

Asbestos Demolition Survey



Project No : AF-1206

Address: 6 Bourne Walk, Staincross, Barnsley

Client

Mr Chris James

6 Bourne Walk
Staincross
Barnsley
S75 6JQ

Issued By

Brendon Roach – Lead Surveyor

Asbestiform Ltd
19 Castlefields Crescent
Brighouse
HD6 3PD

Survey Type

Asbestos Demolition Survey

Date of Issue

31st March 2026

CONTENTS

- Scope of Work
- Executive Summary
- Survey Results (Including areas of no access)
- Conclusions and Actions

APPENDICES

- Appendix 1 – Survey Data Sheets
- Appendix 2 – Building Construction Notes
- Appendix 3 – Plans
- Appendix 4 – Bulk Analysis Certificates

SCOPE OF WORK

On the 12th February 2026 at the request of Mr Chris James, Asbestiform Ltd conducted a Demolition Survey to determine the extent of asbestos materials present to 6 Bourne Walk, Staincross, Barnsley. The property was occupied at the time of survey.

The inspection conducted was an Asbestos Refurbishment/Demolition Survey which was undertaken to comply with the requirements of CAR regulations 2012. This type of survey is required before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and/or demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

The property was occupied at the time of survey and the client had not taken full ownership of the property. As such, fully destructive intrusion was not permitted. Intrusive access was undertaken as far as reasonably practicable.

Low risk asbestos containing materials were identified during the course of this survey.

EXECUTIVE SUMMARY

The Control of Asbestos Regulations 2012 places requirements upon duty holders within all non-domestic properties to identify the location, extent and condition of asbestos and to manage the risks in order to prevent harm to the building occupants or to anyone who may come into contact with potential Asbestos Containing Materials during daily activities within the premises.

A risk assessment and management plan should be documented and brought to the attention of all those potentially exposed to risk.

To meet these requirements, Asbestiform Ltd conducted the following asbestos survey:-

Type of survey: Asbestos Demolition Survey
Location: 6 Bourne Walk, Staincross, Barnsley.
Date of survey: 12th February 2026

Survey Team

The survey comprised of the following:-

Lead Surveyor/Consultant: Brendon Roach
Assistant Surveyor: N/A

Site Description

The property comprises of a mid-20th century single storey detached bungalow with a number of external outbuildings of varying ad-hoc construction.

Walls are brick & stone with plasterboard partitions. Floors are suspended timber throughout. The roof is timber framed with clay tiled surface.

Low risk asbestos containing materials were identified during the course of this survey.

Survey Methodology

Representative samples of materials suspected of containing asbestos were carefully collected and transferred to sealable sample bags. Any dust and debris created by sampling procedures was kept to a minimum using suitable control measures, including the use of dust suppressant spray where required. Visually similar areas were treated as being uniform in composition.

Following sample collection, surfaces within the immediate area of sampling were cleaned and the sample point sealed. The investigator's discretion has been relied upon to ensure that the collection of samples caused no unnecessary damage to structure and fabric of the building.

All tools used for the purposes of sampling were decontaminated immediately after each sample to prevent cross-contamination.

During the survey, the suspect asbestos materials were sampled and observations made about the condition, extent and vulnerability to damage. A rating of low, medium or high potential to release fibres, if disturbed, has been given based upon product type, damage to the material, surface treatment, and asbestos type using the material assessment algorithm as explained in the HSE's guidance document HSG264.

The survey was undertaken in accordance with the introduction and scope of work section of this report, using methods as contained in the HSE's guidance documents HSG248 and HSG264.

Bulk Sample Analysis Method

All bulk samples collected during the survey were prepared and examined by low power stereo binocular microscopy. Any fibres suspected of being asbestos were mounted on glass slides in appropriate refractive index liquids and examined by polarised light microscopy with dispersion staining.

Analysis of the samples was conducted by methods based upon HSE's guidance document HSG248 and Environmental Essentials documented company procedures.

Asbestos Essentials Limited is an independent UKAS accredited laboratory (UKAS Ref No. 2719).

The results of the bulk sample analysis of suspect materials can be found in appendix 4 of this report and should be read in conjunction with the conclusions and actions.

Material Assessments

The purpose of the material assessment is to establish the relative ability to release fibres into the air, should they be disturbed.

Where ACMs have been identified or presumed to be present then a material assessment algorithm has been calculated as detailed in the HSE's guidance document HSG264 reproduced in table 1 below.

For each of the four variables given by the table above a score is allocated. The four scores are added together to give a material assessment score of between 2 and 12.

Materials with assessment scores of 10 or more should be regarded as high risk potential to release fibres if disturbed.

Materials with assessment scores of between 7 and 9 should be regarded as medium risk and having medium potential to release fibres if disturbed.

Materials with assessment scores of between 5 and 6 should be regarded as low risk and having low potential to release fibres if disturbed.

Materials with assessment scores of 4 and below should be regarded as being very low risk and having very low potential to release fibres if disturbed.

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

Summary of Identified and/or Presumed Asbestos Containing Materials

Asbestos containing materials (ACM) either positively identified, or presumed to be present are outlined in the asbestos register table below. Further details can be found within the survey data sheets in appendix 1 of this report.

Any asbestos containing materials known to be damaged should be removed or remediated prior to any disturbance, planned or otherwise. It is recommended that all high risk asbestos containing materials be removed using a reputable licensed asbestos removal contractor. Where licensed removal is not required (such as small items or notifiable non-licensed removal), a suitably trained consultancy with the appropriate waste carriers license should be employed.

SURVEY RESULTS

Asbestos Register

Sample	Area	Feature	Product Type	Level of Damage	Surface Treatment	Asbestos Type	Extent	Risk Score	Recommendation
001	Bedrooms	Ceilings	Textured Coating	Good Condition	Composite Materials	Chrysotile	40m2	Very Low (2)	Remove prior to any disturbance
002	Hallway	Ceiling	Textured Coating	Good Condition	Composite Materials	Chrysotile	10m2	Very Low (2)	Remove prior to any disturbance
003	Bathroom	Ceiling	Textured Coating	Good Condition	Composite Materials	Chrysotile	5m2	Very Low (2)	Remove prior to any disturbance
004	Lounge & Kitchen	Ceilings	Textured Coating	Good Condition	Composite Materials	Chrysotile	40m2	Very Low (2)	Remove prior to any disturbance
005	Exterior Wall	Downpipe	Cement	Low Damage	Cement	Chrysotile	3 Lin. M	Low (4)	Remove prior to any disturbance

Key (to Sample No. information contained within this report)

- Sampled (**001, 002 etc**)
- Similar/samematerial identified (**AS**)
- Presumed (**P**)

(Details of all material assessment scores and analytical results can be found on the survey data sheets contained in appendix 1 of this report).

Survey Limitations

An Asbestos Management Survey is defined as an intrusive but non-destructive investigation. As such, all areas will be accessed as far as reasonably practicable without causing damage to any part of the fabric of the building/item or its contents. Locations which require more destructive levels of intrusion will not usually be accessed unless specifically requested by the client and clearly outlined in the scope of work.

During the course of this survey, it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the 'Areas of no access' section of this report. In accordance with the HSE's guidance document HSG264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

Examples include but are not limited to:

- Areas behind or above suspect asbestos containing materials
- Locations where access may cause damage to the item being inspected
- Within live electrical installations and plant machinery
- Within areas where access may be hazardous such as voids and confined spaces
- Within areas where the means of access may be hazardous or by gaining access may cause a hazard

Where areas have been designated as 'no access' or 'restricted access', unless further inspection sampling proves otherwise, the presumption must be made that these structures/areas contain ACMs.

This report does not include airborne sampling or investigations into land contamination associated with asbestos or any other contaminant.

Areas of No Access

The table below outlines specific instances where reasonable access would normally be attempted but at the time of survey was deemed unsafe or inappropriate to access.

Until such time as the areas defined in the table below can be accessed, the presence of Asbestos Containing Materials must be presumed until it can be proven otherwise.

Location/Floor	Details of Room/Areas	Reason Why Not Accessed	Further Actions Required
All Locations	Beyond any potential asbestos containing materials and to any location where fully destructive access would be required	Access would cause irreparable damage	Conduct a more intrusive inspection prior to the planned demolition
All locations	Throughout	No access into any live services including water, heating and electricity services	Access should be gained when services can be isolated

CONCLUSIONS AND ACTIONS

Conclusions

The asbestos information in this report is supplied on the understanding that the area surveyed is subject to normal occupancy and that the identified asbestos may be removed or encapsulated as part of any remedial works. Any asbestos remaining in situ at the conclusion of the project will need material and priority assessment in line with the requirements of regulation 4 of the Control of Asbestos Regulations 2012 (CAR 2012).

This assessment will enable building managers to ascertain any necessary restrictions on normal occupation or on future maintenance, refurbishment or demolition works to those areas as covered by the Construction (Design and Management) Regulations.

In order for a building occupier to meet their duties under regulation 4 of CAR 2012 they must implement a management policy and plan for known or presumed ACMs.

This survey report should be used as a basis to start developing a management plan and priorities actions, but in itself does not constitute a management plan as required under the CAR 2012.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the 'Areas of no Access' section of this report. In accordance with the HSE's guidance document HSG264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted to these areas in accordance with regulation 11 of the CAR 2012, and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed on the asbestos register contained within the survey results and on the survey data sheets located in appendix 1 of this report. In considering the management of asbestos materials identified to date, these recommendations should be referred to and complied with.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of asbestos should be undertaken against a detailed specification.

General precautions to note are that the presence of asbestos within a building does not necessarily constitute a risk to health. Removing undamaged material may release more dust than if left undisturbed. Removal of asbestos is generally recommended when asbestos materials are in a damaged or friable condition or prior to demolition works where asbestos material will be disturbed.

Actions

To comply with and ensure that the requirements of the Health and Safety at Work Act 1974 (HSWA), the Control of Asbestos Regulations 2012 (CAR 2012) and other relevant regulatory requirements are met, the following actions should be taken.

Undertake suitable and sufficient risk assessments of the identified asbestos containing materials against normal occupation and maintenance operations, in compliance with regulation 6 of the CAR 2012.

The findings of the survey should be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with regulation 10 of CAR 2012.

Implement an asbestos management policy, plan and review process in compliance with regulation 4 of CAR 2012.

Instigate regular inspections, to record and update details of retained asbestos containing materials.

As a general guide, asbestos materials that are sound, undamaged and not releasing dust should not be disturbed unless for refurbishment works and then, all necessary precautions must be taken in accordance with HSE's approved code of practice L143 and CAR 2012.

Any activities likely to produce asbestos fibre release should be avoided and, in any event, the concentration of airborne asbestos in occupied areas should be reduced to the lowest practicable level.

A duty of care is placed upon employers to ensure that employees are not exposed to asbestos. Therefore, the onus is on the employer to demonstrate that adequate procedures are in place to this effect. These procedures, commonly called an assessment, set out the precautions to be taken by those personnel who, as a result of their everyday working activity, could come into contact with asbestos.

Such an assessment would be required by the enforcing authority to provide evidence that the employer had taken all reasonably practicable steps to ensure the safety of his employees. CAR 2012 provides information on the control limits for the levels of airborne asbestos fibres in a workplace environment.

The concentrations, however, refer only to persons whose normal occupation would necessitate being exposed to asbestos materials. There are currently no concentrations set for the general public but in terms of non-occupational exposure, concentrations should be controlled to as low as reasonably practicable. For most practicable purposes, this effectively means less than 0.1 fibres per cm³ of air averaged over a continuous period of 4 hours.

If asbestos materials are to be disturbed, the above levels must not be exceeded.

It is recommended that works with asbestos should be undertaken in accordance with a detailed specification that includes:-

- Legislative and regulatory requirements:
 - Health and Safety at Work Act 1974.
 - The Control of Asbestos Regulations 2012.
 - The Hazardous Waste Regulations.
 - Carriage of Dangerous Goods (CDG) 2009

- HSE Approved Codes of Practice:
 - L143 – Managing and Working with Asbestos.

- HSE Guidance Documents:
 - HSG227 – A comprehensive guide to managing asbestos.
 - HSG248 – Asbestos: The analysts' guide for sampling, analysis and clearance procedures.
 - HSG264 – Asbestos: The survey guide.
 - HSG247 – The licensed contractor's guide.

Further guidance on the implementation of asbestos management plans information can be found in the HSE's guidance document HSG227 (A comprehensive guide to managing asbestos) or by contacting Asbestiform Ltd for further specific advice.

Information for Duty Holders

Regulatory requirements contained within the HSWA that must be considered include:-

Section 2(d) of the Health and Safety at Work Act 1974 (chapter 37) places a general duty on employers:-

“... So far as reasonably practicable as regards any place of work under the employer’s control, the maintenance of it in a condition that is safe and without risk to health..... And adequate as regards facilities and arrangement for their welfare at work.”

Section 3 of the Act places general duties on employers and the self employed persons other than their employees:-

“It shall be the duty of every employer to conduct his undertaking in such a way to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected, are thereby to exposed to such risks to their health or safety.”

Section 4 places general duties on persons concerned with premises to persons other than their employees in non-domestic premises.

“ ... to take such measures as it is reasonable, for a person in his position to take to ensure, so far as is reasonably practicable, that the premises, and any plant or substance in the premises or, as the case may be, provided for use there, is or are safe and without risk to health.”

Appendix 1 Survey Data Sheets

Date	Building	Floor Level	Area / Room
12 th Feb 2026	6 Bourne Walk	Ground Floor	Bedrooms
Feature/Item	Material Type	Sample No.	ID Type
Ceiling	Textured Coating	001	Sampled



Product Type	Damage	Surface Treatment	Asbestos Type
Textured Coatings (1)	Good Condition (0)	Composite Materials (0)	Chrysotile (1)

Extent	Unit	Material Risk Score	Exposure Potential
40	M ²	2	Very Low Risk

Recommendation
Remove prior to any disturbance or demolition work

Notes

Date	Building	Floor Level	Area / Room
12 th Feb 2026	6 Bourne Walk	Ground Floor	Hallway
Feature/Item	Material Type	Sample No.	ID Type
Ceiling	Textured Coating	002	Sampled



Product Type	Damage	Surface Treatment	Asbestos Type
Textured Coatings (1)	Good Condition (0)	Composite Materials (0)	Chrysotile (1)

Extent	Unit	Material Risk Score	Exposure Potential
10	M ²	2	Very Low Risk

Recommendation
Remove prior to any disturbance or demolition work

Notes

Date	Building	Floor Level	Area / Room
12 th Feb 2026	6 Bourne Walk	Ground Floor	Bathroom
Feature/Item	Material Type	Sample No.	ID Type
Ceiling	Textured Coating	003	Sampled



Product Type	Damage	Surface Treatment	Asbestos Type
Textured Coatings (1)	Good Condition (0)	Composite Materials (0)	Chrysotile (1)

Extent	Unit	Material Risk Score	Exposure Potential
5	M ²	2	Very Low Risk

Recommendation
Remove prior to any disturbance or demolition work

Notes

Date	Building	Floor Level	Area / Room
12 th Feb 2026	6 Bourne Walk	Ground Floor	Lounge & Kitchen
Feature/Item	Material Type	Sample No.	ID Type
Ceiling	Textured Coating	004	Sampled



Product Type	Damage	Surface Treatment	Asbestos Type
Textured Coatings (1)	Good Condition (0)	Composite Materials (0)	Chrysotile (1)

Extent	Unit	Material Risk Score	Exposure Potential
40	M ²	2	Very Low Risk

Recommendation
Remove prior to any disturbance or demolition work

Notes

Date	Building	Floor Level	Area / Room
12 th Feb 2026	6 Bourne Walk	Ground Floor	Exterior
Feature/Item	Material Type	Sample No.	ID Type
Downpipe to Wall	Cement	005	Sampled



Product Type	Damage	Surface Treatment	Asbestos Type
Asbestos Cement (1)	Low Damage (1)	Cement Sheets Etc (1)	Chrysotile (1)

Extent	Unit	Material Risk Score	Exposure Potential
3	Linear m	4	Very Low Risk

Recommendation
Remove prior to any disturbance or demolition work

Notes

General Inspection Photo 1 – Ground Floor Areas



Product Type	Damage	Surface Treatment	Asbestos Type
N/A	N/A	N/A	No Asbestos Detected

Extent	Unit	Material Risk Score	Exposure Potential
N/A	N/A	0	N/A

Recommendation
N/A

Notes
Modern surfaces, fixtures and fittings.

General Inspection Photo 2 – Exterior Areas



Product Type	Damage	Surface Treatment	Asbestos Type
N/A	N/A	N/A	No Asbestos Detected

Extent	Unit	Material Risk Score	Exposure Potential
N/A	N/A	0	N/A

Recommendation
N/A

Notes
Brick construction. Timber and plastic fascias and soffits, clay roof tiles

General Inspection Photo 3 – Attic/Loft



Product Type	Damage	Surface Treatment	Asbestos Type
N/A	N/A	N/A	No Asbestos Detected

Extent	Unit	Material Risk Score	Exposure Potential
N/A	N/A	0	N/A

Recommendation
N/A

Notes
Modern sarking felt, mineral fibre insulation

General Inspection Photo 4 – Outbuildings



Product Type	Damage	Surface Treatment	Asbestos Type
N/A	N/A	N/A	No Asbestos Detected

Extent	Unit	Material Risk Score	Exposure Potential
N/A	N/A	0	N/A

Recommendation
N/A

Notes
Mixture of concrete, brick and timber outbuildings with timber, tiled and profiled metal roofs.

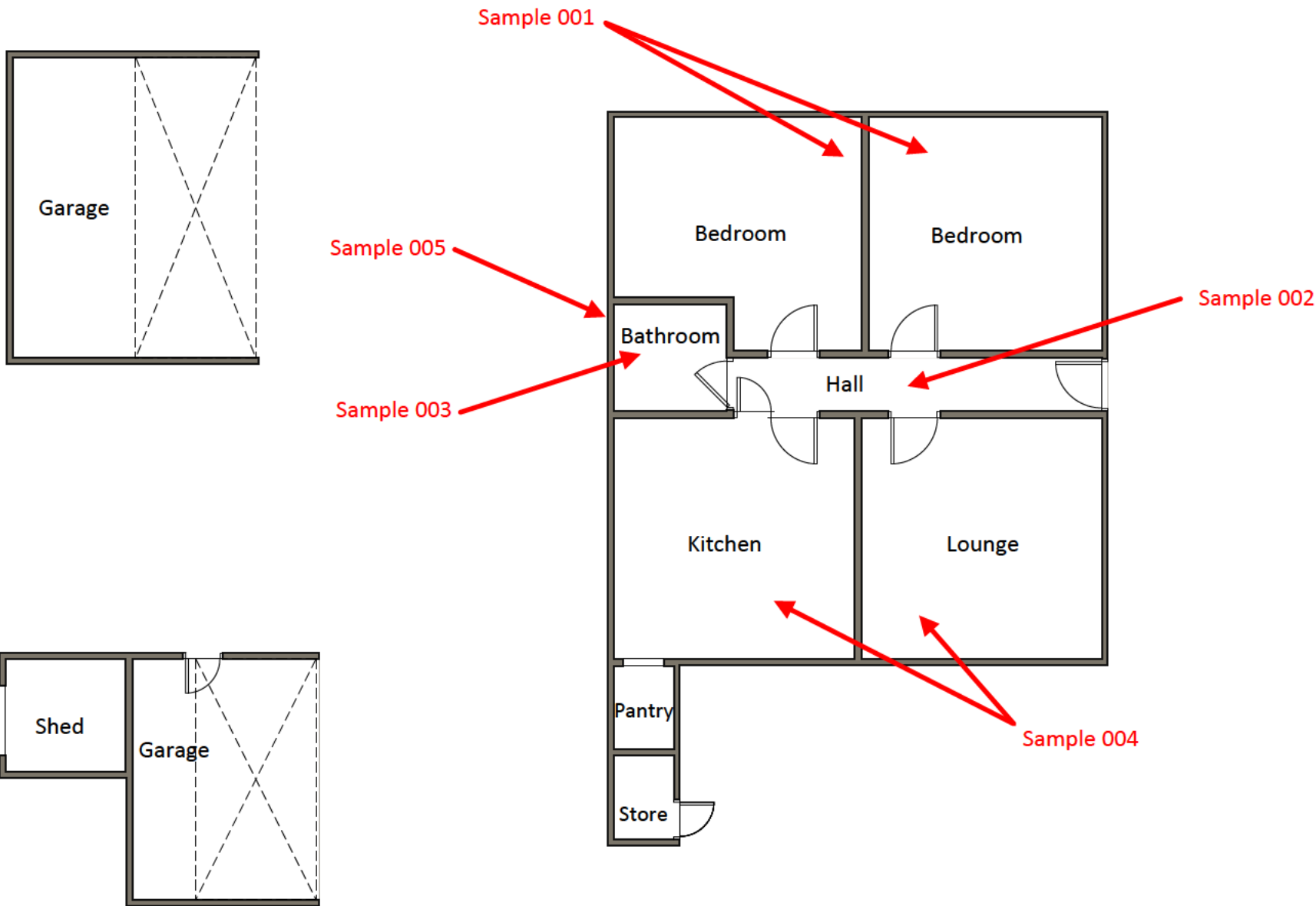
Building/Item construction notes

Construction notes

Building is brick construction with timber suspended floors and timber framed pitched/hipped roof.
Timber and plastic external soffits and fascias with clay roof tiles and undercloak.
Internal walls are skimmed brick with timber skirtings.
Ceilings are plasterboard with textured decorative coatings.
Floors are timber over timber joists.
Pipework is copper with modern foam insulated sections.
Electrics are modern. Access to the main fuseboard was restricted.

Outbuildings are brick, concrete and timber with profiled metal, tiled and timber roofs.

Appendix 3 Plans



Date: 12/02/2026

Address: 6 Bourne Walk, Barnsley

Project No: AF-1206

Floor/Location: House & Outbuildings

Key:
 XXX - Not asbestos
 XXX - Confirmed Asbestos
 P - Presumed Asbestos
 AS XXX - Visually Similar

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Appendix 4 Bulk Analysis Certificates



2719



CERTIFICATE OF ANALYSIS

Project No: P-521526 **Page:** 1 of 2

Client: Asbestiform Ltd
19 Castlefields Crescent
Rastrick
Brighouse
HD6 3PD

Site: 6 Bourne Walk
Staincross
Barnsley
S75 6JQ

Samples Received: 20 February 2026

Sampled by: Client

Date analysed: 25 February 2026

Analysed by: Luke Dixon

Laboratory: Lab L8, Wellsprings Business Centre, Durham Road West, Bowburn, Durham, DH6 5AU

Where sampling is undertaken by Environmental Essentials, it is carried out in accordance with the methods detailed in the in-house documented procedure TP002.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot be held responsible for the representative nature of the samples or accuracy of the sample descriptions.

The analysis detailed in this certificate was undertaken by polarised light microscopy in accordance with our in-house procedure based upon HSG248 Asbestos: The Analysts' Guide.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the client may take based on the material type/s detailed on this certificate. Once analysed the samples are retained for a minimum of 6 months. All records including observations, calculations, calibration certificates, test reports and test certificates shall be retained for a minimum period of 6 years.

*Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.

This certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Authorised by: Luke Dixon

Position: Laboratory Analyst

Signed:

Version No	Issue date	Description
1		First issue

Environmental Essentials Limited

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Newcastle-under-Lyme
Staffordshire
ST5 6SS





2719

CERTIFICATE OF ANALYSIS

Project No: P-521526

Page:

2 of 2

Sample Number	Location / Description	Analysis	Material identification*
AF1206-001	Textured coating to ceiling within bedroom	Chrysotile	Asbestos textured coating
AF1206-002	Textured coating to ceiling within hallway	Chrysotile	Asbestos textured coating
AF1206-003	Textured coating to ceiling within bathroom	Chrysotile	Asbestos textured coating
AF1206-004	Textured coating to ceiling within kitchen & lounge	Chrysotile	Asbestos textured coating
AF1206-005	Cement downpipe	Chrysotile	Asbestos cement
	End of Report		

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