

**MANAGEMENT ASBESTOS SURVEY**

1 LUNEDALE  
WOODCOCK DRIVE  
PLATT BRIDGE  
WIGAN  
WN2 5NW

FEBRUARY 2014

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



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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-58896
Issue date:	February 2014
Survey completed by: Mr B. Peebles Environmental Consultant	
Approved by: Mr S. Brookes Environmental Consultant	

**CERTIFICATE OF BULK FIBRE ANALYSIS**

Samples analysed by:

Matthew Ball

A handwritten signature in black ink, appearing to read 'M. Ball', enclosed within a large, loopy oval shape.



### CERTIFICATE OF BULK FIBRE ANALYSIS

**PROJECT REF:** P-58896 **CERT NO.:** CP-58896  
**CUSTOMER:** Wigan & Leigh Housing **DATE RECEIVED:** 04.02.14  
**DETAILS:** Unity House **DATE ANALYSED:** 05.02.14  
Westwood Park Drive **DATE REPORTED:** N/A  
Wigan (Verbal)  
WN3 4HE **DATE REPORTED:** 05.02.14  
(Document)

**SITE DETAILS:** 1 Lunedale, Woodcock Drive, Platt Bridge, Wigan, WN2 5NW  
**SAMPLED BY:** Brian Peebles, Michael Benson and James Howard


Sample No.	UPRN	Property No.	Name of Street/Road	Location of Installation	Sample Description	Asbestos Type(s)
P-58896/001	8421420	1	Lunedale, Woodcock Drive	Kitchen – Bitumen sink pad under sink unit	Black fragment.	NAD
P-58896/002	8421420	1	Lunedale, Woodcock Drive	Kitchen - Textured coating to ceiling	White fragments.	Chrysotile
P-58896/003	8421420	1	Lunedale, Woodcock Drive	Lounge - Brown floor tiles and bitumen beneath carpet	Brown fragments and bitumen.	Chrysotile
P-58896/004	8421420	1	Lunedale, Woodcock Drive	Hallway and associated store cupboard - Black floor tiles and bitumen	Brown fragments and bitumen.	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. Brookes
For and on behalf of Airborne Environmental Consultants Ltd.	Date: 05.02.14




Wigan & Leigh Housing

**Survey Team:** Brian Peebles, Michael Benson and James Howard


<b>Location</b>	8421420~1 Lunedale, Woodcock Drive - Kitchen – Bitumen sink pad under sink unit			
<b>Item No:</b>	1	<b>Laboratory sample no:</b>	P-58896 / 001	
<b>Accessibility:</b>	N/A			
<b>Installation:</b>	Sink pad(s)			
<b>Approx extent (m<sup>2</sup> unless stated)</b>	1 No			
<b>Asbestos Type:</b>	NAD			
<b>Condition:</b>	N/A	<b>Surface Treatment:</b>	N/A	
<b>Risk Assessment (H/M/L/VL)</b>	None	<b>Recommendation:</b>	None	


<b>Location</b>	8421420~1 Lunedale, Woodcock Drive - Kitchen - Textured coating to ceiling			
<b>Item No:</b>	2	<b>Laboratory sample no:</b>	P-58896 / 002	
<b>Accessibility:</b>	Normally accessible			
<b>Installation:</b>	Textured coating (1)			
<b>Approx extent (m<sup>2</sup> unless stated)</b>	6			
<b>Asbestos Type:</b>	Chrysotile(1)			
<b>Condition:</b>	Low Damage (1)	<b>Surface Treatment:</b>	Sealed (1)	
<b>Risk Assessment (H/M/L/VL)</b>	Very Low (4)	<b>Recommendation:</b>	Satisfactory condition, inspect periodically	


<b>Location</b>	8421420~1 Lunedale, Woodcock Drive - Lounge - Textured coating to ceiling			
<b>Item No:</b>	3	<b>Laboratory sample no:</b>	P-58896 / SP AS 002	
<b>Accessibility:</b>	Normally accessible			
<b>Installation:</b>	Textured coating (1)			
<b>Approx extent (m<sup>2</sup> unless stated)</b>	10			
<b>Asbestos Type:</b>	SP: Chrysotile(1)			
<b>Condition:</b>	Low Damage (1)	<b>Surface Treatment:</b>	Sealed (1)	
<b>Risk Assessment (H/M/L/VL)</b>	Very Low (4)	<b>Recommendation:</b>	Satisfactory condition, inspect periodically	

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<b>Location</b>	8421420~1 Lunedale, Woodcock Drive - Hallway and associated store cupboard - Textured coating to ceiling			
<b>Item No:</b>	4	<b>Laboratory sample no:</b>	P-58896 / SP AS 002	
<b>Accessibility:</b>	Normally accessible			
<b>Installation:</b>	Textured coating (1)			
<b>Approx extent (m<sup>2</sup> unless stated)</b>	8			
<b>Asbestos Type:</b>	SP: Chrysotile(1)			
<b>Condition:</b>	Low Damage (1)	<b>Surface Treatment:</b>	Sealed (1)	
<b>Risk Assessment (H/M/L/VL)</b>	Very Low (4)	<b>Recommendation:</b>	Satisfactory condition, inspect periodically	

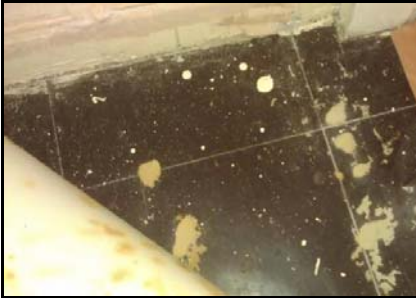
<b>Location</b>	8421420~1 Lunedale, Woodcock Drive - Bedroom - Textured coating to ceiling			
<b>Item No:</b>	5	<b>Laboratory sample no:</b>	P-58896 / SP AS 002	
<b>Accessibility:</b>	Normally accessible			
<b>Installation:</b>	Textured coating (1)			
<b>Approx extent (m<sup>2</sup> unless stated)</b>	10			
<b>Asbestos Type:</b>	SP: Chrysotile(1)			
<b>Condition:</b>	Low Damage (1)	<b>Surface Treatment:</b>	Sealed (1)	
<b>Risk Assessment (H/M/L/VL)</b>	Very Low (4)	<b>Recommendation:</b>	Satisfactory condition, inspect periodically	


<b>Location</b>	8421420~1 Lunedale, Woodcock Drive - Bathroom - Textured coating to ceiling			
<b>Item No:</b>	6	<b>Laboratory sample no:</b>	P-58896 / SP AS 002	
<b>Accessibility:</b>	Normally accessible			
<b>Installation:</b>	Textured coating (1)			
<b>Approx extent (m<sup>2</sup> unless stated)</b>	5			
<b>Asbestos Type:</b>	SP: Chrysotile(1)			
<b>Condition:</b>	Low Damage (1)	<b>Surface Treatment:</b>	Sealed (1)	
<b>Risk Assessment (H/M/L/VL)</b>	Very Low (4)	<b>Recommendation:</b>	Satisfactory condition, inspect periodically	

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<b>Location</b>		8421420~1 Lunedale, Woodcock Drive - Water tank store cupboard - Textured coating to ceiling		
<b>Item No:</b>	7	<b>Laboratory sample no:</b>	P-58896 / SP AS 002	
<b>Accessibility:</b>		Normally accessible		
<b>Installation:</b>		Textured coating (1)		
<b>Approx extent (m<sup>2</sup> unless stated)</b>		3		
<b>Asbestos Type:</b>		SP: Chrysotile(1)		
<b>Condition:</b>		Low Damage (1)	<b>Surface Treatment:</b> Sealed (1)	
<b>Risk Assessment (H/M/L/VL)</b>		Very Low (4)	<b>Recommendation:</b> Satisfactory condition, inspect periodically	


<b>Location</b>		8421420~1 Lunedale, Woodcock Drive - Water tank cupboard - Brown floor tiles and bitumen		
<b>Item No:</b>	8	<b>Laboratory sample no:</b>	SP-58896 / 003	
<b>Accessibility:</b>		Easily accessible		
<b>Installation:</b>		Floor tile(s) & bitumen (1)		
<b>Approx extent (m<sup>2</sup> unless stated)</b>		10		
<b>Asbestos Type:</b>		SP: Chrysotile(1)		
<b>Condition:</b>		Low Damage (1)	<b>Surface Treatment:</b> Composite (0)	
<b>Risk Assessment (H/M/L/VL)</b>		Very Low (3)	<b>Recommendation:</b> Satisfactory condition, inspect periodically	

<b>Location</b>		8421420~1 Lunedale, Woodcock Drive - Lounge - Brown floor tiles and bitumen beneath carpet		
<b>Item No:</b>	9	<b>Laboratory sample no:</b>	P-58896 / 003	
<b>Accessibility:</b>		Easily accessible		
<b>Installation:</b>		Floor tile(s) & bitumen (1)		
<b>Approx extent (m<sup>2</sup> unless stated)</b>		16		
<b>Asbestos Type:</b>		Chrysotile(1)		
<b>Condition:</b>		Low Damage (1)	<b>Surface Treatment:</b> Composite (0)	
<b>Risk Assessment (H/M/L/VL)</b>		Very Low (3)	<b>Recommendation:</b> Satisfactory condition, inspect periodically	

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<b>Location</b>		8421420~1 Lunedale, Woodcock Drive - Bedroom - Brown floor tiles and bitumen		
<b>Item No:</b>	10	<b>Laboratory sample no:</b>	P-58896 / SP AS 003	
<b>Accessibility:</b>		Easily accessible		
<b>Installation:</b>		Floor tile(s) & bitumen (1)		
<b>Approx extent (m<sup>2</sup> unless stated)</b>		16		
<b>Asbestos Type:</b>		SP: Chrysotile(1)		
<b>Condition:</b>		Low Damage (1)	<b>Surface Treatment:</b> Composite (0)	
<b>Risk Assessment (H/M/L/VL)</b>		Very Low (3)	<b>Recommendation:</b> Satisfactory condition, inspect periodically	

<b>Location</b>		8421420~1 Lunedale, Woodcock Drive - Hallway and associated store cupboard - Black floor tiles and bitumen		
<b>Item No:</b>	11	<b>Laboratory sample no:</b>	P-58896 / 004	
<b>Accessibility:</b>		Easily accessible		
<b>Installation:</b>		Floor tile(s) & bitumen (1)		
<b>Approx extent (m<sup>2</sup> unless stated)</b>		10		
<b>Asbestos Type:</b>		Chrysotile(1)		
<b>Condition:</b>		Low Damage (1)	<b>Surface Treatment:</b> Composite (0)	
<b>Risk Assessment (H/M/L/VL)</b>		Very Low (3)	<b>Recommendation:</b> Satisfactory condition, inspect periodically	

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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
<b>Building(s) Type / Address</b>	1 Lunedale, Woodcock Drive, Platt Bridge, Wigan, WN2 5NW
<b>Age(s) of construction</b>	Circa 1970s
<b>Building description</b>	Ground floor, one bedroom flat
<b>Usage of site</b>	Domestic dwelling
<b>Site conditions</b>	Unoccupied with live services
<b>Drawings / Plans</b>	None required
<b>Information on any previous asbestos removal operations at the site</b>	None provided by client

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
<b>Floors</b>	Concrete floors overlaid with thermoplastic floor tiles, carpet, and modern vinyl floor tiles
<b>Stairs</b>	None in scope of survey
<b>Sub floors</b>	None visible
<b>Risers / Service ducts</b>	Timber boxwork



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<b>Walls external</b>	Brick/block
<b>Walls internal</b>	Brick block with plasterboard partitions overlaid with decorative paper, smooth plaster and paint finish
<b>Ceilings solid</b>	Concrete with a textured coating finish
<b>Ceilings suspended</b>	None present
<b>Rainwater goods</b>	None in scope of survey
<b>Wastewater goods</b>	Plastic
<b>Plant / Equipment</b>	None evident
<b>Doors/window frames</b>	Timber front door PVC-u window frames Timber internal doors and frames
<b>Heating systems</b>	'Elson coil' heated water tank and radiator system
<b>Roof type</b>	None in scope of survey
<b>Roof materials</b>	None in scope of survey
<b>Insulation - pipes</b>	None evident
<b>Insulation - boilers</b>	None evident
<b>Insulation - loft</b>	None in scope of survey
<b>Out buildings</b>	None present
<b>Other materials</b>	Timber boxwork Glass and timber door header panels Modern electrics Ceramic cistern Plastic bath panel

Wigan &amp; Leigh Housing

**Survey Team:** Brian Peebles, Michael Benson and James Howard**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.