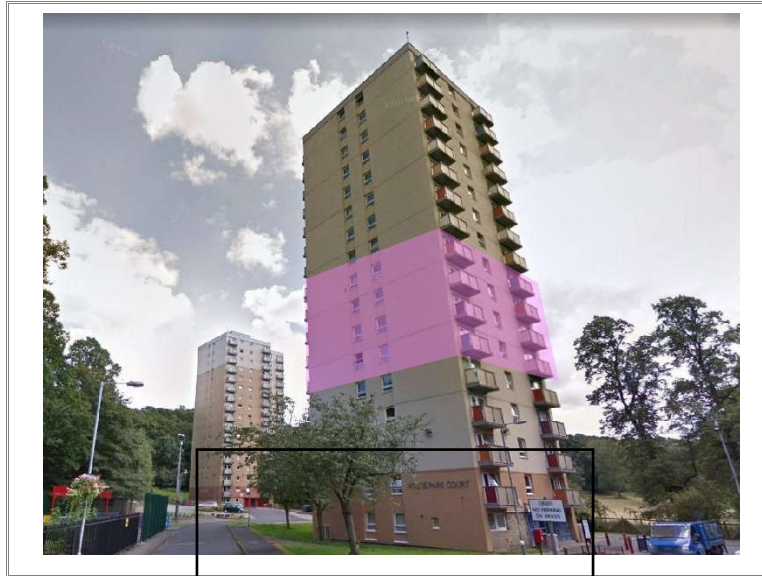


Demolition Asbestos Survey

In accordance with HSG264 - Asbestos: The Survey Guide



Floors 5 - 8, Holme Park Court, Berry Brow, Huddersfield, HD4 7NH

Issue number:	1
Survey number:	7923. HP floors 5-8
Survey date:	January 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	06/02/2026

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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.

Summary of Asbestos Identified and/or Presumed.							
Item	Location	Position	Description	Quantity m2	Type of Asbestos	Level of ID	Recommendations
1	HPC/Fifth/Communa l, R01 Stairs	Ceiling	Artex on concrete	12	Chrysotile	S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
2	HPC/Fifth/Communa l, R01 Stairs	Wall	Artex on concrete	30	Chrysotile	S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
4	HPC/Fifth/Communa l, R02 Landing	Ceiling	Artex on concrete	4.5	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
5	HPC/Fifth/Communa l, R02 Landing	Wall	Artex on concrete, masonry	13.5	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
6	HPC/Fifth/Communa l, R02 Landing	Floor	Bitumen on floor slab below floor covering	4.5	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
7	HPC/Fifth/Communa l, R03 Corridor	Ceiling	Artex on concrete	7	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
8	HPC/Fifth/Communa l, R03 Corridor	Wall	Artex on concrete	14.5	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
9	HPC/Fifth/Communa l, R03 Corridor	Floor	Bitumen on floor slab below floor covering	8.5	Chrysotile	S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
10	HPC/Fifth/Communa l, R04 Corridor	Ceiling	Artex on concrete	8.5	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 m2	Type of Asbestos	Level of ID	Recommendations
11	HPC/Fifth/Communa l, R04 Corridor	Wall	Artex on concrete	18	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
12	HPC/Fifth/Communa l, R04 Corridor	Floor	Bitumen on floor slab below floor covering	8.5	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
13	HPC/Fifth/Communa l, R05 Corridor	Ceiling	Artex on concrete	12	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
14	HPC/Fifth/Communa l, R05 Corridor	Wall	Artex on concrete	24	Chrysotile	S04	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
15	HPC/Fifth/Communa l, R05 Corridor	Floor	Bitumen on floor slab below floor covering	12	Chrysotile	As S03	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
16	HPC/Fifth/Communa l, R06 Service riser	Ceiling	Artex on concrete	2.5	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
19	HPC/Fifth/Communa l, R07 Refuse chute room	Ceiling	Artex on concrete	2.5	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
20	HPC/Fifth/Communa l, R07 Refuse chute room	Wall	Artex on concretel	12	Chrysotile	As S04	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
21	HPC/Fifth/Communa l, R07 Refuse chute room	Floor	Bitumen on floor slab below floor covering	2.5	Chrysotile	As S03	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 m2	Type of Asbestos	Level of ID	Recommendations
22	HPC/Fifth/Communa I, R08 Corridor	Ceiling	Artex on concrete	6	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
23	HPC/Fifth/Communa I, R08 Corridor	Wall	Artex on concrete	9.5	Chrysotile	As S04	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
24	HPC/Fifth/Communa I, R08 Corridor	Floor	Bitumen on floor slab below floor covering	6	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
27	HPC/Fifth/Communa I, R09 Riser	Pipework	Pitch fibre S&V pipe	2.5 linm	Chrysotile	As S01/6	Remove Pitch fibre pipe in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
29	HPC/Fifth/Flat 71, R01 Hallway	Ceiling	Artex on concrete	4.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
31	HPC/Fifth/Flat 71, R01 Hallway	Floor	Bitumen on floor slab below floor covering	4.5	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
32	HPC/Fifth/Flat 71, R02 Bathroom	Ceiling	Artex on concrete	2.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
34	HPC/Fifth/Flat 71, R02 Bathroom	Floor	Bitumen on floor slab below floor covering	1.5	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
44	HPC/Fifth/Flat 71 R06 Toilet	Ceiling	Artex on concrete	2	Chrysotile	As 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 m2	Type of Asbestos	Level of ID	Recommendations
46	HPC/Fifth/Flat 71 R06 Toilet	Floor	Bitumen on floor slab below floor covering	2	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
47	HPC/Fifth/Flat 71 R07 Kitchen	Ceiling	Artex on concrete	4	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
49	HPC/Fifth/Flat 71 R07 Kitchen	Floor	Bitumen on floor slab below floor covering	4	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
50	HPC/Fifth/Flat 71 R08 Lounge	Ceiling	Artex on concrete	16.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
52	HPC/Fifth/Flat 71 R08 Lounge	Floor	Bitumen on the floor slab below floor covering	16.5	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
54	HPC/Fifth/Flat 71 R09 Bedroom	Ceiling	Artex on concrete	13	Chrysotile	S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
56	HPC/Fifth/Flat 71 R09 Bedroom	Floor	Bitumen on floor slab below floor covering	13	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
57	HPC/Fifth/Flat 71 R10 Cupboard	Ceiling	Artex on concrete	1.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
59	HPC/Fifth/Flat 71 R10 Cupboard	Floor	Bitumen on floor slab below floor covering	1.5	Chrysotile	S06	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 m2	Type of Asbestos	Level of ID	Recommendations
61	HPC/Fifth/Flat 67 to 70 & 72	Ceiling	Artex on concrete	201.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
62	HPC/Fifth/Flat 67 to 70 & 72	Floor	Bitumen on floor slab below floor covering	195.5	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
64	HPC/Sixth/Communal areas	Ceiling	Artex on concrete	121.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
65	HPC/Sixth/Communal areas	Wall	Artex on concrete	121.5	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
66	HPC/Sixth/Communal areas	Floor	Bitumen on slab below floor coverings	40	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
67	HPC/Sixth/Communal, R09 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	Chrysotile	As S01/6	Remove Pitch fibre pipe in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
69	HPC/Sixth/Flats 61 to 66	Ceiling	Artex on concrete	246	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
70	HPC/Sixth/Flats 61 to 66	Floor	Bitumen on floor slab below floor covering	238.5	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
71	HPC/Seventh/Communal, R01 Stairs	Ceiling	Artex on concrete	12	Chrysotile	As S01	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 m2	Type of Asbestos	Level of ID	Recommendations
72	HPC/Seventh/Communal, R01 Stairs	Wall	Artex on concrete	30	Chrysotile	As S02	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
74	HPC/Seventh/Communal, R02 Landing	Ceiling	Artex on concrete	4.5	Chrysotile	S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
75	HPC/Seventh/Communal, R02 Landing	Wall	Artex on concrete, masonry	13.5	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
76	HPC/Seventh/Communal, R02 Landing	Floor	Bitumen on floor slab below floor covering	4.5	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
77	HPC/Seventh/Communal, R03 Corridor	Ceiling	Artex on concrete	7	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
78	HPC/Seventh/Communal, R03 Corridor	Wall	Artex on concrete, masonry, stud wall	14.5	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
79	HPC/Seventh/Communal, R03 Corridor	Floor	Bitumen on floor slab below floor covering	7	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
80	HPC/Seventh/Communal, R04 Corridor	Ceiling	Artex on concrete	8.5	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
81	HPC/Seventh/Communal, R04 Corridor	Wall	Artex on concrete, masonry, stud wall	18	Chrysotile	S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

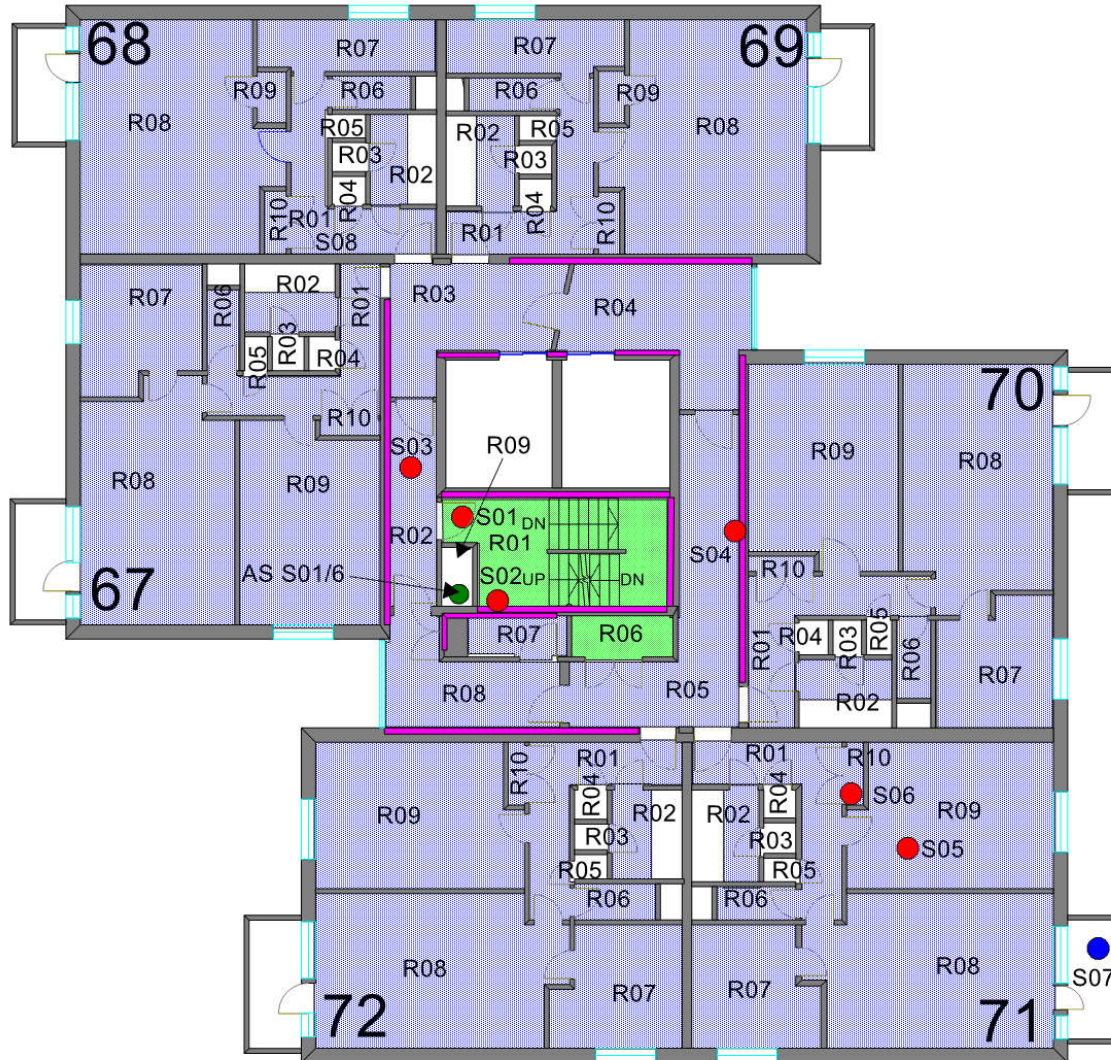
Summary of Asbestos Identified and/or Presumed.							
Item	Location	Position	Description	Quantity m2	Type of Asbestos	Level of ID	Recommendations
82	HPC/Seventh/Communal, R04 Corridor	Floor	Bitumen on floor slab below floor covering	8.5	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
83	HPC/Seventh/Communal, R05 Corridor	Ceiling	Artex on concrete	12	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
84	HPC/Seventh/Communal, R05 Corridor	Wall	Artex on concrete, masonry	24	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
85	HPC/Seventh/Communal, R05 Corridor	Floor	Bitumen on floor slab below floor covering	12	Chrysotile	S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
89	HPC/Seventh/Communal, R07 Refuse chute room	Ceiling	Artex on concrete	2.5	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
90	HPC/Seventh/Communal, R07 Refuse chute room	Wall	Artex on concrete, masonry, stud wall	12	Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
91	HPC/Seventh/Communal, R07 Refuse chute room	Floor	Bitumen on floor slab below floor covering	2.5	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
92	HPC/Seventh/Communal, R08 Corridor	Ceiling	Artex on concrete	6	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
93	HPC/Seventh/Communal, R08 Corridor	Wall	Artex on concrete, masonry, stud wall	9.5	Chrysotile	As S02	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 m2	Type of Asbestos	Level of ID	Recommendations
94	HPC/Seventh/Communal, R08 Corridor	Floor	Bitumen on floor slab below floor covering	6	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
99	HPC/Seventh/Communal, R09 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	Chrysotile	As S01/6	Remove Pitch fibre pipe in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
100	HPC/Seventh/Flat 57, R01 Hallway	Ceiling	Artex on concrete	4.5	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
102	HPC/Seventh/Flat 57, R01 Hallway	Floor	Bitumen on floor slab below floor covering	4.5	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
103	HPC/Seventh/Flat 57, R02 Bathroom	Ceiling	Artex on concrete	2.5	Chrysotile	As S01	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
105	HPC/Seventh/Flat 57, R02 Bathroom	Floor	Bitumen on floor slab below floor covering	1.5	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
115	HPC/Seventh/Flat 57 R06 Toilet	Ceiling	Artex on concrete	2	Chrysotile	S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
117	HPC/Seventh/Flat 57 R06 Toilet	Floor	Bitumen on floor slab below floor covering	2	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
118	HPC/Seventh/Flat 57 R07 Kitchen	Ceiling	Artex on concrete	4	Chrysotile	As 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 m2	Type of Asbestos	Level of ID	Recommendations
120	HPC/Seventh/Flat 57 R07 Kitchen	Floor	Bitumen on floor slab below floor covering	4	Chrysotile	S04	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
121	HPC/Seventh/Flat 57 R08 Lounge	Ceiling	Artex on concrete	19	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
123	HPC/Seventh/Flat 57 R08 Lounge	Floor	Bitumen on the floor slab below floor covering	19	Chrysotile	As S04	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
124	HPC/Seventh/Flat 57 R09 Cupboard	Ceiling	Artex on concrete	0.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
126	HPC/Seventh/Flat 57 R09 Cupboard	Floor	Bitumen on floor slab below floor covering	0.5	Chrysotile	As S04	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
127	HPC/Seventh/Flat 57 R10 Cupboard	Ceiling	Artex on concrete	1.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
129	HPC/Seventh/Flat 57 R10 Cupboard	Floor	Bitumen on floor slab below floor covering	1.5	Chrysotile	As S04	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
131	HPC/Seventh/Flat 55, 56 & flats 59 to 60	Ceiling	Artex on concrete	211.8	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
132	HPC/Seventh/Flat 55, 56 & flats 59 to 60	Floor	Bitumen on floor slab below floor covering	211.8	Chrysotile	As S04	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 m2	Type of Asbestos	Level of ID	Recommendations
134	HPC/Eighth/Communal areas	Ceiling	Artex on concrete	52.5	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
135	HPC/Eighth/Communal areas	Wall	Artex on concrete		Chrysotile	As S02	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
136	HPC/Eighth/Communal areas	Floor	Bitumen on floor slab below floor covering	40.5	Chrysotile	As S03	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
137	HPC/Eighth/Communal, R09 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	Chrysotile	As S01/6	Remove Pitch fibre pipe in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
139	HPC/Eighth/Flats 49 to 54	Ceiling	Artex on concrete	246	Chrysotile	As S05	Remove artex in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
140	HPC/Eighth/Flats 49 to 54	Floor	Bitumen on floor slab below floor covering	238.5	Chrysotile	As S06	Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

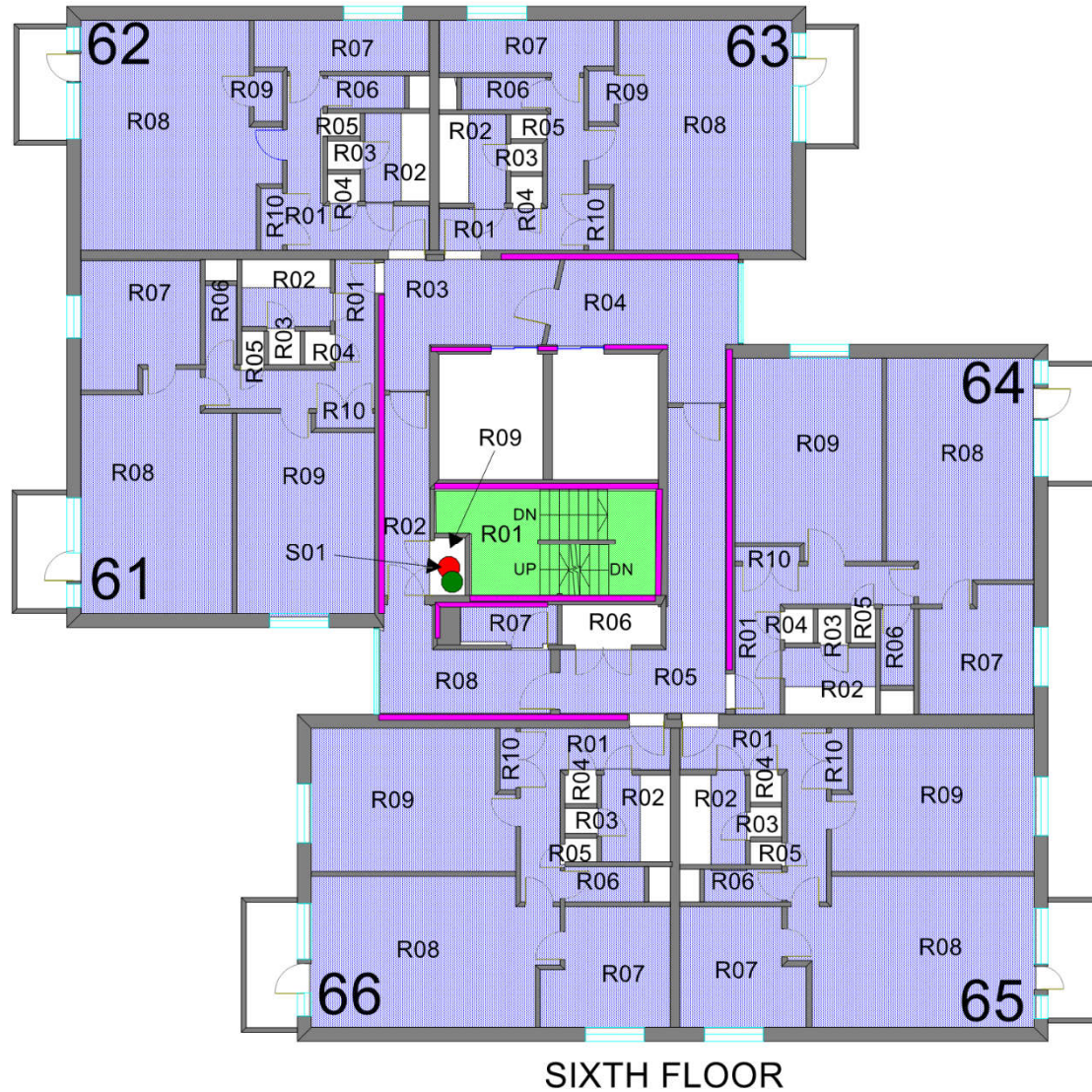


FIFTH FLOOR

NOTATION KEY

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

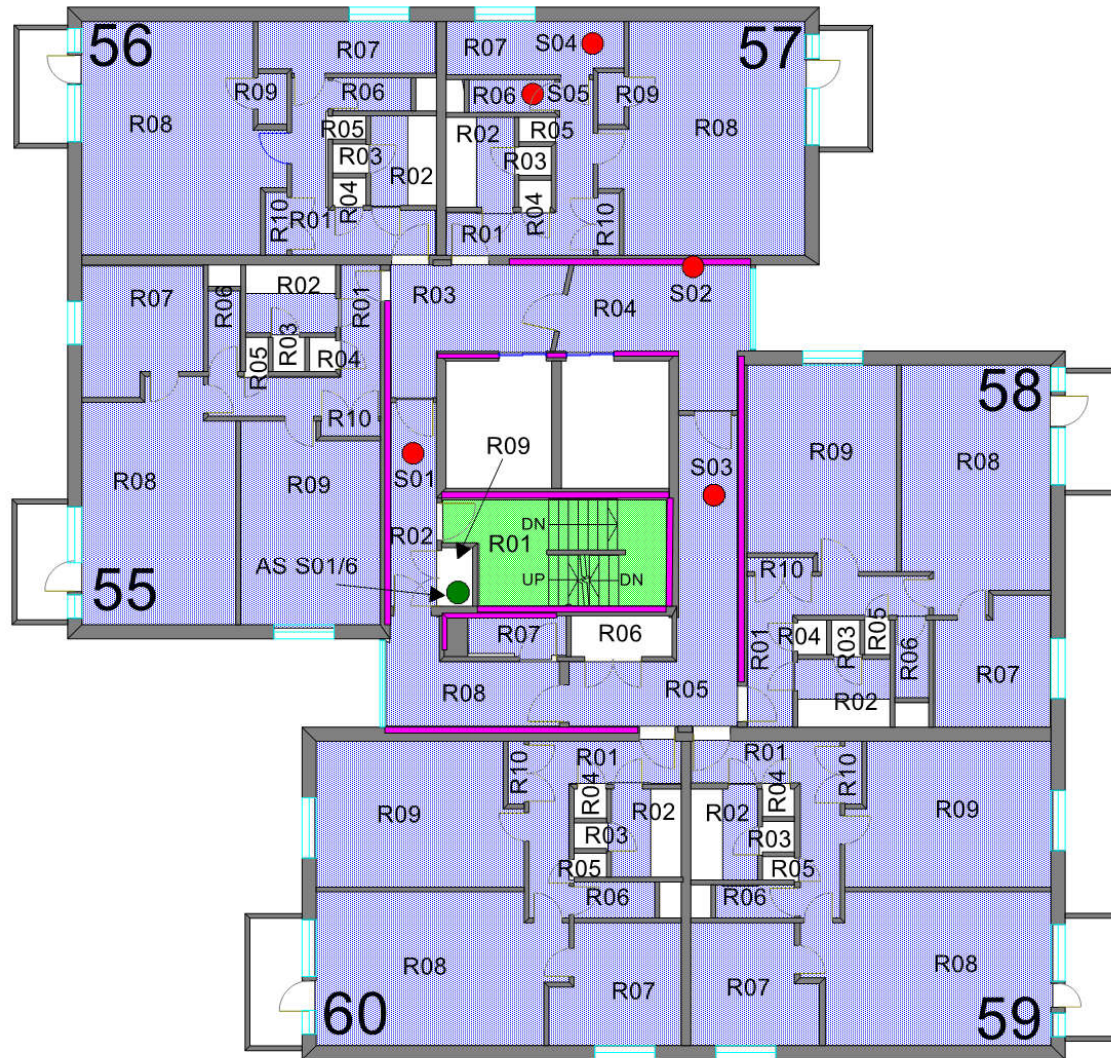
PROJECT	Multi-storey flats, Holme Park Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/HPC 5 -8/1
SCALE	nts
DATE	05/02/2026



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	Multi-storey flats, Holme Park Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/HPC 5 -8/2
SCALE	nts
DATE	05/02/2026

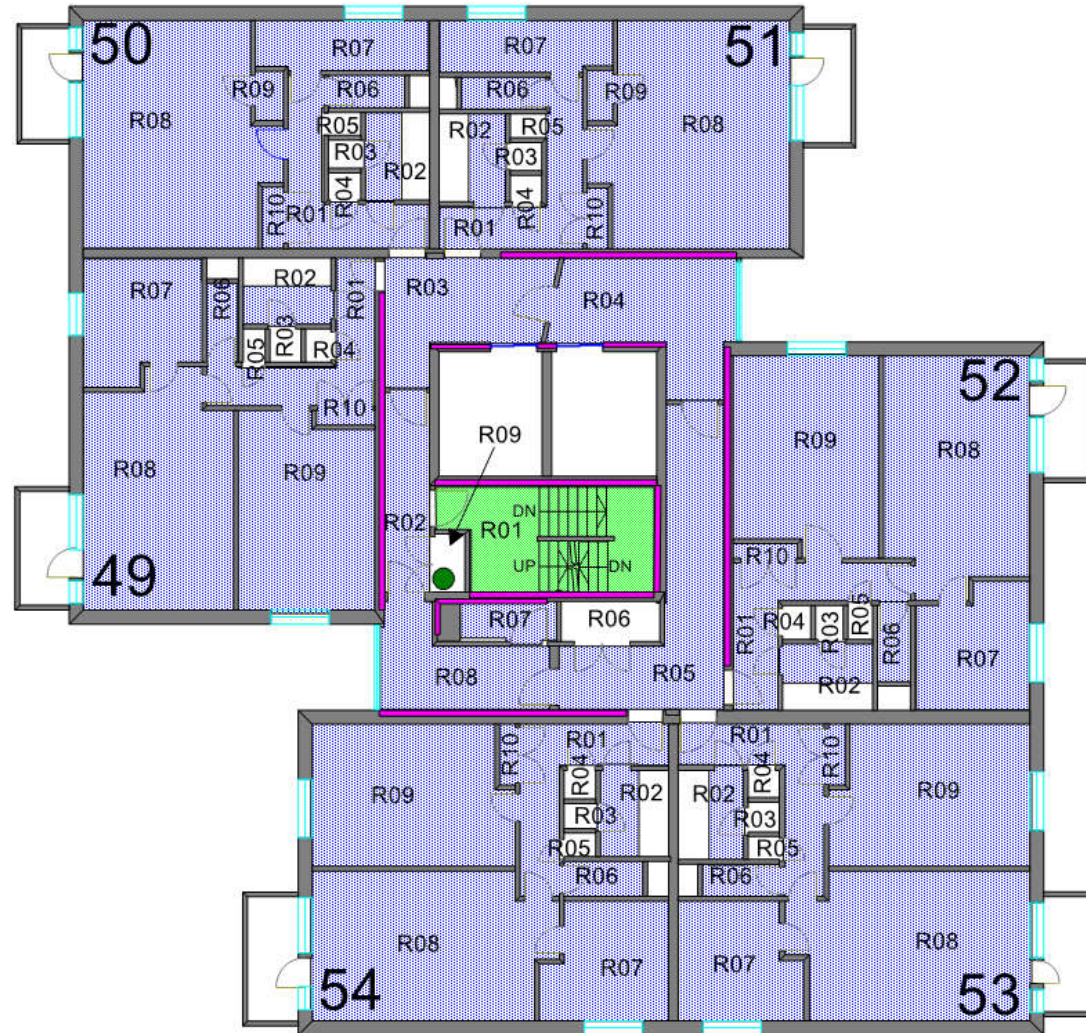


SEVENTH FLOOR

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	Multi-storey flats, Holme Park Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/HPC 5 -8/3
SCALE	nts
DATE	05/02/2026




EIGHTH 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	Multi-storey flats, Holme Park Court, Berry Brow, Huddersfield, HD4 7NH,
DRAWING NO	7923/HPC 5 -8/4
SCALE	nts
DATE	05/02/2026

5. Material Assessment Records.

	Level of ID:	Sampled	Ref:	S01
	<p>Building / Floor: HPC / Fifth Area: Communal, R01 Stairs Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 10 m2</p>			


Recommendations:

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

	Level of ID:	Sampled	Ref:	S02
	<p>Building / Floor: HPC / Fifth Area: Communal, R01 Stairs Location: Wall Description: Artex on concrete Asbestos Type: Chrysotile Amount: 25 m2</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
	<p>Building / Floor: HPC / Fifth Area: Communal, R02 Landing Location: Wall Description: Artex on concrete, masonry Asbestos Type: Chrysotile Amount: 11 m2</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 S01
	Building / Floor: HPC / Fifth Area: Communal, R03 Corridor Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 6 m2			


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: HPC / Fifth Area: Communal, R03 Corridor Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 6 m2			


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 S02
	Building / Floor: HPC / Fifth Area: Communal, R04 Corridor Location: Wall Description: Artex on concrete, masonry, stud wall Asbestos Type: Chrysotile Amount: 15 m2			


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: HPC / Fifth Area: Communal, R05 Corridor Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 10 m2			


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: HPC / Fifth Area: Communal, R05 Corridor Location: Wall Description: Artex on concrete, masonry Asbestos Type: Chrysotile Amount: 20 m2			


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: HPC / Fifth Area: Communal, R07 Refuse chute room Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 2 m2			


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
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Communal, R08 Corridor</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 5 m2</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 S01/6
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Communal, R09 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:

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 S05
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Flat 71, R01 Hallway</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 4 m2</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 S06
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Flat 71, R02 Bathroom</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering, modern sanitaryware & fittings</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 1 m2</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:	
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Flat 71, R03 Drying cabinet</p> <p>Location: Wall</p> <p>Description: Metal</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			


Recommendations:


No action required


	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Flat 71, R04 Electric cupboard</p> <p>Location: Wall</p> <p>Description: Stud wall, timber backing panel, modern electrics</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			


Recommendations:

No action required

	Level of ID:	Visually inspected	Ref:	
	Building / Floor: HPC / Fifth Area: Flat 71, R05 Tank cupboard Location: Wall Description: Stud wall, modern tank & insulation Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	
	Building / Floor: HPC / Fifth Area: Flat 71 R06 Toilet Location: Wall Description: Stud wall, Supalux IPS and divider panel Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	As S06
	Building / Floor: HPC / Fifth Area: Flat 71 R07 Kitchen Location: Floor Description: Bitumen on floor slab below floor covering, modern units & fittings Asbestos Type: Chrysotile Amount: 3.5 m2			
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: HPC / Fifth Area: Flat 71 R08 Lounge Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 14 m2			

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: HPC / Fifth Area: Flat 71 Balcony Location: Floor Description: Ashphalt Asbestos Type: No asbestos detected Amount:			

Recommendations:

	Level of ID:	Sampled	Ref:	S05
	Building / Floor: HPC / Fifth Area: Flat 71 R09 Bedroom Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 11 m2			


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
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Flat 71 R09 Bedroom</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 11 m2</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 S05
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Flat 71 R10 Cupboard</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 1 m2</p>			

Recommendations:


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


	Level of ID:	Sampled	Ref:	S06
	<p>Building / Floor: HPC / Fifth</p> <p>Area: Flat 71 R10 Cupboard</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 1 m2</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 S05
	Building / Floor: HPC / Fifth Area: Flat 67 to 70 & 72 Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 168 m2			
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
	Building / Floor: HPC / Fifth Area: Flat 67 to 70 & 72 Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 163 m2			
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: HPC / Sixth Area: Communal areas Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 44 m2			
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
	<p>Building / Floor: HPC / Sixth</p> <p>Area: Communal areas</p> <p>Location: Wall</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 101 m2</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 S05
	<p>Building / Floor: HPC / Sixth</p> <p>Area: Flats 61 to 66</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 205 m2</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 S06
	<p>Building / Floor: HPC / Sixth</p> <p>Area: Flats 61 to 66</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 199 m2</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
	<p>Building / Floor: HPC / Seventh Area: Communal, R02 Landing Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 4 m2</p>			


Recommendations:

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

	Level of ID:	Sampled	Ref:	S02
	<p>Building / Floor: HPC / Seventh Area: Communal, R04 Corridor Location: Wall Description: Artex on concrete, masonry, stud wall Asbestos Type: Chrysotile Amount: 15 m2</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
	<p>Building / Floor: HPC / Seventh Area: Communal, R05 Corridor Location: Wall Description: Artex on concrete, masonry Asbestos Type: Chrysotile Amount: 20 m2</p>			


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: HPC / Seventh Area: Communal, R05 Corridor Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 10 m2			


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 S03
	Building / Floor: HPC / Seventh Area: Communal, R07 Refuse chute room Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 2 m2			


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 S02
	Building / Floor: HPC / Seventh Area: Communal, R08 Corridor Location: Wall Description: Artex on concrete, masonry, stud wall Asbestos Type: Chrysotile Amount: 8 m2			


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: HPC / Seventh Area: Communal, R09 Riser Location: Pipework Description: Flange gasket to pipework Asbestos Type: No suspect material Amount:			
Recommendations:				
No action required				


	Level of ID:	Sampled	Ref:	As S03
	Building / Floor: HPC / Seventh Area: Flat 57, R01 Hallway Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 4 m2			
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 S03
	Building / Floor: HPC / Seventh Area: Flat 57, R02 Bathroom Location: Floor Description: Bitumen on floor slab below floor covering, modern sanitaryware & fittings Asbestos Type: Chrysotile Amount: 1 m2			
Recommendations:				
Remove bitumen in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.				


	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: HPC / Seventh</p> <p>Area: Flat 57, R03 Drying cabinet</p> <p>Location: Wall</p> <p>Description: Metal</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: HPC / Seventh</p> <p>Area: Flat 57, R04 Electric cupboard</p> <p>Location: Wall</p> <p>Description: Stud wall, timber backing panel, modern electrics</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: HPC / Seventh</p> <p>Area: Flat 57, R05 Tank cupboard</p> <p>Location: Ceiling</p> <p>Description: Concrete</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	
	<p>Building / Floor: HPC / Seventh</p> <p>Area: Flat 57 R06 Toilet</p> <p>Location: Wall</p> <p>Description: Stud wall, Supalux IPS and divider panel</p> <p>Asbestos Type: No suspect material</p> <p>Amount:</p>			
Recommendations:				
No action required				


	Level of ID:	Visually inspected	Ref:	As S05
	<p>Building / Floor: HPC / Seventh</p> <p>Area: Flat 57 R07 Kitchen</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 3.5</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 S04
	<p>Building / Floor: HPC / Seventh</p> <p>Area: Flat 57 R08 Lounge</p> <p>Location: Floor</p> <p>Description: Further samples indicate there is bitumen on the floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 16 m2</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 S05
	Building / Floor: HPC / Seventh Area: Flat 57 R09 Cupboard Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 0.5 m2			


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 S05
	Building / Floor: HPC / Seventh Area: Flat 57 R10 Cupboard Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 1 m2			


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 S05
	Building / Floor: HPC / Seventh Area: Flat 55, 56 & flats 59 to 60 Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 176.5 m2			


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 S04
	<p>Building / Floor: HPC / Seventh</p> <p>Area: Flat 55, 56 & flats 59 to 60</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 171.5 m2</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 S05
	<p>Building / Floor: HPC / Eighth</p> <p>Area: Communal areas</p> <p>Location: Ceiling</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 44 m2</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
	<p>Building / Floor: HPC / Eighth</p> <p>Area: Communal areas</p> <p>Location: Wall</p> <p>Description: Artex on concrete</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 101 m2</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 S04
	Building / Floor: HPC / Eighth Area: Communal areas Location: Floor Description: Bitumen on floor slab below floor covering Asbestos Type: Chrysotile Amount: 34 m2			
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 S01/6
	Building / Floor: HPC / Eighth Area: Communal, R09 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 S05
	Building / Floor: HPC / Eighth Area: Flats 49 to 54 Location: Ceiling Description: Artex on concrete Asbestos Type: Chrysotile Amount: 205 m2			
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
	<p>Building / Floor: HPC / Eighth</p> <p>Area: Flats 49 to 54</p> <p>Location: Floor</p> <p>Description: Bitumen on floor slab below floor covering</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 199 m2</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 M2	Sample No.	Asbestos
HPC / Fifth Communal, R01 Stairs	Ceiling	Artex on concrete	10	S01	Chrysotile
HPC / Fifth Communal, R01 Stairs	Wall	Artex on concrete	25	S02	Chrysotile
HPC / Fifth Communal, R01 Stairs	Floor	Concrete, metal balustrade			No suspect material
HPC / Fifth Communal, R02 Landing	Ceiling	Artex on concrete	4	As S01	Chrysotile
HPC / Fifth Communal, R02 Landing	Wall	Artex on concrete, masonry	11	As S02	Chrysotile
HPC / Fifth Communal, R02 Landing	Floor	Bitumen on floor slab below floor covering	4	As S03	Chrysotile
HPC / Fifth Communal, R03 Corridor	Ceiling	Artex on concrete	6	As S01	Chrysotile
HPC / Fifth Communal, R03 Corridor	Wall	Artex on concrete, masonry, stud wall	12	As S02	Chrysotile
HPC / Fifth Communal, R03 Corridor	Floor	Bitumen on floor slab below floor covering	6	S03	Chrysotile
HPC / Fifth Communal, R04 Corridor	Ceiling	Artex on concrete	7	As S01	Chrysotile
HPC / Fifth Communal, R04 Corridor	Wall	Artex on concrete, masonry, stud wall	15	As S02	Chrysotile
HPC / Fifth Communal, R04 Corridor	Floor	Bitumen on floor slab below floor covering	7	As S03	Chrysotile
HPC / Fifth Communal, R05 Corridor	Ceiling	Artex on concrete	10	As S01	Chrysotile
HPC / Fifth Communal, R05 Corridor	Wall	Artex on concrete, masonry	20	S04	Chrysotile
HPC / Fifth Communal, R05 Corridor	Floor	Bitumen on floor slab below floor covering	10	As S03	Chrysotile
HPC / Fifth Communal, R06 Service riser	Ceiling	Artex on concrete	2	As S01	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount M2	Sample No.	Asbestos
HPC / Fifth Communal, R06 Service riser	Wall	Concrete, masonry			No suspect material
HPC / Fifth Communal, R06 Service riser	Floor	Concrete, modern electrical equipment			No suspect material
HPC / Fifth Communal, R07 Refuse chute room	Ceiling	Artex on concrete	2	As S01	Chrysotile
HPC / Fifth Communal, R07 Refuse chute room	Wall	Artex on concrete, masonry, stud wall	10	As S04	Chrysotile
HPC / Fifth Communal, R07 Refuse chute room	Floor	Bitumen on floor slab below floor covering	2	As S03	Chrysotile
HPC / Fifth Communal, R08 Corridor	Ceiling	Artex on concrete	5	As S01	Chrysotile
HPC / Fifth Communal, R08 Corridor	Wall	Artex on concrete, masonry, stud wall	8	As S04	Chrysotile
HPC / Fifth Communal, R08 Corridor	Floor	Bitumen on floor slab below floor covering	5	As S03	Chrysotile
HPC / Fifth Communal, R09 Riser	Ceiling	Concrete			No suspect material
HPC / Fifth Communal, R09 Riser	Wall	Concrete, masonry			No suspect material
HPC / Fifth Communal, R09 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	As S01/6	Chrysotile
HPC / Fifth Communal, R09 Riser	Floor	Concrete, gasket to pipe flange.			No suspect material
HPC / Fifth Flat 71, R01 Hallway	Ceiling	Artex on concrete	4	As S05	Chrysotile
HPC / Fifth Flat 71, R01 Hallway	Wall	Concrete, plasterboard lined, stud walls, metal cabinet, header panels above doors are a mixture of glass, timber, supalux & fire board			No suspect material
HPC / Fifth Flat 71, R01 Hallway	Floor	Bitumen on floor slab below floor covering	4	As S06	Chrysotile
HPC / Fifth Flat 71, R02 Bathroom	Ceiling	Artex on concrete	2	As S05	Chrysotile
HPC / Fifth Flat 71, R02 Bathroom	Wall	Concrete, plasterboard lined, stud walls, metal cabinet, part ceramic, timber boxing-in			No suspect material

Room Inspection / Asbestos Register					
Area	Location	Description	Amount M2	Sample No.	Asbestos
HPC / Fifth Flat 71, R02 Bathroom	Floor	Bitumen on floor slab below floor covering, modern sanitaryware & fittings	1	As S06	Chrysotile
HPC / Fifth Flat 71, R03 Drying cabinet	Ceiling	Concrete			No suspect material
HPC / Fifth Flat 71, R03 Drying cabinet	Wall	Metal			No suspect material
HPC / Fifth Flat 71, R03 Drying cabinet	Floor	Concrete			No suspect material
HPC / Fifth Flat 71, R04 Electric cupboard	Ceiling	Concrete			No suspect material
HPC / Fifth Flat 71, R04 Electric cupboard	Wall	Stud wall, timber backing panel, modern electrics			No suspect material
HPC / Fifth Flat 71, R04 Electric cupboard	Floor	Concrete			No suspect material
HPC / Fifth Flat 71, R05 Tank cupboard	Ceiling	Concrete			No suspect material
HPC / Fifth Flat 71, R05 Tank cupboard	Wall	Stud wall, modern tank & insulation			No suspect material
HPC / Fifth Flat 71, R05 Tank cupboard	Floor	Concrete			No suspect material
HPC / Fifth Flat 71 R06 Toilet	Ceiling	Artex on concrete	1.5	As S05	Chrysotile
HPC / Fifth Flat 71 R06 Toilet	Wall	Stud wall, Supalux IPS and divider panel			No suspect material
HPC / Fifth Flat 71 R06 Toilet	Floor	Bitumen on floor slab below floor covering	1.5	As S06	Chrysotile
HPC / Fifth Flat 71 R07 Kitchen	Ceiling	Artex on concrete	3.5	As S05	Chrysotile
HPC / Fifth Flat 71 R07 Kitchen	Wall	Concrete, plasterboard lined, stud wall, part ceramic			No suspect material
HPC / Fifth Flat 71 R07 Kitchen	Floor	Bitumen on floor slab below floor covering, modern units & fittings	3.5	As S06	Chrysotile
HPC / Fifth Flat 71 R08 Lounge	Ceiling	Artex on concrete	14	As S05	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount M2	Sample No.	Asbestos
HPC / Fifth Flat 71 R08 Lounge	Wall	Concrete, plasterboard lined, stud wall			No suspect material
HPC / Fifth Flat 71 R08 Lounge	Floor	Bitumen on the floor slab below floor covering	14	As S06	Chrysotile
HPC / Fifth Flat 71 Balcony	Floor	Ashphalt		S07	No asbestos detected
HPC / Fifth Flat 71 R09 Bedroom	Ceiling	Artex on concrete	11	S05	Chrysotile
HPC / Fifth Flat 71 R09 Bedroom	Wall	Concrete, plasterboard lined, stud wall			No suspect material
HPC / Fifth Flat 71 R09 Bedroom	Floor	Bitumen on floor slab below floor covering	11	As S06	Chrysotile
HPC / Fifth Flat 71 R10 Cupboard	Ceiling	Artex on concrete	1	As S05	Chrysotile
HPC / Fifth Flat 71 R10 Cupboard	Wall	Concrete, plasterboard lined, stud wall			No suspect material
HPC / Fifth Flat 71 R10 Cupboard	Floor	Bitumen on floor slab below floor covering	1	S06	Chrysotile
HPC / Fifth Flat 67 to 70 & 72	General	The flats are of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
HPC / Fifth Flat 67 to 70 & 72	Ceiling	Artex on concrete	168	As S05	Chrysotile
HPC / Fifth Flat 67 to 70 & 72	Floor	Bitumen on floor slab below floor covering	163	As S06	Chrysotile
HPC / Sixth Communal areas	General	The communal area is of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
HPC / Sixth Communal areas	Ceiling	Artex on concrete	44	As S05	Chrysotile
HPC / Sixth Communal areas	Wall	Artex on concrete	101	As S02	Chrysotile
HPC / Sixth Communal areas	Floor	Bitumen on slab below floor coverings	34	As S03	Chrysotile
HPC / Sixth Communal, R09 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	As S01/6	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount M2	Sample No.	Asbestos
HPC / Sixth Flats 61 to 66	General	The flats are of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
HPC / Sixth Flats 61 to 66	Ceiling	Artex on concrete	205	As S05	Chrysotile
HPC / Sixth Flats 61 to 66	Floor	Bitumen on floor slab below floor covering	199	As S06	Chrysotile
HPC / Seventh Communal, R01 Stairs	Ceiling	Artex on concrete	10	As S01	Chrysotile
HPC / Seventh Communal, R01 Stairs	Wall	Artex on concrete	25	As S02	Chrysotile
HPC / Seventh Communal, R01 Stairs	Floor	Vinyl on concrete, stair nosing, metal ballestrade			No suspect material
HPC / Seventh Communal, R02 Landing	Ceiling	Artex on concrete	4	S01	Chrysotile
HPC / Seventh Communal, R02 Landing	Wall	Artex on concrete, masonry	11	As S02	Chrysotile
HPC / Seventh Communal, R02 Landing	Floor	Bitumen on floor slab below floor covering	4	As S03	Chrysotile
HPC / Seventh Communal, R03 Corridor	Ceiling	Artex on concrete	6	As S01	Chrysotile
HPC / Seventh Communal, R03 Corridor	Wall	Artex on concrete, masonry, stud wall	12	As S02	Chrysotile
HPC / Seventh Communal, R03 Corridor	Floor	Bitumen on floor slab below floor covering	6	As S03	Chrysotile
HPC / Seventh Communal, R04 Corridor	Ceiling	Artex on concrete	7	As S01	Chrysotile
HPC / Seventh Communal, R04 Corridor	Wall	Artex on concrete, masonry, stud wall	15	S02	Chrysotile
HPC / Seventh Communal, R04 Corridor	Floor	Bitumen on floor slab below floor covering	7	As S03	Chrysotile
HPC / Seventh Communal, R05 Corridor	Ceiling	Artex on concrete	10	As S01	Chrysotile
HPC / Seventh Communal, R05 Corridor	Wall	Artex on concrete, masonry	20	As S02	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount M2	Sample No.	Asbestos
HPC / Seventh Communal, R05 Corridor	Floor	Bitumen on floor slab below floor covering	10	S03	Chrysotile
HPC / Seventh Communal, R06 Service riser	Ceiling	Concrete			No suspect material
HPC / Seventh Communal, R06 Service riser	Wall	Concrete, masonry			No suspect material
HPC / Seventh Communal, R06 Service riser	Floor	Concrete, modern electrical equipment			No suspect material
HPC / Seventh Communal, R07 Refuse chute room	Ceiling	Artex on concrete	2	As S01	Chrysotile
HPC / Seventh Communal, R07 Refuse chute room	Wall	Artex on concrete, masonry, stud wall	10	As S02	Chrysotile
HPC / Seventh Communal, R07 Refuse chute room	Floor	Bitumen on floor slab below floor covering	2	As S03	Chrysotile
HPC / Seventh Communal, R08 Corridor	Ceiling	Artex on concrete	5	As S01	Chrysotile
HPC / Seventh Communal, R08 Corridor	Wall	Artex on concrete, masonry, stud wall	8	As S02	Chrysotile
HPC / Seventh Communal, R08 Corridor	Floor	Bitumen on floor slab below floor covering	5	As S03	Chrysotile
HPC / Seventh Communal, R09 Riser	Ceiling	Concrete			No suspect material
HPC / Seventh Communal, R09 Riser	Wall	Concrete, masonry			No suspect material
HPC / Seventh Communal, R09 Riser	Pipework	Flange gasket to pipework			No suspect material
HPC / Seventh Communal, R09 Riser	Floor	Concrete			No suspect material
HPC / Seventh Communal, R09 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	As S01/6	Chrysotile
HPC / Seventh Flat 57, R01 Hallway	Ceiling	Artex on concrete	4	As S01	Chrysotile
HPC / Seventh Flat 57, R01 Hallway	Wall	Concrete, plasterboard lined, stud walls, metal cabinet, header panels above doors are a mixture of glass, timber, supalux & fire board			No suspect material

Room Inspection / Asbestos Register					
Area	Location	Description	Amount M2	Sample No.	Asbestos
HPC / Seventh Flat 57, R01 Hallway	Floor	Bitumen on floor slab below floor covering	4	As S03	Chrysotile
HPC / Seventh Flat 57, R02 Bathroom	Ceiling	Artex on concrete	2	As S01	Chrysotile
HPC / Seventh Flat 57, R02 Bathroom	Wall	Concrete, plasterboard lined, stud walls, metal cabinet, part ceramic, timber boxing-in			No suspect material
HPC / Seventh Flat 57, R02 Bathroom	Floor	Bitumen on floor slab below floor covering, modern sanitaryware & fittings	1	As S03	Chrysotile
HPC / Seventh Flat 57, R03 Drying cabinet	Ceiling	Concrete			No suspect material
HPC / Seventh Flat 57, R03 Drying cabinet	Wall	Metal			No suspect material
HPC / Seventh Flat 57, R03 Drying cabinet	Floor	Concrete			No suspect material
HPC / Seventh Flat 57, R04 Electric cupboard	Ceiling	Concrete			No suspect material
HPC / Seventh Flat 57, R04 Electric cupboard	Wall	Stud wall, timber backing panel, modern electrics			No suspect material
HPC / Seventh Flat 57, R04 Electric cupboard	Floor	Concrete			No suspect material
HPC / Seventh Flat 57, R05 Tank cupboard	Ceiling	Concrete			No suspect material
HPC / Seventh Flat 57, R05 Tank cupboard	Wall	Stud wall, modern tank & insulation			No suspect material
HPC / Seventh Flat 57, R05 Tank cupboard	Floor	Concrete			No suspect material
HPC / Seventh Flat 57 R06 Toilet	Ceiling	Artex on concrete	1.5	S05	Chrysotile
HPC / Seventh Flat 57 R06 Toilet	Wall	Stud wall, Supalux IPS and divider panel			No suspect material
HPC / Seventh Flat 57 R06 Toilet	Floor	Bitumen on floor slab below floor covering	1.5	As S03	Chrysotile
HPC / Seventh Flat 57 R07 Kitchen	Ceiling	Artex on concrete	3.5	As S05	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount M2	Sample No.	Asbestos
HPC / Seventh Flat 57 R07 Kitchen	Wall	Concrete, plasterboard lined, stud wall, part ceramic			No suspect material
HPC / Seventh Flat 57 R07 Kitchen	Floor	Bitumen on floor slab below floor covering, modern units & fittings	3.5	S04	Chrysotile
HPC / Seventh Flat 57 R08 Lounge	Ceiling	Artex on concrete	16	As S05	Chrysotile
HPC / Seventh Flat 57 R08 Lounge	Wall	Concrete, plasterboard lined, stud wall			No suspect material
HPC / Seventh Flat 57 R08 Lounge	Floor	Further samples indicate there is bitumen on the floor slab below floor covering	16	As S04	Chrysotile
HPC / Seventh Flat 57 R09 Cupboard	Ceiling	Artex on concrete	0.5	As S05	Chrysotile
HPC / Seventh Flat 57 R09 Cupboard	Wall	Concrete, plasterboard lined, stud wall			No suspect material
HPC / Seventh Flat 57 R09 Cupboard	Floor	Bitumen on floor slab below floor covering	0.5	As S04	Chrysotile
HPC / Seventh Flat 57 R10 Cupboard	Ceiling	Artex on concrete	1	As S05	Chrysotile
HPC / Seventh Flat 57 R10 Cupboard	Wall	Concrete, plasterboard lined, stud wall			No suspect material
HPC / Seventh Flat 57 R10 Cupboard	Floor	Bitumen on floor slab below floor covering	1	As S04	Chrysotile
HPC / Seventh Flat 55 to 56 & Flats 58 to 60	General	The flats are of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
HPC / Seventh Flat 55, 56 & flats 59 to 60	Ceiling	Artex on concrete	176.5	As S05	Chrysotile
HPC / Seventh Flat 55, 56 & flats 59 to 60	Floor	Bitumen on floor slab below floor covering	171.5	As S04	Chrysotile
HPC / Eighth Communal areas	General	The communal area is of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
HPC / Eighth Communal areas	Ceiling	Artex on concrete	44	As S05	Chrysotile
HPC / Eighth Communal areas	Wall	Artex on concrete		As S02	Chrysotile

Room Inspection / Asbestos Register					
Area	Location	Description	Amount M2	Sample No.	Asbestos
HPC / Eighth Communal areas	Floor	Bitumen on floor slab below floor covering	34	As S03	Chrysotile
HPC / Eighth Communal, R09 Riser	Pipework	Pitch fibre S&V pipe	2.5 lin m	As S01/6	Chrysotile
HPC / Eighth Flats 49 to 54	General	The flats are of a common type, therefore the items below must be presumed throughout. Identified on the drawings			
HPC / Eighth Flats 49 to 54	Ceiling	Artex on concrete	205	As S05	Chrysotile
HPC / Eighth Flats 49 to 54	Floor	Bitumen on floor slab below floor covering	199	As S06	Chrysotile

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.HP-5th Floor	Project Number: P-74160 Samples Received On: 19/01/2026 Samples Taken By: Client No of Samples: 7 Date of Analysis: 20/01/2026
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Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	S01	5th, Communal Area, R01 Stairs	Ceiling - Textured Coating	Chrysotile	Abubakar Fadia
S002	S02	5th Communal Area, R01Stairs	Wall - Textured Coating	Chrysotile	Abubakar Fadia
S003	S03	5th Communal Area, R03 Corridor	Floor Adhesive - Vinyl Products	Chrysotile in Adhesive only	Abubakar Fadia
S004	S04	5th Communal Area, R05 Corridor	Wall - Textured Coating	Chrysotile	Abubakar Fadia
S005	S05	5th, Flat Type F, R09 Bedroom	Ceiling - Textured Coating	Chrysotile	Abubakar Fadia
S006	S06	5th Floor, Flat type F, R10 Hallway Cupboard	Floor Adhesive - Vinyl Products	Chrysotile in Adhesive only	Abubakar Fadia
S007	S07	5th Floor, Flat Type F, Balcony Floor	Flooring - Asphalt	NAD	Abubakar Fadia

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	20/01/2026
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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 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-74160	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



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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: Holme Park Court, Berry Brow, Huddersfield, HD4 7NJ Client Reference: GCS7923.HP, 6Th	Project Number: P-75674 Samples Received On: 04/02/2026 Samples Taken By: Client No of Samples: 1 Date of Analysis: 04/02/2026
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Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	001	6th Floor, R09 Riser	Black Wrap to Downpipe - Reinforced Plastics/Composites	Chrysotile	Satya Tamerla

Key: NAD = No Asbestos Detected

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

Project No.	P-75674	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



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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: Holme Park Court, Berry Brow, Huddersfield, HD4 7NJ Client Reference: GCS7923.HP-7th Floor	Project Number: P-74159 Samples Received On: 19/01/2026 Samples Taken By: Client No of Samples: 5 Date of Analysis: 20/01/2026
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Sample No.	Client Sample No.	Sample Location	Sample Details	Asbestos Type(s) Present	Analysts Name
S001	S01	7th , Communal Area , R02 Corridor	Ceiling - Textured Coating	Chrysotile	Abubakar Fadia
S002	S02	7th , Communal Area , R04 Corridor	Wall - Textured Coating	Chrysotile	Abubakar Fadia
S003	S03	7th , Communal Area , R05 Corridor	Floor Adhesive - Vinyl Products	Chrysotile in Adhesive only	Abubakar Fadia
S004	S04	7th, Flat Type D, R07 Kitchen	Floor Adhesive - Vinyl Products	Chrysotile in Adhesive only	Abubakar Fadia
S005	S05	7th, Flat Type D, R06 WC	Ceiling - Textured Coating	Chrysotile	Abubakar Fadia

Key: NAD = No Asbestos Detected

Authorised Signatory:		Name / Position:	Varsha Kamireddy/Deputy Quality Manager	Date of Issue:	20/01/2026
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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.

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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.

Project No.	P-74159	Version No.	9, October 2024	Issue No.	1	Site Name:	Holme Park Court
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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	06/02/2026