

**ASBESTOS SURVEY REPORT  
14 WALKDEN HOUSE  
PRIORY ROAD  
ASHTON-IN-MAKERFIELD  
WIGAN  
WN4 9UG**

**OCTOBER 2014**

**This report must be read in conjunction with any previous reports relating to this property.**

**This survey was commissioned specifically for the above project and the level of intrusiveness is dependent on the proposed refurbishment for each individual property.**

**The scope of this property is Management asbestos survey to all internal and external accessible areas.**

**This report must not be used as a pre-demolition survey report**



**AEC are UKAS accredited for surveying and hold the Type C UKAS inspection no. - 232**

<b>Report prepared for:</b>	<b>Wigan &amp; Leigh Housing Company Ltd Unity House Westwood Park Drive Wigan WN3 4HE</b>
<b>Report reference:</b>	<b>J011486</b>
<b>Issue date:</b>	<b>October 2014</b>
<b>Survey completed by: Brian Peebles Lead Surveyor</b>	
<b>Approved by: James Hare Environmental Consultant</b>	

## **CERTIFICATE OF BULK FIBRE ANALYSIS**

Samples analysed by:

Paul Sharkey

A handwritten signature in black ink, appearing to read 'P. Sharkey', with a stylized, cursive script.

# CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J011486

CERT NO.: J011486

CUSTOMER: Wigan &amp; Leigh Housing Company Ltd

DATE RECEIVED: 03.10.14

DETAILS: Unity House  
Westwood Park Drive  
Wigan  
WN3 4HE

DATE ANALYSED: 03.10.14

DATE REPORTED: 03.10.14  
(Verbal)

DATE REPORTED: 03.10.14  
(Document)

SITE DETAILS: 14 Walkden House, Priory Road, Ashton-In-Makerfield, Wigan, WN4 9UG

SAMPLED BY: Brian Peebles, Graham Holding


Sample No.	Sample Location	Installation	Sample Description	Asbestos Type(s)
AB002372	8306341 - First floor - Lounge - Red floor tiles and bitumen to floor	Floor tile(s) thermoplastic	Red fragments & bitumen.	Chrysotile
AB002373	8306341 - First floor - Hallway and cupboards - Brown floor tiles and bitumen to floor	Floor tile(s) thermoplastic	Light brown fragments & bitumen.	Chrysotile
AB002374	8306341 - First floor - Bathroom - Beige floor tiles to floor	Floor tile(s) thermoplastic	Beige fragments & bitumen.	Chrysotile
AB002375	8306341 - First floor - Bathroom store cupboard - Grey floor tiles and bitumen to floor	Floor tile(s) thermoplastic	Grey fragments & bitumen.	Chrysotile

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

\* Estimated content, opinions and interpretations expressed herein, and tests marked '\*' in this report/certificate are outside the scope of UKAS accreditation. Descriptions marked '\*\*' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected; FFP = Fine fibres present, 'but too thin to identify'.

Signed:		Print: James Hare
For and on behalf of Airborne Environmental Consultants Ltd.	Date: 03.10.14	

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Form UF25  
Issue 2, Rev 9, 21.12.11


Wigan & Leigh Housing  
Company Ltd

**Survey Team:** Brian Peebles, Graham Holding

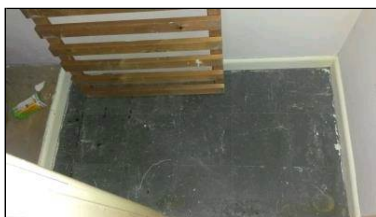
<b>Location:</b>		8306341 - Main building - First floor - Lounge - Red floor tiles and bitumen to floor		
<b>Item No:</b>	001	<b>Laboratory sample no:</b>	AB002372	
<b>Accessibility:</b>		Easy		
<b>Installation:</b>		Floor tile(s) themoplastic (1)		
<b>Approx extent (m² unless stated)</b>		20		
<b>Asbestos Type:</b>		Chrysotile (1)		
<b>Condition:</b>		Low damage (1)	<b>Surface Treatment:</b>	Completely sealed (0)
<b>Risk Assessment (H/M/L/VL)</b>		Very low risk (3)	<b>Recommendation:</b>	Satisfactory condition

<b>Location:</b>		8306341 - Main building - First floor - Hallway and cupboards - Brown floor tiles and bitumen to floor		
<b>Item No:</b>	002	<b>Laboratory sample no:</b>	AB002373	
<b>Accessibility:</b>		Easy		
<b>Installation:</b>		Floor tile(s) themoplastic (1)		
<b>Approx extent (m² unless stated)</b>		5		
<b>Asbestos Type:</b>		Chrysotile (1)		
<b>Condition:</b>		Low damage (1)	<b>Surface Treatment:</b>	Completely sealed (0)
<b>Risk Assessment (H/M/L/VL)</b>		Very low risk (3)	<b>Recommendation:</b>	Satisfactory condition

<b>Location:</b>		8306341 - Main building - First floor - Bathroom - Beige floor tiles to floor		
<b>Item No:</b>	003	<b>Laboratory sample no:</b>	AB002374	
<b>Accessibility:</b>		Easy		
<b>Installation:</b>		Floor tile(s) themoplastic (1)		
<b>Approx extent (m² unless stated)</b>		3		
<b>Asbestos Type:</b>		Chrysotile (1)		
<b>Condition:</b>		Low damage (1)	<b>Surface Treatment:</b>	Completely sealed (0)
<b>Risk Assessment (H/M/L/VL)</b>		Very low risk (3)	<b>Recommendation:</b>	Satisfactory condition

Wigan & Leigh Housing  
Company Ltd

**Survey Team:** Brian Peebles, Graham Holding

<b>Location:</b>		8306341 - Main building - First floor - Bathroom store cupboard - Grey floor tiles and bitumen to floor		
<b>Item No:</b>	004	<b>Laboratory sample no:</b>	AB002375	
<b>Accessibility:</b>		Easy		
<b>Installation:</b>		Floor tile(s) themoplastic (1)		
<b>Approx extent (m² unless stated)</b>		2		
<b>Asbestos Type:</b>		Chrysotile (1)		
<b>Condition:</b>		Low damage (1)	<b>Surface Treatment:</b>	Completely sealed (0)
<b>Risk Assessment (H/M/L/VL)</b>		Very low risk (3)	<b>Recommendation:</b>	Satisfactory condition

Wigan & Leigh Housing  
Company Ltd**Survey Team:** Brian Peebles, Graham Holding**DESK STUDY AND GENERAL BUILDING INFORMATION**

HSG 264 recommends that, whenever possible, a preliminary desk study be carried out in order to gather information pertinent to the building(s) under investigation. AEC have requested this information and a review of this has revealed the following:

**Desk study**

Information requested	Information provided
Building(s) Type/Address	14 Walkden House, Priory Road, Ashton-In-Makerfield, Wigan
Building description	Main building - First floor bedsit - 1970
Usage of site	Domestic
Site conditions	Unoccupied
Information on any previous asbestos removal operations at the site	
Changes to requested scope	None

The general NON-ASBESTOS materials used in the structure are described below. Where sampled these will be referred to in the summary of results.

## General building information - Main building

Location	Description
Floors	Modern vinyl floor tiles and thermoplastic floor tiles on to concrete
Stairs	None
Sub floors	None visible
Risers / Service ducts	None visible
Walls external	Brick
Walls internal	Plaster on to brickwork with ceramic tiles to kitchen and bathroom
Ceilings solid	Plasterboard with a smooth plaster finish
Ceilings suspended	None
Rainwater goods	Plastic
Wastewater goods	Plastic
Plant/Equipment	None visible
Doors/Window frames	PVC-u windows, timber front and rear doors, timber internal doors
Heating systems	Communal boiler and radiators
Heating systems - make and model	No make or model visible
Roof type	Pitched
Roof materials	Clay tiles, PVC-u soffit boards and fascia boards
Insulation - pipes	None visible
Insulation - boilers	None visible
Insulation - loft	Out of scope
Out buildings	None visible
Other materials	Plastic cistern, plastic bathpanel, timber boxing, modern electrics, glass door header panels, metal ducting to bathroom store cupboard

Wigan & Leigh Housing  
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**Survey Team:** Brian Peebles, Graham Holding

**Refurbishment and demolition survey restrictions in tenanted and void properties:**

Refurbishment & demolition surveys require destructive access into sealed voids and cavities within a structure. For this reason refurbishment & demolition surveys should only be undertaken when the building has been isolated from all sources of energy including power, gas, water etc. Surveyors may be placed at significant risk if they break into parts of the building where services are still live. Therefore, AEC cannot undertake unrestricted refurbishment & demolition survey works where areas remain occupied, as a refurbishment & demolition survey will require destructive access into sealed voids, under window sills, behind door frames, behind fixed panels and other such installations. If services are still connected to the building being surveyed, AEC shall revert to a management survey standard for safety reasons and inform the customer as soon as possible. If the customer can then provide safe and agreed unrestricted access (by isolating services, moving tenants etc), a refurbishment and demolition survey could be carried out in those areas. All restrictions will be reported & discussed with the customer as per HSE guidance document HSG 264 Asbestos: The Survey Guide.

When no scope of works detailing areas affected by the proposed refurbishment works was supplied by the client, walls, ceilings and floors were surveyed sympathetically in order to minimise damage to décor, fittings and the property in general. No intrusions were made that would interfere with the security or structural integrity of the buildings, therefore leaving the areas safe for the occupying tenants.

**General management survey restrictions**

We have not inspected flues, ducts, voids or similar enclosed areas, e.g. behind gas fires, the access to which necessitated the use of specialist equipment or tools (e.g. roof spaces without safe walkways), or which would have caused more than minor cosmetic damage, therefore we are unable to report on any asbestos which may be present in these areas. Typically to the rear of gas fires are boarding, rope seals, or cement flues.

We have not inspected any areas or surfaces that would require the removal or relocation of carpets, fitted flooring, tiles, furniture, blinds, curtains, fixtures or fittings e.g. behind decorative coverings (ceramic tiles, wood panelling, polystyrene ceiling tiles, etc.), behind bath panels, internal aspects of boxwork etc.

No responsibility is accepted for the subsequent discovery of asbestos containing materials in voids (under-floor, floor, behind bath panels, walls or ceilings), other than those opened up at the time of the survey. Inspection of the above areas was limited to areas, which could be examined from the access panels.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the integrity of the material concerned e.g. fuse boxes, gaskets, fire doors, rope seals etc.

**All surveys**

Samples have not been taken where prohibited by the customer, tenant or their representative. Where tenants refuse access to an area, or prevent sampling, this shall be documented on site and included in the report.

The surveyors do not disturb any suspected asbestos installation in any other way than to take a representative sample. This measure shall minimise the risk of asbestos fibre release, but shall prevent access above/behind a suspected asbestos installation. It is possible, therefore, that further asbestos materials could be present behind an existing asbestos installation.



### **Material Assessment Algorithm**

<b>Variable</b>	<b>Score</b>	<b>Examples</b>	<b>Report display</b>
Installation / Product type	1	Vinyl, 'Bakelite', Cement	As recorded by surveyor
	2	Asbestos insulating board, paper, rope	
	3	Pipe insulation, sprayed coating, friable debris	
Condition / damage	0	As new	Good condition
	1	Slight / minor damage	Low damage
	2	Moderate damage - breakage to surface treatment	Medium damage
	3	Major damage - smashed or exposed material	High damage
Surface treatment	0	Non-friable e.g. vinyl	Completely sealed
	1	Enclosed insulation, encapsulated AIB	Sealed
	2	Unsealed AIB, encapsulated insulation	Unsealed
	3	Unsealed insulation or sprayed coating	Unsealed
Asbestos type	1	Chrysotile	As per laboratory analysis
	2	Amosite (asbestos grunerite) & other amphiboles	
	3	Crocidolite	

The scores from each of the four sections are added together to produce a material risk assessment score:

<b>Risk score</b>	<b>Risk assessment</b>
10 or more	High risk
7 - 9	Medium risk
5 - 6	Low risk
4 or below	Very low risk

Textured coatings are non-homogenous materials, i.e. they do not have an even distribution of asbestos throughout and often only have asbestos present in trace levels. AEC shall endeavour to take representative samples of textured coatings but cannot accept responsibility for localised inconsistencies in terms of sampling or analysis for this material. Where decorative textured coatings appear to have been applied at construction, a single positive asbestos sample among several shall be enough to consider all the materials as asbestos-containing.