

MANAGEMENT ASBESTOS SURVEY

16 LUNEDALE
PLATT BRIDGE
WIGAN
WN2 5NW

AUGUST 2013

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.

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.

Report prepared for:	Wigan & Leigh Housing Unity House Westwood Park Drive Wigan WN3 4HE
Report reference:	P-51332
Issue date:	August 2013
Survey completed by: Mr L. Gilligan Environmental Consultant	
Approved by: Mr S. Joyce Assistant Asbestos Project Manager	

CERTIFICATE OF BULK FIBRE ANALYSIS


Samples analysed by:


Colleen Tate


A handwritten signature in cursive script, appearing to read 'Colleen Tate', positioned below the printed name.

Wigan & Leigh Housing

Survey Team: Liam Gilligan and Oliver Barnes


Location		8421435~16 Lunedale - Loft - Boarding		
Item No:	1	Laboratory sample no:	P-51332 /	
Accessibility:		Highly inaccessible		
Installation:		Boarding (2)		
Approx extent (m² unless stated)		10		
Asbestos Type:		SP: Crocidolite (3)		
Condition:		Significant Damage (2)	Surface Treatment:	
Risk Assessment (H/M/L/VL)		Low (9)	Recommendation:	Presume ACM's are present until area has been surveyed


Location		8421435~16 Lunedale - Loft - Cement pipes		
Item No:	2	Laboratory sample no:	P-51332 /	
Accessibility:		Highly inaccessible		
Installation:		Cement (1)		
Approx extent (m² unless stated)		10		
Asbestos Type:		SP: Crocidolite (3)		
Condition:		Low Damage (1)	Surface Treatment:	
Risk Assessment (H/M/L/VL)		Low (6)	Recommendation:	Presume ACM's are present until area has been surveyed


Location		8421435~16 Lunedale - Kitchen - Textured coating to ceiling		
Item No:	3	Laboratory sample no:	P-51332 / 001	
Accessibility:		Normally accessible		
Installation:		Textured coating (1)		
Approx extent (m² unless stated)		5		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment:	
Risk Assessment (H/M/L/VL)		Very Low (4)	Recommendation:	Satisfactory condition, inspect periodically

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Location	8421435~16 Lunedale - Living room - Textured coating to ceiling			
Item No: 4	Laboratory sample no:	SP-51332 / 001		
Accessibility:	Normally accessible			
Installation:	Textured coating (1)			
Approx extent (m² unless stated)	10			
Asbestos Type:	SP: Chrysotile(1)			
Condition:	Low Damage (1)	Surface Treatment:	Sealed (1)	
Risk Assessment (H/M/L/VL)	Very Low (4)	Recommendation:	Satisfactory condition, inspect periodically	


Location	8421435~16 Lunedale - Kitchen - Acoustic bitumen sink pad underneath sink			
Item No: 5	Laboratory sample no:	P-51332 / 002		
Accessibility:	N/A			
Installation:	Sink pad(s)			
Approx extent (m² unless stated)	2 No			
Asbestos Type:	NAD			
Condition:	N/A	Surface Treatment:	N/A	
Risk Assessment (H/M/L/VL)	None	Recommendation:	None	


Location	8421435~16 Lunedale - Kitchen - Brown floor tiles with bitumen			
Item No: 6	Laboratory sample no:	P-51332 / 003		
Accessibility:	Easily accessible			
Installation:	Floor tile(s) & bitumen (1)			
Approx extent (m² unless stated)	10			
Asbestos Type:	Chrysotile(1)			
Condition:	Low Damage (1)	Surface Treatment:	Composite (0)	
Risk Assessment (H/M/L/VL)	Very Low (3)	Recommendation:	Satisfactory condition, inspect periodically	

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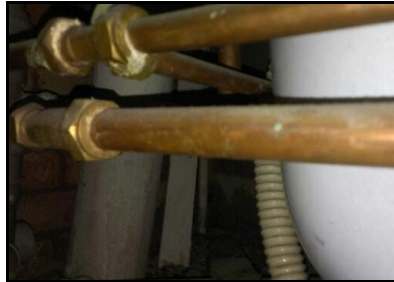
Location	8421435~16 Lunedale - Living room, hallway, hallway stores x 2 and bedroom - Brown floor tiles with bitumen			
Item No:	7	Laboratory sample no:	SP-51332 / 003	
Accessibility:	Easily accessible			
Installation:	Floor tile(s) & bitumen (1)			
Approx extent (m² unless stated)	50			
Asbestos Type:	SP: Chrysotile(1)			
Condition:	Low Damage (1)	Surface Treatment:	Composite (0)	
Risk Assessment (H/M/L/VL)	Very Low (3)	Recommendation:	Satisfactory condition, inspect periodically	


Location	8421435~16 Lunedale - Hallway - Textures coating to ceiling			
Item No:	8	Laboratory sample no:	P-51332 / 004	
Accessibility:	N/A			
Installation:	Textured coating			
Approx extent (m² unless stated)	10			
Asbestos Type:	NAD			
Condition:	N/A	Surface Treatment:	N/A	
Risk Assessment (H/M/L/VL)	None	Recommendation:	None	

Location	8421435~16 Lunedale - Bathroom, hallway stores x 2 and bedroom - Textures coating to ceiling			
Item No:	9	Laboratory sample no:	SP-51332 / 004	
Accessibility:	N/A			
Installation:	Textured coating			
Approx extent (m² unless stated)	25			
Asbestos Type:	SP: NAD			
Condition:	N/A	Surface Treatment:	N/A	
Risk Assessment (H/M/L/VL)	None	Recommendation:	None	

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Location		8421435~16 Lunedale - Bathroom - Cement pipes behind bath within boxwork		
Item No:	10	Laboratory sample no:	P-51332 / 005	
Accessibility:		Normally inaccessible.		
Installation:		Cement (1)		
Approx extent (m² unless stated)		8		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Sealed (1)	
Risk Assessment (H/M/L/VL)		Very Low (4)	Recommendation: Satisfactory condition, inspect periodically	

Location		8421435~16 Lunedale - Bathroom - Bitumen to floor		
Item No:	11	Laboratory sample no:	P-51332 / 006	
Accessibility:		Easily accessible		
Installation:		Floor screed (1)		
Approx extent (m² unless stated)		5		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Composite (0)	
Risk Assessment (H/M/L/VL)		Very Low (3)	Recommendation: Satisfactory condition, inspect periodically	

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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	16 Lunedale, Platt Bridge, Wigan, WN2 5NW
Age(s) of construction	Circa 1960s
Building description	First floor flat
Usage of site	Domestic dwelling
Site conditions	Unoccupied with live services
Drawings / Plans	None required photos only
Information on any previous asbestos removal operations at the site	Not known

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

Location	Description
Floors	Concrete with overlain with floor tiles
Stairs	None
Sub floors	None identified
Risers / Service ducts	None identified
Walls external	Brick/block
Walls internal	Brick/block with plasterboard partitions and decorative wallpaper

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Ceilings solid	Plasterboard with textured coating finish
Ceilings suspended	None
Rainwater goods	Plastic
Wastewater goods	Plastic
Plant / Equipment	None identified
Doors/window frames	Timber doors and PVC-u windows
Heating systems	Communal system
Roof type	Pitched
Roof materials	Concrete tiles, timber joists, plastic soffits
Insulation - pipes	Modern foam
Insulation - boilers	None identified
Insulation - loft	Man-made mineral fibre (MMM) Limited access within loft space due to lack of walk-boards
Out buildings	None
Other materials	Timber box work, plastic vents, modern electrics, plastic toilet cistern, plastic bath panel

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Survey Team: Liam Gilligan and Oliver Barnes**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.