



Asbestos Survey Report

**19 Lunedale UPRN 8421438
Woodcock Drive
Platt Bridge
Wigan
WN2 5NW**



Client Contact:

Eric Meadwell

Wigan and Leigh Housing
CT3 Building
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EXECUTIVE SUMMARY

Asbestos materials were identified within the site.

Asbestos Containing Materials identified or presumed to be present are recorded in the Survey Data Sheets and the Asbestos Register within this report.

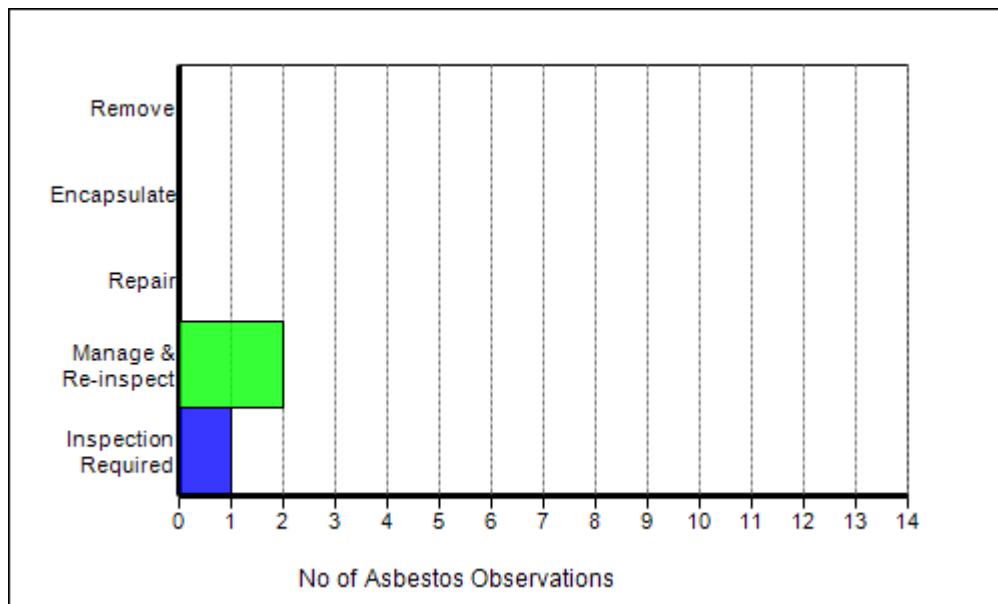
Asbestos Containing Materials have been identified which are in good condition and are listed in the table below. A management policy and plan need to be implemented to manage these materials safely. The materials require labelling and the condition of these materials re-inspected at 6 monthly intervals.

Building	Floor	Location
8421438	1	Rooms throughout property (001)

Asbestos Containing Materials have been presumed as being present to the following areas where access could not be gained. A management policy and plan needs to identify that these areas require inspection once access can be provided. These areas require re-inspection for accessibility at 6 monthly intervals.

Building	Floor	Location
8421438	1	Loft (002)

Please contact Carl Ankers of Life Environmental Services Ltd for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing your Management plan, and scheduling re-inspections.



INTRODUCTION / OBJECTIVES (Site overview)

Life Environmental Services Ltd received an order of confirmation to undertake a Management Survey from Eric Meadwell of Wigan & Leigh Housing. This order has been accepted on the basis of the original quotation and our terms and conditions of business.

The order relates to a Management asbestos survey of:

19 Lunedale UPRN 8421438
Woodcock Drive
Platt Bridge
Wigan
WN2 5NW

The survey was carried out to the Building in its entirety, including:

- Heights up to 5 meters (where safe to do so).
- Loft spaces (where safe to do so).
- Localized intrusive surveys where refurbishment works are to be carried out. W&LH surveyors to advise when needed.
- External buildings i.e.: garages, sheds etc

A mixture of voids & planned will be carried out. Voids to take priority over planned.

The Type of survey selected / requested by the client is a management survey.

The reason for selecting this survey is to enable the client to manage asbestos in his premises

This survey was carried out in accordance with documented in house procedures, which are based on the HSE Guidance document HSG 264.

Details of the above were confirmed to Eric Meadwell on behalf of the client in an email.

Purpose of survey

The purpose of this Management Survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSG 264 so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation of the Control of Asbestos Regulations 2006 (CAR 2006).

Aim of survey

The aim of the survey was to;

1. Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's
2. Inspect and record information on the accessibility, condition and surface treatment of know or presumed ACM's
3. Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

Introduction (cont.) – Type of survey

Type of survey – Management Survey

This management survey is required for the normal occupation and use of the building to ensure continued management of any ACM's in situ, and is the standard survey type.

Its purpose is to locate as far as is reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition

All areas have been accessed as far as is reasonably practicable. Any areas that it was not possible to access have been presumed to contain asbestos and documented within this report.

Management surveys will involve minor intrusive work and some disturbance. The extent of the intrusion will vary between premises and depend on what is reasonably practicable for individual properties e.g. type of building, nature of construction, etc

This management survey includes a material assessment of the identified or presumed ACM's which relates to their condition and their potential to release fibres. This material assessment will provide the duty holder with an initial guide to the priority for managing ACM's as it will identify those ACM's which will most readily release fibres if they are disturbed.

This survey involved sampling and analysis to confirm the presence or absence of asbestos, however presumptions may also have been used within this report to presume the presence of ACM's.

DESK-TOP REVIEW AND SURVEY PLANNING

Details of information requested from the Duty Holder by Life Environmental Services Ltd in order to carry out a desk top review and plan the survey in accordance with HSG 264 were recorded on our pre-survey questionnaire, along with details of all the information that were provided by Eric Meadwell on behalf of the client.

The Information provided was assessed during the desktop review and a survey plan, and risk assessment was produced for the survey of:

19 Lunedale UPRN 8421438
Woodcock Drive
Platt Bridge
Wigan
WN2 5NW

The survey was carried out to the building.

Where information has been provided regarding the presence of known or presumed asbestos materials, then this has been validated during the course of the survey, and recorded within this report.

The information provided by the client can be found in Tender documentation, held at the Life office, Wigan & Leigh Housing & Procure Plus.

In order for a building occupier to meet their duties under regulation 4 of the Control of Asbestos Regulations 2006 they must implement a management policy and plan for known or presumed Asbestos Containing Materials.

This survey report can be used as a basis to start developing a management plan and prioritise actions but in itself does not constitute a management plan as required under the Control of Asbestos Regulations 2006.

Further guidance on the implementation of asbestos management plans can be found in the HSE Guidance documents HSG 227 "a comprehensive guide to Managing Asbestos in premises" HSG 264 Asbestos : The survey guide, or by contacting Life Environmental Services Ltd., for further specific advice.

SURVEY RESULTS

The results of the survey inspections and sampling undertaken are recorded on the enclosed Survey Data Sheets (appendix 1), Asbestos Register (appendix 2) and Non-Asbestos Material Register (appendix 3)

Where asbestos containing material have been identified or presumed to be present then a Material Assessment Algorithm has been calculated as detailed in HSG 264 and reproduced in the table below

MATERIAL ASSESSMENT ALGORITHM

Sample Variable	Score	Examples of Score
Product type (or debris from product).	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint or decorative finishes, asbestos cement, etc).
	2	Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (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 boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), unsealed 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.

SURVEY RESULTS (continued)

For each of the four variables given by the table on the previous page 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 with a high potential to release fibres if disturbed.

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

Materials with assessment scores 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.

GENERAL CAVEAT

For safety reasons it is not possible to inspect internal areas of plant and machinery.

Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

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

It is presumed that asbestos may be present as integral linings associated with various access doors/hatches on site

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 is identified within the Data Sheets of this report. In accordance with HSG 264, 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.

It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a Refurbishment/Demolition Survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the re-lagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

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

Due to the nature of asbestos surveys, Life Environmental Services Ltd will not accept any liability for claims arising out of pollution or contamination of any kind.

RECOMMENDATIONS

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2006 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2006.

The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2006.

Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2006.

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

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 is identified within the Data Sheets of this report. In accordance with HSG 264, 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.

It is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 The Analyst Guide.

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 Control of Asbestos Regulations 2006 and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

All identified asbestos to be appropriately identified and subject to Risk assessment, management, and re-inspection.

Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be referred to and complied with.

It is recommended that work on, or, removal of, both licensed and non licensed ACM's is undertaken by a licensed asbestos removal contractor so that the Duty Holder / Client can have confidence that the contractor has provided the correct level of training and has the experience and knowledge necessary to deal with these products safely.


It is recommended that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, or similar activity may expose asbestos materials that have remained inaccessible during this survey. This should be a refurbishment/demolition survey as documented by HSG 264.

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

QUALITY ASSURANCE STATEMENT

This Report has been compiled by the following authorised Lead Surveyor.

Name Graham Fahy

Signed 

Date 10 February 2011

The contents of this Report have been checked by the following member of the Technical Management Team.

Name Carl Ankers

Title Project Support Manager

Signed 

Date 10 February 2011

Appendix 1

Survey Data Sheets

Lead Surveyor	Graham Fahy
Survey Type	Management & priority scores
Survey Date	08 February 2011
Action/Next Inspection	08 August 2011
Level of Identification	Sampled

Building	8421438
Floor	First Floor
Room/Area	001 - Rooms throughout property
Sample No	1



Description Item: Ceilings throughout property.

		Score
Product Type	Textured coating	1
Extent of Damage	Low Damage	1
Surface Treatment	Composite materials containing asbestos, plastics, resins etc.	0
Asbestos Type	Chrysotile (white)	1
Amount	50m ²	
Accessibility	Occasional Disturbance	
Algorithm Score		3

RECOMMENDATION	Manage and re-inspect
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Lead Surveyor	Graham Fahy
Survey Type	Management & priority scores
Survey Date	08 February 2011
Action/Next Inspection	08 August 2011
Level of Identification	Sampled

Building	8421438
Floor	First Floor
Room/Area	001 - Rooms throughout property
Sample No	2



Description Item: Floor tiles throughout property.
Present below fixed flooring throughout

		Score
Product Type	Floor tiles	1
Extent of Damage	Low Damage	1
Surface Treatment	Composite materials containing asbestos, plastics, resins etc.	0
Asbestos Type	Chrysotile (white)	1
Amount	50m ²	
Accessibility	Occasional Disturbance	
Algorithm Score		3

RECOMMENDATION	Manage and re-inspect
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Lead Surveyor	Graham Fahy
Survey Type	Management & priority scores
Survey Date	08 February 2011
Action/Next Inspection	08 August 2011
Level of Identification	Presumed

Building	8421438
Floor	First Floor
Room/Area	002 - Loft
Sample No	



Description Item: Roofing felt.
Not sampled due to height and no walkboards

		Score
Product Type	Bitumen products	
Extent of Damage		
Surface Treatment		
Asbestos Type		
Amount		
Accessibility	Usually inaccessible	
Algorithm Score		12

RECOMMENDATION	Inspection Required Presumed Asbestos is scored 12 (worst case) until sampled /inspected
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Appendix 2

Risk Assessment (Priority Register)

Risk Assessment (Priority Register)

Building	Floor	Room/ Area	Sample	Product Type	Identification	Amount	Summary of Priority Scores Material + Occupancy + Disturbance + Exposure + Maintenance	Priority Algorithm	Management Action	Target Date
8421438	1	001 Rooms throughou t property	1	Textured coating	Chrysotile (white)	50m ²	3 + 1 + 2 + 2 + 1	9	Manage and re- inspect	08 August 2011
8421438	1	001 Rooms throughou t property	2	Floor tiles	Chrysotile (white)	50m ²	3 + 1 + 2 + 2 + 1	9	Manage and re- inspect	08 August 2011
8421438	1	002 Loft		Bitumen products			12 + 0 + 1 + 0 + 0	13	Inspection Required	08 May 2011

Appendix 3

Non-Asbestos Materials Register

Non-Asbestos Materials Register

Building	Floor	Room/Area	Item	Material
8421438	1	001 Rooms throughout property	Sink pad	Bitumen products
8421438	1	001 Rooms throughout property	Boxings	Timber products
8421438	1	001 Rooms throughout property	Floor	Textile, rope & yarn
8421438	1	001 Rooms throughout property	Walls	Plaster
8421438	1	002 Loft	Floor	MMMF insulation
8421438	External	003 External	Walls	Plaster

Appendix 4

Areas of No Access

Areas of No Access

Building	Location
8421438	Loft Roofing felt (Location: 002)



Appendix 5

Plans



Appendix 6

Analysis Certificates

BULK SAMPLE ANALYSIS TEST CERTIFICATE

No: h-00389



Client Contact:

Eric Meadwell

Wigan and Leigh Housing
CT3 Building
The Investment Centre
Wigan
WN3 5BA

Life Environmental Services Ltd Contact:

Carl Ankers

4 Duckett's Wharf
South Street
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Tel: 01942 705706
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Tel: 01279 503117
Fax: 01279 503162

Site: 19 Lunedale UPRN 8421438
Woodcock Drive
Platt Bridge
Wigan
WN2 5NW

Date Sampled/Received: 08 February 2011 sample taken by Graham Fahy

No.	Item	Material	Location/Comments	Asbestos Result
1	Ceilings throughout property	Textured coating	Rooms throughout property	Chrysotile (white)
2	Floor tiles throughout property	Floor tiles	Rooms throughout property	Chrysotile (white)

Analysts Name: Linda Minott

Signature:

A handwritten signature in black ink, appearing to read "Linda Minott".

Test Date: 10 February 2011

TEST NOTES:

1. Samples submitted for examination have been analysed to determine the presence of asbestos fibres using the methods documented in the HSG248 the Analyst Guide for Sampling Analysis and Clearance Procedures & in house procedures in section 11 of the Quality Manual.
2. Samples in this test report have been analysed at our Bishop's Stortford Laboratory.
3. This test report shall not be reproduced or copied without the written approval of Life Environmental Services Limited.
4. Opinion and interpretations are outside the scope of accreditation and are not included within this test report
5. Samples taken by Life Environmental Services Ltd are in accordance with the HSG 248 the Analyst Guide for Sampling Analysis and Clearance Procedures and HSG 264.
6. Life Environmental Services Ltd is not responsible for sampling errors where they have not taken the sample.

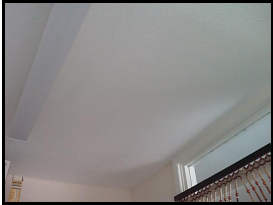
TEST CERTIFICATES ISSUED UNDER HEAD OFFICE UKAS ACCREDITATION No. 0610





Appendix 7

Priority Sheets

Building	8421438	
Floor	First Floor	
Room	001 - Rooms throughout property	
Asbestos Material / Product	Ceilings throughout property Textured coating	

Normal occupant activity

Score

Main type of activity	Low Disturbance - Office	1
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Likelihood of disturbance

Score

Location	Rooms < 100m2	2
Accessibility	Occasional Disturbance	1
Amount	10m - 50m	2
Average score		2

Exposure potential

Score

Number of occupants	1 - 3	1
Frequency of use	Daily	3
Average time in area	> 6 hours	3
Average score		2

Maintenance activity

Score

Type of maintenance	Low Disturbance	1
Frequency of maintenance	1 / Year	1
Average score		1


Priority rating

Score

Average of Priority scores	Sum of above averages	6
Material algorithm score	From survey report	3
Total Risk Assessment score		9

Management action

Action	Manage and re-inspect
Target date	08 February 2012

Building	8421438	
Floor	First Floor	
Room	001 - Rooms throughout property	
Asbestos Material / Product	Floor tiles throughout property Floor tiles	

Normal occupant activity

Score

Main type of activity	Low Disturbance - Office	1
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Likelihood of disturbance

Score

Location	Rooms < 100m ²	2
Accessibility	Occasional Disturbance	1
Amount	10m - 50m	2
Average score		2

Exposure potential

Score

Number of occupants	1 - 3	1
Frequency of use	Daily	3
Average time in area	> 6 hours	3
Average score		2

Maintenance activity

Score

Type of maintenance	Low Disturbance	1
Frequency of maintenance	1 / Year	1
Average score		1


Priority rating

Score

Average of Priority scores	Sum of above averages	6
Material algorithm score	From survey report	3
Total Risk Assessment score		9

Management action

Action	Manage and re-inspect
Target date	08 February 2012

Building	8421438	
Floor	First Floor	
Room	002 - Loft	
Asbestos Material / Product	Roofing felt Bitumen products	

Normal occupant activity

Score

Main type of activity	Rare Disturbance - Store	0
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Likelihood of disturbance

Score

Location	Rooms < 100m ²	2
Accessibility	Usually inaccessible	0
Amount	10m - 50m	2
Average score		1

Exposure potential

Score

Number of occupants	1 - 3	1
Frequency of use	Infrequent	0
Average time in area	< 1 Hour	0
Average score		0

Maintenance activity

Score

Type of maintenance	Minor Disturbance	0
Frequency of maintenance	Unlikely to be disturbed	0
Average score		0

Priority rating

Score

Average of Priority scores	Sum of above averages	1
Material algorithm score	From survey report	12
Total Risk Assessment score		13

Management action

Action	Inspection Required
Target date	08 May 2011