

MANAGEMENT ASBESTOS SURVEY

22 LUNEDALE
WOODCOCK DRIVE
PLATT BRIDGE
WIGAN
WN2 5NW

JANUARY 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-41775
Issue date:	January 2013
Survey completed by: Mr D. Gilbert Environmental Consultant	
Approved by: Mr J. Schultz-Lloyd BSc (Hons) Environmental Consultant	

CERTIFICATE OF BULK FIBRE ANALYSIS


Samples analysed by:


Claire McKeown




Wigan & Leigh Housing

Survey Team: David Gilbert and David Robinson

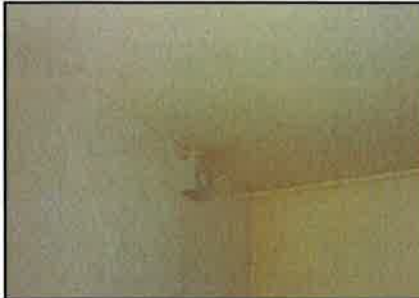
Location		8421441~22 Lunedale - Kitchen - Bitumen pad to sink unit		
Item No:	1	Laboratory sample no:	P-41775 / 001	
Accessibility:		N/A		
Installation:		Sink pad(s)		
Approx extent (m² unless stated)		1 No		
Asbestos Type:		NAD		
Condition:		N/A	Surface Treatment: N/A	
Risk Assessment (H/M/L/VL)		None	Recommendation: None	


Location		8421441~22 Lunedale - Kitchen - Textured coating to ceiling		
Item No:	2	Laboratory sample no:	P-41775 / 002	
Accessibility:		Normally accessible		
Installation:		Textured coating (1)		
Approx extent (m² unless stated)		2		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Sealed (1)	
Risk Assessment (H/M/L/VL)		Very Low (4)	Recommendation: Remove if affected by refurbishment works, inspect periodically otherwise	


Location		8421441~22 Lunedale - Lounge - Brown vinyl floor tiles & bitumen		
Item No:	3	Laboratory sample no:	P-41775 / 003	
Accessibility:		Normally accessible		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		16		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Composite (0)	
Risk Assessment (H/M/L/VL)		Very Low (3)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	

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Location		8421441~22 Lunedale - Lounge - Textured coating ceiling		
Item No:	4	Laboratory sample no:	P-41775 / 004	
Accessibility:		Normally accessible		
Installation:		Textured coating (1)		
Approx extent (m² unless stated)		16		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Sealed (1)	
Risk Assessment (H/M/L/VL)		Very Low (4)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	


Location		8421441~22 Lunedale - Hallway - Textured coating to ceiling		
Item No:	5	Laboratory sample no:	SP-41775 / 004	
Accessibility:		Normally accessible		
Installation:		Textured coating (1)		
Approx extent (m² unless stated)		4		
Asbestos Type:		SP: Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Sealed (1)	
Risk Assessment (H/M/L/VL)		Very Low (4)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	


Location		8421441~22 Lunedale - Hallway - Brown vinyl floor tiles & bitumen		
Item No:	6	Laboratory sample no:	SP-41775 / 003	
Accessibility:		Easily accessible		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		4		
Asbestos Type:		SP: Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Composite (0)	
Risk Assessment (H/M/L/VL)		Very Low (3)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	

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Location		8421441~22 Lunedale - Airing cupboard - Brown vinyl floor tiles		
Item No:	7	Laboratory sample no:	P-41775 / 005	
Accessibility:		Easily accessible		
Installation:		Floor tile(s) (1)		
Approx extent (m² unless stated)		1		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Composite (0)	
Risk Assessment (H/M/L/VL)		Very Low (3)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	


Location		8421441~22 Lunedale - Bedroom - Brown vinyl floor tiles		
Item No:	8	Laboratory sample no:	SP-41775 / 005	
Accessibility:		Easily accessible		
Installation:		Floor tile(s) (1)		
Approx extent (m² unless stated)		9		
Asbestos Type:		SP: Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Composite (0)	
Risk Assessment (H/M/L/VL)		Very Low (3)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	


Location		8421441~22 Lunedale - Bedroom - Textured coating to ceiling		
Item No:	9	Laboratory sample no:	P-41775 / 006	
Accessibility:		Normally accessible		
Installation:		Textured coating (1)		
Approx extent (m² unless stated)		9		
Asbestos Type:		Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Sealed (1)	
Risk Assessment (H/M/L/VL)		Very Low (4)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	

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Location		8421441~22 Lunedale - Bathroom - Textured coating to ceiling		
Item No:	10	Laboratory sample no:	SP-41775 / 006	
Accessibility:		Normally accessible		
Installation:		Textured coating (1)		
Approx extent (m² unless stated)		4		
Asbestos Type:		SP: Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Sealed (1)	
Risk Assessment (H/M/L/VL)		Very Low (4)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	

Location		8421441~22 Lunedale - Tank cupboard - Brown vinyl floor tiles		
Item No:	11	Laboratory sample no:	SP-41775 / 005	
Accessibility:		Easily accessible		
Installation:		Floor tile(s) (1)		
Approx extent (m² unless stated)		2		
Asbestos Type:		SP: Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Composite (0)	
Risk Assessment (H/M/L/VL)		Very Low (3)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	

Location		8421441~22 Lunedale - Tank cupboard - Textured coating to ceiling		
Item No:	12	Laboratory sample no:	SP-41775 / 006	
Accessibility:		Normally accessible		
Installation:		Textured coating (1)		
Approx extent (m² unless stated)		2		
Asbestos Type:		SP: Chrysotile(1)		
Condition:		Low Damage (1)	Surface Treatment: Sealed (1)	
Risk Assessment (H/M/L/VL)		Very Low (4)	Recommendation: Remove if affected by refurbishment works. Manage in-situ otherwise.	

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Location		8421441~22 Lunedale - External - Soffit board adjacent to flat 22		
Item No:	13	Laboratory sample no:		
Accessibility:		Normally inaccessible		
Installation:		Boarding (2)		
Approx extent (m² unless stated)		5m-lin		
Asbestos Type:		P: Grunerite & Chrysotile (2)		
Condition:		Low Damage (1)	Surface Treatment: Sealed (1)	
Risk Assessment (H/M/L/VL)		Low (6)	Recommendation: Presume asbestos is present until surveyed or re-inspected	

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	22 Lunedale, Woodcock Drive, Platt Bridge
Age(s) of construction	1970s
Building description	First floor flat
Usage of site	Domestic dwelling
Site conditions	Unoccupied with live services
Drawings / Plans	Not required
Information on any previous asbestos removal operations at the site	None provided

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	Vinyl floor tile to concrete
Stairs	None present
Sub floors	None present
Risers / Service ducts	None present
Walls external	Red brick
Walls internal	Plaster skim to brick/block

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Ceilings solid	Plaster skim
Ceilings suspended	None present
Rainwater goods	Plastic
Wastewater goods	Plastic
Plant / Equipment	None significant
Doors/window frames	Timber doors PVC-u windows
Heating systems	Old style hot water tank
Roof type	Pitched
Roof materials	Concrete tile Plastic fascia
Insulation - pipes	None present
Insulation - boilers	Man-made mineral fibre to water tank
Insulation - loft	Man-made mineral fibre (MMMF)
Out buildings	Timber shed
Other materials	Timber boxing Plastic bath panel Ceramic cistern