

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:	Ang.
Mr L. Gilligan	
Environmental Consultant	7
Approved by:	\mathcal{C}
Mr S. Joyce	X ₁ = -
Assistant Asbestos Project Manager	

CERTIFICATE OF BULK FIBRE ANALYSIS

Samples analysed by:

Colleen Tate



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CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: P-51332 CERT NO.: CP-51332 CUSTOMER: Wigan & Leigh Housing DATE RECEIVED: 19.08.13 DETAILS: Unity House DATE ANALYSED: 19.08.13

Westwood Park Drive DATE REPORTED: N/A

Wigan (Verbal)

WN3 4HE DATE REPORTED: 20.08.13

(Document)

SITE DETAILS: 16 Lunedale, Platt Bridge, Wigan, WN2 5NW

SAMPLED BY: Liam Gilligan and Oliver Barnes

Sample No.	UPRN	Property No.	Name of Street/Road	Location of Installation	Sample Description	Asbestos Type(s)
P-51332/001	8421435	16	Lunedale	Kitchen - Textured coating to ceiling	White fragments.	Chrysotile
P-51332/002	8421435	16	Lunedale	Kitchen - Acoustic bitumen sink pad underneath sink	Black fragment.	NAD
P-51332/003	8421435	16	Lunedale	Kitchen - Brown floor tiles with bitumen	Brown fragment and bitumen.	Chrysotile
P-51332/004	8421435	16	Lunedale	Hallway - Textures coating to ceiling	White fragments.	NAD
P-51332/005	8421435	16	Lunedale	Bathroom - Cement pipes behind bath within boxwork	Grey fragments.	Chrysotile
P-51332/006	8421435	16	Lunedale	Bathroom - Bitumen to floor	Black fragments.	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 Grunerite(amosite) = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected; FFP = Fine fibres present, 'but too thin to identify'.

Signed Analyst: Print: Mr S. Joyce

For and on behalf of Airborne Environmental Consultants Ltd.

Date: 21.08.13

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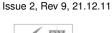
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Form UF25





REF: P-51332

Wigan & Leigh Housing

Location		8421435~16 L	unedale - Lo	oft - Boarding	
Item No: 1		Laboratory sa	ample no:	P-51332 /	A STATE OF THE STA
Accessibility:		Highly inacces	sible		
Installation:		Boarding (2)			
Approx extent (m² unless stated) 10					
Asbestos Type:		SP: Crocidolite	SP: Crocidolite (3)		
Condition:		Significant Damage (2) Surface Treatment:		Surface Treatment:	Unsealed (2)
Risk Assessment (H/M/L/VL)	nt	Low (9)		Recommendation:	Presume ACM's are present until area has been surveyed

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

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



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Wigan & Leigh Housing

Location 8421435~16 Lunedale - Living room - Texture coating to ceiling		ving room - Textured			
Item No:	4	Laboratory sa	ample no:	SP-51332 / 001	
Accessibil	ity:	Normally acce	ssible		
Installation	n:	Textured coati	ng (1)		
Approx extent (m ² unless stated) 10					
Asbestos 7	Гуре:	SP: Chrysotile(1)			
Condition:		Low Damage (1)		Surface Treatment:	Sealed (1)
Risk Asses (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 sa	ample no:	P-51332 / 002	
Accessibili	ty:	N/A			
Installation):	Sink pad(s)			
Approx extent (m² unless stated) 2 No		2 No			
Asbestos T	Гуре:	NAD			
Condition:		N/A		Surface Treatment:	N/A
Risk Asses (H/M/L/VL)	ssment	None		Recommendation:	None

Location	8421435~16 Lunedale - Kitchen - Brown floor tiles with bitumen				
Item No:	6	Laboratory sa	imple no:	P-51332 / 003	
Accessibil	ity:	Easily accessi	ble		
Installation	1:	Floor tile(s) &	oitumen (1)		
Approx ex	Approx extent (m² unless stated) 10				
Asbestos	Гуре:	Chrysotile(1)			
Condition:		Low Damage (1) Surfac		Surface Treatment:	Composite (0)
Risk Asses (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 sa	ample no:	SP-51332 / 003	V/s
Accessibil	ity:	Easily accessi	ble		
Installation	n:	Floor tile(s) &	bitumen (1)		
Approx ex	Approx extent (m² unless stated) 50				
Asbestos	Гуре:	SP: Chrysotile	SP: Chrysotile(1)		
Condition:		Low Damage (1) Surface Treatment:		Surface Treatment:	Composite (0)
Risk Asses (H/M/L/VL)		Very Low (3)		Recommendation:	Satisfactory condition, inspect periodically

Location	8421435~16 I coating to ceil		allway - Textures	
Item No: 8	Laboratory s	ample no:	P-51332 / 004	
Accessibility:	N/A			
Installation:	Textured coat	ing		
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	Location 8421435~16 Lunedale - Bathroom, hallway stores x 2 and bedroom - Textures coating to ceiling				
Item No:	9	Laboratory sample i	10:	SP-51332 / 004	
Accessibil	ity:	N/A			
Installation	ո։	Textured coating			
Approx ex	Approx extent (m² unless stated) 25				
Asbestos '	Туре:	SP: NAD			
Condition:		N/A		Surface Treatment:	N/A
Risk Asses (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	
Accessibil	ity:	Normally inaccessible.		
Installation	1:	Cement (1)		Contract of the Contract of th
Approx ex	Approx extent (m ² unless stated) 8			
Asbestos '	Гуре:	Chrysotile(1)		
Condition:		Low Damage (1) Surface Treatment:		Sealed (1)
Risk Asses (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 ex	tent (m² unle	ess stated) 5		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment:	Composite (0)
Risk Asses (H/M/L/VL)		Very Low (3)	Recommendation:	Satisfactory condition, inspect periodically

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Wigan & Leigh Housing

Survey Team: Liam Gilligan and Oliver Barnes

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



Ceilings solid

SUMMARY OF RESULTS

Modern foam

None identified

boards

None

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Ceilings suspended

Rainwater goods

Wastewater goods

Plant / Equipment

Heating systems

Roof materials

Insulation - pipes

Insulation - boilers

Insulation - loft

Out buildings

Other materials

Roof type

Doors/window frames

Survey Teams Elain Chingan and Chiver Bank
Plasterboard with textured coating finish
None
Plastic
Plastic
None identified
Timber doors and PVC-u windows
Communal system
Pitched

Survey Team: Liam Gilligan and Oliver Barnes

Concrete tiles, timber joists, plastic soffits

Limited access within loft space due to lack of walk-

Timber box work, plastic vents, modern electrics, plastic

Man-made mineral fibre (MMMF)

toilet cistern, plastic bath panel



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Wigan & Leigh Housing

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.