





232

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

JULY 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:	J032855
Issue date:	August 2015
Survey completed by: Karl Koffman Lead Surveyor	
Approved by: Jack Peers Senior 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:

Caroline George

A handwritten signature in black ink, appearing to read 'C. George', written in a cursive style.



CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J032855

CERT NO.: J032855

CUSTOMER: Wigan & Leigh Housing Company Ltd

DATE RECEIVED: 03.08.15

DETAILS: Unity House
Westwood Park Drive
Wigan
WN3 4HE

DATE ANALYSED: 03.08.15

DATE REPORTED: 03.08.15
(Verbal)

DATE REPORTED: 03.08.15
(Document)

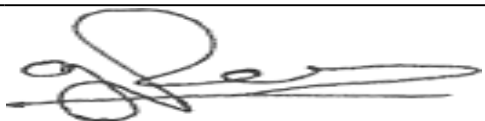
SITE DETAILS: 13 Walkden House, Priory Road, Ashton-In-Makerfield, Wigan, WN4 9UG

SAMPLED BY: Karl Koffman, Alex Horton

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
BE005017	8306340 - First floor - Lounge - Red tiles with bitumen adhesive to floor	Red fragment with bitumen.	In both.	Chrysotile
BE005018	8306340 - First floor - Hall - Brown tiles with bitumen adhesive to floor	Brown fragments with bitumen.	In both.	Chrysotile
BE005019	8306340 - First floor - Bathroom - Grey tiles with bitumen adhesive to floor below modern grey linoleum	Grey fragments with bitumen.	In both.	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.
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: Jack Peers
For and on behalf of Airborne Environmental Consultants Ltd.	Date: 03.08.15

Wigan & Leigh Housing
Company Ltd

Survey Team: Karl Koffman, Alex Horton


Location:		8306340 - Main property - First floor - Lounge - Red tiles with bitumen adhesive to floor		
Item No:	001	Laboratory sample no:	BE005017	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		18		
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:		8306340 - Main property - First floor - Hall - Brown tiles with bitumen adhesive to floor		
Item No:	002	Laboratory sample no:	BE005018	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)			2.5	
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

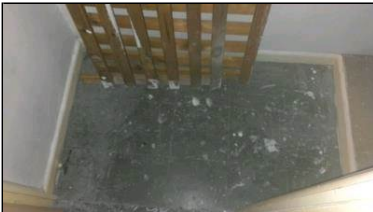
Location:		8306340 - Main property - First floor - Hall store - Brown tiles with bitumen adhesive to floor		
Item No:	003	Laboratory sample no:	SP BE005018	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		0.75		
Asbestos Type:		Chrysotile (1)		
Condition:		Low damage (1)	Surface Treatment:	Completely sealed (0)
Risk Assessment (H/M/L/VL)		Very low risk (3)	Recommendation:	Satisfactory condition

Wigan & Leigh Housing
Company Ltd

Survey Team: Karl Koffman, Alex Horton

Location:		8306340 - Main property - First floor - Electric meter store - Brown tiles with bitumen adhesive to floor		
Item No:	004	Laboratory sample no:	SP BE005018	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		1		
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:		8306340 - Main property - First floor - Bathroom - Grey tiles with bitumen adhesive to floor below modern grey linoleum		
Item No:	005	Laboratory sample no:	BE005019	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		4		
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:		8306340 - Main property - First floor - Bathroom store - Grey tiles with bitumen adhesive to floor below modern grey linoleum		
Item No:	006	Laboratory sample no:	SP BE005019	
Accessibility:		Easy		
Installation:		Floor tile(s) & bitumen (1)		
Approx extent (m² unless stated)		1.2		
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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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	13 Walkden House, Priory Road, Ashton-In-Makerfield, Wigan
Building description	Main property - Studio flat - 1950s
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 property

Location	Description
Floors	Concrete floors overlain with modern linoleum and modern vinyl tiles to kitchen and sampled tiles to remaining rooms
Stairs	None
Sub floors / Risers / Service ducts	None visible
Boxwork (name location)	Timber boxwork in bathroom
Utility cupboards / areas	Various stores with sampled tiles
Risers / Service ducts / Lift shafts	None visible
Walls external (incl vents)	Brick built cavity walls
Walls internal	Brick or plasterboard/timber stud partition walls with wallpaper or paint finish
Ceilings Solid	Plasterboard with plaster skim and paint finish
Ceilings suspended	None
Roof type	Pitched
Roof materials (incl area)	Concrete tiles, plastic soffit and plastic fascia panels
Rainwater goods	Plastic
Wastewater goods - Internal or External	Plastic
Insulation - pipes	None visible
Insulation - Boilers/Calorifiers	None visible
Loft materials inc insulation / tanks	None in survey area

Plant equipment	None visible
Heating systems - make and model - domestic, commercial, industrial	Community heating system - outside scope
Doors and header panels	Timber doors, glass doorheaders
Window frames and infill panels	PVC-u window frames
Out - buildings	None visible
Other materials	Plastic bathpanel, modern kitchen, metal ducting Access limitations No access below/behind sampled materials

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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.

There are no Floor plans.