

### 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 <u>not</u> 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:	02.2
Mr D. Gilbert	11 Hiller
Environmental Consultant	070
Approved by:	Tolar Schally - Lloyel
Mr J. Schultz-Lloyd BSc (Hons)	lose Schelle - Coys
Environmental Consultant	70,000



## **CERTIFICATE OF BULK FIBRE ANALYSIS**

Samples analysed by:

Claire McKeown





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### CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: P-41775 CERT NO.: CP-41775
CUSTOMER: Wigan & Leigh Housing DATE RECEIVED: 30.01.13
DETAILS: Unity House DATE ANALYSED: 30.01.13

Westwood Park Drive DATE REPORTED: N/A

Wigan (Verbal)

WN3 4HE DATE REPORTED: 30.01.13

(Document)

SITE DETAILS: 22 Lunedale, Woodcock Drive, Platt Bridge, Wigan, WN2 5NW

SAMPLED BY: David Gilbert and David Robinson

Sample No.	UPRN	Property No.	Name of Street/Road	Location of Installation	Sample Description	Asbestos Type(s)
P-41775/001	8421441	22	Lunedale	Kitchen - Bitumen pad to sink unit	Black fragment.	NAD
P-41775/002	8421441	22	Lunedale	Kitchen - Textured coating to ceiling	White fragments.	Chrysotile
P-41775/003	8421441	22	Lunedale	Lounge - Brown vinyl floor tiles & bitumen	Brown fragment and bitumen.	Chrysotile
P-41775/004	8421441	22	Lunedale	Lounge - Textured coating ceiling	White fragments.	Chrysotile
P-41775/005	8421441	22	Lunedale	Airing cupboard - Brown vinyl floor tiles	Brown fragment.	Chrysotile
P-41775/006	8421441	22	Lunedale	Bedroom - Textured coating to ceiling	White 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:

For and on behalf of Airborne Environmental Consultants Ltd.

Print:

Date:

" Jelleh " 30/01/n

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Form UF25 Issue 2, Rev 9, 21.12.11







# SUMMARY OF RESULTS

REF: P-41775

Wigan & Leigh Housing

		8421441~22 sink unit	8421441~22 Lunedale - Kitchen - Bitumen pad to sink unit		
Item No:	1	Laboratory s	ample no:	P-41775 / 001	
Accessibil	ity:	N/A		•	
Installation	n:	Sink pad(s)			
Approx ex	tent (m² ur	nless stated)	1 No		
Asbestos	Туре:	NAD	NAD		
Condition:		N/A Surface Treatment:		Surface Treatment:	N/A
Risk Asses (H/M/L/VL)		None		Recommendation:	None

Location		8421441~22 Lu coating to ceilir		itchen - Textured	
Item No:	2	Laboratory sa	mple no:	P-41775 / 002	
Accessibi	lity:	Normally acces	sible		
Installatio	n:	Textured coatir	ng (1)		
Approx extent (m² unless stated)		less stated)	2		
Asbestos	Туре:	Chrysotile(1)	Chrysotile(1)		
Condition		Low Damage (1) Surface Treatment:		Surface Treatment:	Sealed (1)
Risk Asse (H/M/L/VL)		Very Low (4)		Recommendation:	Remove if affected by refurbishment works, inspect periodically otherwise

Location		8421441~22 L floor tiles & bit		ounge - Brown vinyl	
Item No:	3	Laboratory s	ample no:	P-41775 / 003	production of the second
Accessibility: Normally accessible			KARA MARKATAN		
Installatio	n: Floor tile(s) & bitumen (1)				
Approx ex	ttent (m² ur	nless stated)	16		
Asbestos	Туре:	Chrysotile(1)			
Condition		Low Damage	Low Damage (1) Surface Treatmen		Composite (0)
Risk Asse (H/M/L/VL		Very Low (3)		Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise.



## **SUMMARY OF RESULTS**

REF: P-41775

Wigan & Leigh Housing

Location		8421441~22 Lunedale - Lounge - Textured coating ceiling		
Item No:	4	Laboratory sample no:	P-41775 / 004	and the state of t
Accessibility	y:	Normally accessible		
Installation:	W. 11	Textured coating (1)		
Approx exte	nt (m² ur	iless stated) 16		
Asbestos Ty	/pe:	Chrysotile(1)		
Condition:		Low Damage (1) Surface Treatment:		Sealed (1)
Risk Assess (H/M/L/VL)	ment	Very Low (4)	Recommendation:	Remove if affected by refurbishm works. Manage in-situ otherwise

Location		8421441~22 Lunedale - H coating to ceiling	allway - Textured	
Item No:	5	Laboratory sample no:	SP-41775 / 004	
Accessibility: Normally accessible				
Installatio	n:	Textured coating (1)		
Approx ex	ctent (m² ur	nless stated) 4		
Asbestos	Туре:	SP: Chrysotile(1)		DE COMMENT
Condition	:	Low Damage (1) Surface Treatment:		Sealed (1)
Risk Asse (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 sa	mple no:	SP-41775 / 003	in h
Accessibi	lity:	Easily accessil	ble	W	
Installation: Floor tile(s) & bitumen (1)					
Approx ex	tent (m² un	less stated)	4		
Asbestos	Туре:	SP: Chrysotile	(1)		
Condition	e may a	Low Damage (1) Surface Treatment:		Surface Treatment:	Composite (0)
Risk Asse (H/M/L/VL		Very Low (3)		Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise.



Location	8421441~22 Lunedale - A vinyl floor tiles	8421441~22 Lunedale - Airing cupboard - Brown vinyl floor tiles		
Item No: 7	Laboratory sample no:	P-41775 / 005	Control of the Contro	
Accessibility:	Easily accessible	*		
Installation:	Floor tile(s) (1)			
Approx extent (m² u	nless 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 refurbishme works. Manage in-situ otherwise.	

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

Location		8421441~22 Lunedale - E coating to ceiling	Bedroom - Textured	
Item No:	9	Laboratory sample no:	P-41775 / 006	ALCOHOL: NO STATE OF THE PARTY
Accessibi	lity:	Normally accessible	46	The state of the s
Installation: Textured coating (1)				
Approx ex	tent (m² un	less stated) 9		
Asbestos	Туре:	Chrysotile(1)		
Condition		Low Damage (1)	Surface Treatment:	Sealed (1)
Risk Asse (H/M/L/VL)		Very Low (4) Recommendation		Remove if affected by refurbishment works. Manage in-situ otherwise.



Location		8421441~22 I coating to ceil		athroom - Textured	
Item No:	10	Laboratory s	ample no:	SP-41775 / 006	
Accessibility: Normally accessible			Carlotte Parket Control of the Contr		
Installatio	n:	Textured coat	ing (1)		A STATE OF THE STA
Approx ex	tent (m² ur	less stated)	4		
Asbestos	Туре:	SP: Chrysotile(1)			
Condition		Low Damage (1) Surface Treatment:		Surface Treatment:	Sealed (1)
Risk Asse (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		ank cupboard - Brown	
Item No:	11	Laboratory sample no:		SP-41775 / 005	
Accessibility:		Easily accessible			
Installation:		Floor tile(s) (1)			The same of
Approx ex	tent (m² un	less stated)	2		
Asbestos Type: SF		SP: Chrysotile	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)			V
Approx ex	tent (m² un	less stated)	2		
Asbestos Type: SP: Chrysoti		SP: Chrysotile	ə(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.



## **SUMMARY OF RESULTS**

REF: P-41775

Wigan & Leigh Housing

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



Survey Team: David Gilbert and David Robinson

#### **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







9			
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		