




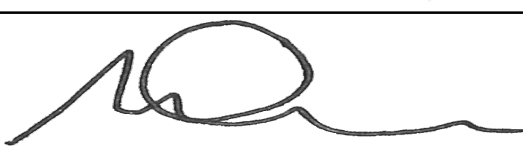
232

**ASBESTOS SURVEY REPORT
5 WALKDEN HOUSE
PRIORY ROAD
ASHTON-IN-MAKERFIELD
WIGAN
WN4 9UG**

JUNE 2015



AEC are UKAS accredited for surveying and hold the Type C UKAS inspection no. - 232

Report prepared for:	Wigan & Leigh Housing Company Ltd Unity House Westwood Park Drive Wigan WN3 4HE
Report reference:	J028294
Issue date:	June 2015
Survey completed by: Alan Nurse Lead Surveyor	
Approved by: Martin Alexis Lead Surveyor	

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.

The scope of this property is Management asbestos survey to all internal and external accessible areas.

This report must not be used as a pre-demolition survey report

CERTIFICATE OF BULK FIBRE ANALYSIS

Samples analysed by:

Steve Cassidy

A handwritten signature in dark ink, appearing to read 'Steve Cassidy', with a stylized, cursive script.



CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J028294

CERT NO.: J028294

CUSTOMER: Wigan & Leigh Housing Company Ltd

DATE RECEIVED: 04.06.15

DETAILS: Unity House
Westwood Park Drive
Wigan
WN3 4HE

DATE ANALYSED: 04.06.15

DATE REPORTED: 04.06.15
(Verbal)

DATE REPORTED: 04.06.15
(Document)

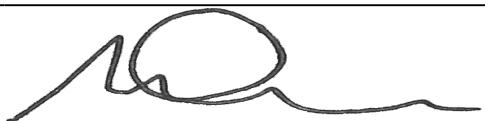
SITE DETAILS: 5 Walkden House, Priory Road, Ashton-In-Makerfield, Wigan, WN4 9UG

SAMPLED BY: Alan Nurse, Brian Tuohy, Ivan Hernandez

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BJ004875	8306332 - Ground floor - Kitchen - Bitumen pad beneath sink unit	Black fragment.	-	NAD
BJ004876	8306332 - Ground floor - Kitchen - Grey floor tiles and bitumen beneath modern adhesive floor tiles	Grey fragments with bitumen adhesive.	In both.	Chrysotile
BJ004877	8306332 - Ground floor - Kitchen - Red floor tiles and bitumen beneath modern adhesive floor tiles	Red fragments with bitumen adhesive.	In both.	Chrysotile
BJ004878	8306332 - Ground floor - Bathroom - Black asphalt covering beneath modern linoleum	Black fragments with surface bitumen.	In bitumen only.	Chrysotile
BJ004879	8306332 - Ground floor - Bathroom store cupboard - Panels to bulkhead around plastic soil pipe	Beige fibrous fragment.	-	NAD

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.
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. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified.
Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed: 	Print: Martin Alexis
For and on behalf of Airborne Environmental Consultants Ltd.	Date: 04.06.15



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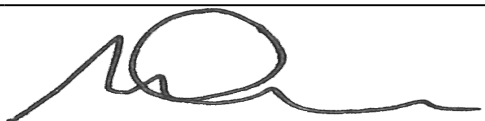
Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BJ004880	8306332 - Ground floor - Hallway - Brown floor tiles and bitumen beneath carpet	Brown fragment with bitumen adhesive.	In both.	Chrysotile

Comments:

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For and on behalf of Airborne Environmental Consultants Ltd.		Date:	04.06.15

Wigan & Leigh Housing
Company Ltd

Survey Team: Alan Nurse, Brian Tuohy, Ivan Hernandez

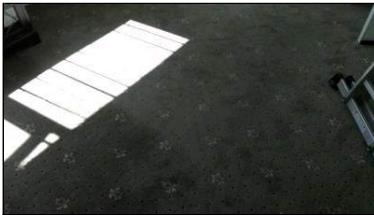
Location:		8306332 - Main building - Ground floor - Kitchen - Bitumen pad beneath sink unit		
Item No:	001	Laboratory sample no:	BJ004875	
Accessibility:		N/A		
Installation:		Sink pad		
Approx extent (m² unless stated)		N/A		
Asbestos Type:		NAD		
Condition:		N/A	Surface Treatment:	N/A
Risk Assessment (H/M/L/VL)		None	Recommendation:	None


Location:		8306332 - Main building - Ground floor - Kitchen - Grey floor tiles and bitumen beneath modern adhesive floor tiles		
Item No:	002	Laboratory sample no:	BJ004876	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		6		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)
Risk Assessment (H/M/L/VL)		Very low risk (3)	Recommendation:	Satisfactory condition


Location:		8306332 - Main building - Ground floor - Kitchen - Red floor tiles and bitumen beneath modern adhesive floor tiles		
Item No:	003	Laboratory sample no:	BJ004877	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		2		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)
Risk Assessment (H/M/L/VL)		Very low risk (3)	Recommendation:	Satisfactory condition

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Location:		8306332 - Main building - Ground floor - Lounge - Red floor tiles and bitumen beneath carpet		
Item No:	004	Laboratory sample no:	SP BJ004877	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		24		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)
Risk Assessment (H/M/L/VL)		Very low risk (3)	Recommendation:	Satisfactory condition


Location:		8306332 - Main building - Ground floor - Bathroom - Black asphalt covering beneath modern linoleum		
Item No:	005	Laboratory sample no:	BJ004878	
Accessibility:		Easy		
Installation:		Floor screed (1)		
Approx extent (m² unless stated)			6	
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)
Risk Assessment (H/M/L/VL)		Very low risk (3)	Recommendation:	Satisfactory condition

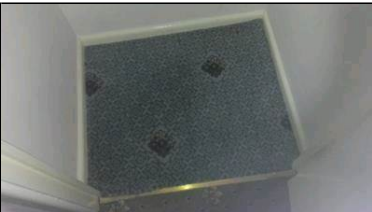
Location:		8306332 - Main building - Ground floor - Bathroom store cupboard - Panels to bulkhead around plastic soil pipe		
Item No:	006	Laboratory sample no:	BJ004879	
Accessibility:		N/A		
Installation:		Boarding		
Approx extent (m² unless stated)		N/A		
Asbestos Type:		NAD		
Condition:		N/A	Surface Treatment:	N/A
Risk Assessment (H/M/L/VL)		None	Recommendation:	None

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Location:		8306332 - Main building - Ground floor - Bathroom store cupboard - Blue floor tiles and bitumen to floor		
Item No:	007	Laboratory sample no:	SP BJ004876	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		2		
Asbestos Type:		Chrysotile (1)		
Condition:		Medium damage (2)	Surface Treatment:	Completely sealed (0)
Risk Assessment (H/M/L/VL)		Very low risk (4)	Recommendation:	Remove

Location:		8306332 - Main building - Ground floor - Hallway - Brown floor tiles and bitumen beneath carpet		
Item No:	008	Laboratory sample no:	BJ004880	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		2		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)
Risk Assessment (H/M/L/VL)		Very low risk (3)	Recommendation:	Satisfactory condition

Location:		8306332 - Main building - Ground floor - Hallway store cupboard adjacent to lounge - Brown floor tiles and bitumen beneath carpet		
Item No:	009	Laboratory sample no:	SP BJ004880	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		2		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)
Risk Assessment (H/M/L/VL)		Very low risk (3)	Recommendation:	Satisfactory condition

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Location:		8306332 - Main building - Ground floor - Hallway store cupboard adjacent to front door - Brown floor tiles and bitumen beneath carpet		
Item No:	010	Laboratory sample no:	SP BJ004880	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)			2	
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	
Risk Assessment (H/M/L/VL)		Very low risk (3)	Recommendation:	Satisfactory condition

Wigan & Leigh Housing
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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	5 Walkden House, Priory Road, Ashton-In-Makerfield, Wigan
Building description	Main building - One bedroom, ground-floor flat - Circa 1970s
Usage of site	Domestic
Site conditions	Unoccupied
Information on any previous asbestos removal operations at the site	
Changes to requested scope	None

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 - Main building

Location	Description
Floors	Concrete floors with floor tiles, carpets and modern linoleum coverings
Stairs	None
Sub floors / Risers / Service ducts	None visible
Boxwork (name location)	Timber boxwork within bathroom
Utility cupboards / areas	Timber backboard to hallway store electrics
Risers / Service ducts / Lift shafts	None visible
Walls external (incl vents)	Brick
Walls internal	Brick and plasterboard partitions with ceramic tiles, wallpaper and a plaster/paint finish
Ceilings Solid	Concrete with a plaster/paint finish and a wallpaper covering in the lounge
Ceilings suspended	None
Roof type	Out of scope
Roof materials (incl area)	Out of scope
Rainwater goods	Out of scope
Wastewater goods - Internal or External	Plastic
Insulation - pipes	None visible
Insulation - Boilers/Calorifiers	None visible
Loft materials inc insulation / tanks	No loft

Plant equipment	Combi boiler and electrical
Heating systems - make and model - domestic, commercial, industrial	Communal boiler, outside scope of survey
Doors and header panels	Timber doors throughout with glass header panels
Window frames and infill panels	PVC-u window frames
Out - buildings	None visible
Other materials	Ceramic toilet cistern, plastic shower tray and plastic soil pipe

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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.

Material Assessment Algorithm

Variable	Score	Examples	Report display
Installation / Product type	1	Vinyl, 'Bakelite', Cement	As recorded by surveyor
	2	Asbestos insulating board, paper, rope	
	3	Pipe insulation, sprayed coating, friable debris	
Condition / damage	0	As new	Good condition
	1	Slight / minor damage	Low damage
	2	Moderate damage - breakage to surface treatment	Medium damage
	3	Major damage - smashed or exposed material	High damage
Surface treatment	0	Non-friable e.g. vinyl	Completely sealed
	1	Enclosed insulation, encapsulated AIB	Sealed
	2	Unsealed AIB, encapsulated insulation	Unsealed
	3	Unsealed insulation or sprayed coating	Unsealed
Asbestos type	1	Chrysotile	As per laboratory analysis
	2	Amosite (asbestos grunerite) & other amphiboles	
	3	Crocidolite	

The scores from each of the four sections are added together to produce a material risk assessment score:

Risk score	Risk assessment
10 or more	High risk
7 - 9	Medium risk
5 - 6	Low risk
4 or below	Very low risk

Textured coatings are non-homogenous materials, i.e. they do not have an even distribution of asbestos throughout and often only have asbestos present in trace levels. AEC shall endeavour to take representative samples of textured coatings but cannot accept responsibility for localised inconsistencies in terms of sampling or analysis for this material. Where decorative textured coatings appear to have been applied at construction, a single positive asbestos sample among several shall be enough to consider all the materials as asbestos-containing.