Landing Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 4m2			


Recommendations:

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

	Level of ID:	Visually inspected	Ref:	As S01
	Building / Floor: BC / Twelfth Area: Communal, R04 Corridor Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 6m2			


Recommendations:


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

	Level of ID:	Sampled	Ref:	As S06/10
	Building / Floor: BC / Twelfth Area: Communal, R04 Corridor Location: Wall Description: Artex on concrete, masonry, stud wall Asbestos Type: Chrysotile Amount: 12m2			

Recommendations:


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


	Level of ID:	Visually inspected	Ref:	As S06/10
	<p>Building / Floor: BC / Twelfth</p> <p>Area: Communal, R05 Corridor</p> <p>Location: Wall</p> <p>Description: Artex on concrete, masonry</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 15m2</p>			
Recommendations:				
<p>Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				


	Level of ID:	Visually inspected	Ref:	As S06/10
	<p>Building / Floor: BC / Twelfth</p> <p>Area: Communal, R06 Corridor</p> <p>Location: Wall</p> <p>Description: Artex on concrete, masonry</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 20m2</p>			
Recommendations:				
<p>Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				


	Level of ID:	Visually inspected	Ref:	As S01
	<p>Building / Floor: BC / Twelfth</p> <p>Area: Communal, R08 Refuse chute room</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 2m2</p>			
Recommendations:				
<p>Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				


	Level of ID:	Sampled	Ref:	As S06/10
	<p>Building / Floor: BC / Twelfth</p> <p>Area: Communal, R08 Refuse chute room</p> <p>Location: Wall</p> <p>Description: Artex on concrete, masonry, stud wall</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 8m2</p>			
Recommendations:				
<p>Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				


	Level of ID:	Sampled	Ref:	As S06/10
	<p>Building / Floor: BC / Twelfth</p> <p>Area: Communal, R09 Corridor</p> <p>Location: Wall</p> <p>Description: Artex on concrete, masonry, stud wall</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 8m2</p>			
Recommendations:				
<p>Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				


	Level of ID:	Visually inspected	Ref:	P1
	<p>Building / Floor: BC / Twelfth</p> <p>Area: Communal, R10 Riser</p> <p>Location: Pipework</p> <p>Description: Pitch fibre S&V pipe</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 2.5 lin m</p>			
Recommendations:				
<p>Remove pitch fibre pipe in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				


	Level of ID:	Sampled	Ref:	S07
	Building / Floor: BC / Twelfth Area: Flat 28 R01 Hallway Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 4m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S03
	Building / Floor: BC / Twelfth Area: Flat 28 R01 Hallway Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 4m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S07
	Building / Floor: BC / Twelfth Area: Flat 28 R02 Store Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 3m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	
	Building / Floor: BC / Twelfth Area: Flat 28 R03 Drying cupboard Location: Ceiling Description: Concrete Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	As S07
	Building / Floor: BC / Twelfth Area: Flat 28 R04 Bathroom Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 3m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S03
	Building / Floor: BC / Twelfth Area: Flat 28 R04 Bathroom Location: Floor Description: Bitumen on floor slab below floor covering, modern sanitaryware & fittings Asbestos Type: Chrysotile Amount: 3m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S07
	Building / Floor: BC / Twelfth Area: Flat 28 R06 Kitchen Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 7.5m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	As S03
	Building / Floor: BC / Twelfth Area: Flat 28 R06 Kitchen Location: Floor Description: Bitumen on floor slab below floor covering, modern units & fittings Asbestos Type: Chrysotile Amount: 7.5m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S07
	Building / Floor: BC / Twelfth Area: Flat 28 R07 Lounge Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 14m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Sampled	Ref:	S08
	Building / Floor: BC / Twelfth Area: Flat 28 R07 Lounge Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 14m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S07
	Building / Floor: BC / Twelfth Area: Flat 28 R09 Bedroom Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 10m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S07
	Building / Floor: BC / Twelfth Area: Flats 25 to 27 & 29 to 31 Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 202m2			
Recommendations:				
Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				

	Level of ID:	Visually inspected	Ref:	As S08
	<p>Building / Floor: BC / Twelfth</p> <p>Area: Flats 25 to 27 & 29 to 32</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 202m2</p>			
Recommendations:				
<p>Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.</p>				

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
BC / Ninth Communal areas	General	The communal area is of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
BC / Ninth Communal areas	Ceiling	Artex on concrete	46m2	As S01/10	Chrysotile
BC / Ninth Communal areas	Wall	Artex on concrete	101m2	As S02/10	Chrysotile
BC / Ninth Communal areas	Floor	Bitumen on floor slab below floor covering	45m2	As S03/10	Chrysotile
BC / Ninth Communal, R10 Riser	Floor	Concrete, pitch fibre S&V pipe	2.5 linm	P1	Chrysotile
BC / Ninth Flats 43 to 48	General	The flats are of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
BC / Ninth Flats 43 to 48	Ceiling	Artex on concrete	202m2	As S08	Chrysotile
BC / Ninth Flats 43 to 48	Floor	Bitumen on floor slab below floor covering	202m2	As S09	Chrysotile
BC / Tenth Communal, R01 Stairs	Ceiling	Artex on concrete	10m2	S01	Chrysotile
BC / Tenth Communal, R01 Stairs	Wall	Artex on concrete	25m2	S02	Chrysotile
BC / Tenth Communal, R01 Stairs	Floor	Concrete, metal balustrade			No suspect material
BC / Tenth Communal, R02 Landing	Ceiling	Artex on concrete	4m2	As S01	Chrysotile
BC / Tenth Communal, R02 Landing	Wall	Artex on concrete, masonry	11m2	As S02	Chrysotile
BC / Tenth Communal, R02 Landing	Floor	Bitumen on floor slab below floor covering	4m2	S03	Chrysotile
BC / Tenth Communal R03 Electric cupboard	Ceiling	Concrete			No suspect material
BC / Tenth Communal R03 Electric cupboard	Wall	Concrete, masonry, timber back panel, modern electrics			No suspect material
BC / Tenth Communal R03 Electric cupboard	Floor	Concrete			No suspect material
BC / Tenth Communal, R04 Corridor	Ceiling	Artex on concrete	6m2	As S01	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount	Sample No.	Asbestos
BC / Tenth Communal, R04 Corridor	Wall	Artex on concrete, masonry, stud wall	12m2	S04	Chrysotile
BC / Tenth Communal, R04 Corridor	Floor	Bitumen on floor slab below floor covering	6m2	As S03	Chrysotile
BC / Tenth Communal, R05 Corridor	Ceiling	Artex on concrete	7m2	As S01	Chrysotile
BC / Tenth Communal, R05 Corridor	Wall	Artex on concrete, masonry, stud wall	15m2	As S04	Chrysotile
BC / Tenth Communal, R05 Corridor	Wall	Cement panel below window			No suspect material
BC / Tenth Communal, R05 Corridor	Floor	Bitumen on floor slab below floor covering	7m2	As S03	Chrysotile
BC / Tenth Communal, R06 Corridor	Ceiling	Artex on concrete	10m2	S05	Chrysotile
BC / Tenth Communal, R06 Corridor	Wall	Artex on concrete, masonry	20m2	S06	Chrysotile
BC / Tenth Communal, R06 Corridor	Floor	Bitumen on floor slab below floor covering	10m2	As S03	Chrysotile
BC / Tenth Communal, R07 Service riser	Ceiling	Concrete			No suspect material
BC / Tenth Communal, R07 Service riser	Wall	Concrete, masonry			No suspect material
BC / Tenth Communal, R07 Service riser	Floor	Concrete, modern electrical equipment			No suspect material
BC / Tenth Communal, R08 Refuse chute room	Ceiling	Artex on concrete	2m2	As S05	Chrysotile
BC / Tenth Communal, R08 Refuse chute room	Wall	Artex on concrete, masonry, stud wall	8m2	As S06	Chrysotile
BC / Tenth Communal, R08 Refuse chute room	Floor	Bitumen on floor slab below floor covering	2m2	As S03	Chrysotile
BC / Tenth Communal, R09 Corridor	Ceiling	Artex on concrete	5m2	As S05	Chrysotile
BC / Tenth Communal, R09 Corridor	Wall	Artex on concrete, masonry, stud wall	8m2	As S06	Chrysotile
BC / Tenth Communal, R09 Corridor	Floor	Bitumen on floor slab below floor covering	5m2	S07	Chrysotile
BC / Tenth Communal, R10 Riser	Ceiling	Concrete			No suspect material
BC / Tenth Communal, R10 Riser	Wall	Concrete, masonry			No suspect material
BC / Tenth Communal, R10 Riser	Floor	Concrete			No suspect material

Room Inspection / Asbestos Register					
Area	Location	Description	Amount	Sample No.	Asbestos
BC / Tenth Communal, R10 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	P1	Chrysotile
BC / Tenth Flat 37 R01 Hallway	Ceiling	Artex on concrete	4m2	As S08	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Tenth Flat 37 R01 Hallway	Floor	Bitumen on floor slab below floor covering	4m2	As S09	Chrysotile
BC / Tenth Flat 37 R02 Store	Ceiling	Artex on concrete	3m2	As S08	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Tenth Flat 37 R02 Store	Floor	Bitumen on floor slab below floor covering	3m2	As S09	Chrysotile
BC / Tenth Flat 37 R03 Drying cupboard	Ceiling	Concrete			No suspect material
BC / Tenth Flat 37 R03 Drying cupboard	Wall	Metal cabinet			No suspect material
	Floor	Concrete			No suspect material
BC / Tenth Flat 37 R04 Bathroom	Ceiling	Artex on concrete	3m2	As S08	Chrysotile
BC / Tenth Flat 37 R04 Bathroom	Wall	Concrete, plasterboard lined, stud wall, supalux IPS & divider			No suspect material
BC / Tenth Flat 37 R04 Bathroom	Floor	Bitumen on floor slab below floor covering, modern sanitaryware & fittings	3m2	As S09	Chrysotile
BC / Tenth Flat 37 R05 Boiler cupboard	Ceiling	Artex on concrete	1m2	As S08	Chrysotile
BC / Tenth Flat 37 R05 Boiler cupboard	Wall	Stud wall, modern tank & insulation			No suspect material
BC / Tenth Flat 37 R05 Boiler cupboard	Floor	Bitumen on floor slab below floor covering, timber plinth	1m2	As S09	Chrysotile
BC / Tenth Flat 37 R06 Kitchen	Ceiling	Artex on concrete	7.5m2	S08	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Tenth Flat 37 R06 Kitchen	Floor	Bitumen on floor slab below floor covering, modern units & fittings	7.5m2	As S09	Chrysotile
BC / Tenth Flat 37 R07 Lounge /	Ceiling	Artex on concrete	14m2	As S08	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Tenth Flat 37 R07 Lounge	Floor	Bitumen on floor slab below floor covering	14m2	As S09	Chrysotile
BC / Tenth Flat 37 R08 Cupboard	Ceiling	Artex on concrete	.5m2	As S08	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount	Sample No.	Asbestos
BC / Tenth Flat 37 R08 Cupboard	Wall	Stud wall			No suspect material
BC / Tenth Flat 37 R08 Cupboard	Floor	Bitumen on floor slab below floor covering	.5m2	S09	Chrysotile
BC / Tenth Flat 37 R09 Bedroom	Ceiling	Artex on concrete	10m2	As S08	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Tenth Flat 37 R09 Bedroom	Floor	Bitumen on floor slab below floor covering	10m2	As S09	Chrysotile
BC / Tenth Flats 38 to 42	General	The flats are of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
BC / Tenth Flats 38 to 42	Ceiling	Artex on concrete	202m2	As S08	Chrysotile
BC / Tenth Flats 38 to 42	Floor	Bitumen on floor slab below floor covering	202m2		Chrysotile
BC / Eleventh Communal areas	General	The communal area is of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
BC / Eleventh Communal areas	Ceiling	Artex on concrete	46m2	As S01/12	Chrysotile
BC / Eleventh Communal areas	Wall	Artex on concrete	101m2	As S06/10	Chrysotile
BC / Eleventh Communal areas	Floor	Bitumen on floor slab below floor covering	45m2	As S03/12	Chrysotile
BC / Eleventh Communal, R10 Riser	Floor	Concrete, pitch fibre S&V pipe	2.5 linm	P1	Chrysotile
BC / Eleventh Flat 34 R05 Boiler cupboard	Pipework	Cloth & bitumen wrap to pipework		S01	No asbestos detected
BC / Eleventh Flats 31 to 36	General	The flats are of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
BC / Eleventh Flats 31 to 36	Ceiling	Artex on concrete	202m2		Chrysotile
BC / Eleventh Flats 31 to 36	Floor	Bitumen on floor slab below floor covering	202m2		Chrysotile
BC / Twelfth Communal, R01 Stairs	Ceiling	Artex on concrete	10m2	S01	Chrysotile
BC / Twelfth Communal, R01 Stairs	Wall	Artex on concrete	25m2	As S06/10	Chrysotile
BC / Twelfth Communal, R01 Stairs	Floor	Concrete, metal ballestrade			No suspect material

Room Inspection / Asbestos Register					
Area	Location	Description	Amount	Sample No.	Asbestos
BC / Twelfth Communal, R02 Landing	Ceiling	Artex on concrete	4m2	As S01	Chrysotile
BC / Twelfth Communal, R02 Landing	Wall	Artex on concrete, masonry	11m2	As S06/10	Chrysotile
BC / Twelfth Communal, R02 Landing	Floor	Bitumen on floor slab below floor covering	4m2	S03	Chrysotile
BC / Twelfth Communal R03 Electric cupboard	Ceiling	Concrete			No suspect material
BC / Twelfth Communal R03 Electric cupboard	Wall	Concrete, masonry, timber back panel, modern electrics			No suspect material
BC / Twelfth Communal R03 Electric cupboard	Floor	Concrete			No suspect material
BC / Twelfth Communal, R04 Corridor	Ceiling	Artex on concrete	6m2	As S01	Chrysotile
BC / Twelfth Communal, R04 Corridor	Wall	Artex on concrete, masonry, stud wall	12m2	As S06/10	Chrysotile
BC / Twelfth Communal, R04 Corridor	Floor	Bitumen on floor slab below floor covering	6m2	As S03	Chrysotile
BC / Twelfth Communal, R05 Corridor	Ceiling	Artex on concrete	7m2	As S01	Chrysotile
BC / Twelfth Communal, R05 Corridor	Wall	Artex on concrete, masonry, stud wall	15m2	As S06/10	Chrysotile
BC / Twelfth Communal, R05 Corridor	Wall	Cement panel below window			No asbestos detected
BC / Twelfth Communal, R05 Corridor	Floor	Bitumen on floor slab below floor covering	7m2	As S03	Chrysotile
BC / Twelfth Communal, R06 Corridor	Ceiling	Artex on concrete	10m2	As S01	Chrysotile
BC / Twelfth Communal, R06 Corridor	Wall	Artex on concrete, masonry	20m2	As S06/10	Chrysotile
BC / Twelfth Communal, R06 Corridor	Floor	Bitumen on floor slab below floor covering	10m2	As S03	Chrysotile
BC / Twelfth Communal, R07 Service riser	Ceiling	Concrete			No suspect material
BC / Twelfth Communal, R07 Service riser	Wall	Concrete, masonry			No suspect material
BC / Twelfth Communal, R07 Service riser	Floor	Concrete, modern electrical equipment			No suspect material
BC / Twelfth Communal, R08 Refuse chute room	Ceiling	Artex on concrete	2m2	As S01	Chrysotile
BC / Twelfth Communal, R08 Refuse chute room	Wall	Artex on concrete, masonry, stud wall	8m2	As S06/10	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount	Sample No.	Asbestos
BC / Twelfth Communal, R08 Refuse chute room	Floor	Bitumen on floor slab below floor covering	2m2	As S03	Chrysotile
BC / Twelfth Communal, R09 Corridor	Ceiling	Artex on concrete	5m2	As S01	Chrysotile
BC / Twelfth Communal, R09 Corridor	Wall	Artex on concrete, masonry, stud wall	8m2	As S06/10	Chrysotile
BC / Twelfth Communal, R09 Corridor	Floor	Bitumen on floor slab below floor covering	5m2	As S03	Chrysotile
BC / Twelfth Communal, R10 Riser	Ceiling	Concrete			No suspect material
BC / Twelfth Communal, R10 Riser	Wall	Concrete, masonry			No suspect material
BC / Twelfth Communal, R10 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	P1	Chrysotile
BC / Twelfth Flat 28 R01 Hallway	Ceiling	Artex on concrete	4m2	S07	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Twelfth Flat 28 R01 Hallway	Floor	Bitumen on floor slab below floor covering	4m2	As S03	Chrysotile
BC / Twelfth Flat 28 R02 Store	Ceiling	Artex on concrete	3m2	As S07	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Twelfth Flat 28 R02 Store	Floor	Bitumen on floor slab below floor covering	3m2	As S03	Chrysotile
BC / Twelfth Flat 28 R03 Drying cupboard	Ceiling	Concrete			No suspect material
BC / Twelfth Flat 28 R03 Drying cupboard	Wall	Metal cabinet			No suspect material
	Floor	Concrete			No suspect material
BC / Twelfth Flat 28 R04 Bathroom	Ceiling	Artex on concrete	3m2	As S07	Chrysotile
BC / Twelfth Flat 28 R04 Bathroom	Wall	Concrete, plasterboard lined, stud wall, supalux IPS & divider			No suspect material
BC / Twelfth Flat 28 R04 Bathroom	Floor	Bitumen on floor slab below floor covering, modern sanitaryware & fittings	3m2	As S03	Chrysotile
BC / Twelfth Flat 28 R05 Boiler cupboard	Ceiling	Artex on concrete	1m2	As S07	Chrysotile
BC / Twelfth Flat 28 R05 Boiler cupboard	Wall	Stud wall, modern tank & insulation			No suspect material
BC / Twelfth Flat 28 R05 Boiler cupboard	Floor	Bitumen on floor slab below floor covering, timber plinth	1m2	As S03	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount	Sample No.	Asbestos
BC / Twelfth Flat 28 R06 Kitchen	Ceiling	Artex on concrete	7.5m2	As S07	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Twelfth Flat 28 R06 Kitchen	Floor	Bitumen on floor slab below floor covering, modern units & fittings	7.5m2	As S03	Chrysotile
BC / Twelfth Flat 28 R07 Lounge	Ceiling	Artex on concrete	14m2	As S07	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Twelfth Flat 28 R07 Lounge	Floor	Bitumen on floor slab below floor covering	14m2	S08	Chrysotile
BC / Twelfth Flat 28 R08 Cupboard	Ceiling	Artex on concrete	.5m2	As S07	Chrysotile
	Wall	Stud wall			No suspect material
BC / Twelfth Flat 28 R08 Cupboard	Floor	Bitumen on floor slab below floor covering	.5m2	As S08	Chrysotile
BC / Twelfth Flat 28 R09 Bedroom	Ceiling	Artex on concrete	10m2	As S07	Chrysotile
	Wall	Concrete, plasterboard lined, stud wall			No suspect material
BC / Twelfth Flat 28 R09 Bedroom	Floor	Bitumen on floor slab below floor covering	10m2	As S08	Chrysotile
BC / Twelfth Flats 25 to 27 & 29 to 30	General	The flats are of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
BC / Twelfth Flats 25 to 27 & 29 to 31	Ceiling	Artex on concrete	202m2	As S07	Chrysotile
BC / Twelfth Flats 25 to 27 & 29 to 32	Floor	Bitumen on floor slab below floor covering	202m2	As S08	Chrysotile

7. Bulk sample identification report.



Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd



Certificate of Bulk Analysis

Customer: Graph Contract Services Ltd Customer Address: 1 The Green, Fairway Ind Park, Birstall, Batley, WF17 9QA Site Address: Bishop Court, Berry Brow, Huddersfield, HD4 7NH Client Reference: GCS7923.BC- 10th Floor	Project Number: P-75676 Samples Received On: 04/02/2026 Samples Taken By: Client No of Samples: 9 Date of Analysis: 06/02/2026
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Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	10th , R01 Stairs, Communal Area	Ceiling - Textured Coating	Chrysotile	Satya Tamerla
S002	002	10th , R01 Stairs, Communal Area	Wall - Textured Coating	Chrysotile	Satya Tamerla
S003	003	10th , R02 Landing, Communal Area	Floor - Vinyl Tiles and Adhesive	Chrysotile in Adhesive only	Satya Tamerla
S004	004	10th , R04 Corridor, Communal Area	Wall - Textured Coating	Chrysotile	Satya Tamerla
S005	005	10th , R06 Corridor, Communal Area	Ceiling - Textured Coating	Chrysotile	Satya Tamerla
S006	006	10th , R06 Corridor, Communal Area	Wall - Textured Coating	Chrysotile	Satya Tamerla
S007	007	10th , R09 Corridor, Communal Area	Floor - Vinyl Tiles and Adhesive	Chrysotile in Adhesive only	Satya Tamerla
S008	008	10th , R06 Kitchen Flat 37	Ceiling - Textured Coating	Chrysotile	Satya Tamerla
S009	009	10th , R08 Cupboard Flat 37	Floor - Vinyl Tiles and Adhesive	Chrysotile in Adhesive only	Satya Tamerla

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	06/02/2026
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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.

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 sample(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.

Project No.	P-75676	Version No.	8, October 2024	Issue No.	1	Site Name:	Bishop Court
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Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd



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Certificate of Bulk Analysis

Customer: Graph Contract Services Ltd**Customer Address:** 1 The Green, Fairway Ind Park, Birstall, Batley, WF17 9QA**Site Address:** Bishop Court, Berry Brow, Huddersfield, HD4 7NH**Client Reference:** GCS7923.BC-11th Floor**Project Number:** P-75880**Samples Received On:** 06/02/2026**Samples Taken By:** Client**No of Samples:** 1**Date of Analysis:** 08/02/2026

Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	R05 Boiler Cupboard /Flat 34	Cloth Wrap/ Pipework - Bituminous Product	NAD	Satya Tamerla

Key: NAD = No Asbestos Detected

Authorised Signatory:
Name / Position:

Varsha Kamireddy/Deputy Quality Manager

Date of Issue:

09/02/2026

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.

www.scopus-asbestos.co.uk | Certificate of Bulk Analysis | Milner House, Milner Way, Ossett WF5 9JE 1 | Page

Project No.	P-75880	Version No.	9, October 2024	Issue No.	1	Site Name:	Bishop Court
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Certificate of Bulk Analysis | Scopus Asbestos Compliance Ltd



Certificate of Bulk Analysis

Customer: Graph Contract Services Ltd Customer Address: 1 The Green, Fairway Ind Park, Birstall, Batley, WF17 9QA Site Address: Bishop Court, Berry Brow, Huddersfield, HD4 7NH Client Reference: GCS7923.BC-12th Floor	Project Number: P-75883 Samples Received On: 06/02/2026 Samples Taken By: Client No of Samples: 8 Date of Analysis: 08/02/2026
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Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	R01 Stairs, Communal Area	Ceiling - Textured Coating	Chrysotile	Satya Tamerla
S002	002	R01 Stairs, Communal Area	Wall - Textured Coating	NAD	Satya Tamerla
S003	003	R02 Landing, Communal Area	Floor - Vinyl Tiles and Adhesive	Chrysotile in Adhesive only	Satya Tamerla
S004	004	R04 Corridor, Communal Area	Wall - Textured Coating	NAD	Satya Tamerla
S005	005	R09 Corridor, Communal Area	Wall - Textured Coating	NAD	Satya Tamerla
S006	006	R08 Refuse Chute, Communal Area	Wall - Textured Coating	NAD	Satya Tamerla
S007	007	R01 Hallway, Flat 28	Ceiling - Textured Coating	Chrysotile	Satya Tamerla
S008	008	R07 Lounge, Flat 28	Floor - Vinyl Tiles and Adhesive	Chrysotile in Adhesive only	Satya Tamerla

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	09/02/2026
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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. 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 sample(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.

8. 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.

REVISIONS		
ISSUE	DETAILS	DATE
1	Original issue	11/02/2026