

Asbestos Management Plan

**Wesley Court,
Wootton Bassett**

Introduction

Ridgeway Estate Agents have commissioned Accolade Asbestos Services to produce an asbestos survey of Wesley Court, Wootton Bassett on behalf of the Management Committee of Wesley Court. The survey is dated 21 January 2005. This asbestos management report sets out the plans and timescales to action the findings of that asbestos survey.

Ridgeway Estate Agents act as Managing Agents of the block of flats known as Wesley Court.

Timescales

The findings of the asbestos survey are very important and the action points must be addressed thoroughly and as a matter of urgency.

Interested Parties

The Wesley Court Management Committee represent the interests of all owners of flats within the block known as Wesley Court and, on their behalf, the interests and wellbeing of all residents of Wesley Court, their visitors and all contractors working on or in Wesley Court.

All actions to meet the requirements of the survey must be comprehensive and involve all interested parties as defined above.

Plan

Using the format set out in the Asbestos Register produced by Accolade Asbestos Services, the actions to be taken, action date and the person or organisation signing off the action will be noted to signify that they have been fully completed.

Where issues needing to be addressed inside flats have been identified the Management Committee of Wesley Court have determined that clear communications will be sent to owners of flats so that they understand the actions that they must take and that the urgency and importance of those actions is made clear. The Management Committee have decided that, due to the significance of the matter, they will write to all owners twice; once in the letters requesting the service charge due in July 2005 and again in the correspondence advising of the AGM date which will be issued in October 2005.

Ridgeway Estate Agents will sign off some actions under their delegated responsibilities as managing agents of Wesley Court.

Ridgeway Estate Agencies must also fully brief all contractors on the location of all areas and issues identified in the asbestos survey before they commence work and ensure that they fully comply with the requirements.

Regular checks must be undertaken.

Attachments

Attached are:

- The Executive Summary of the asbestos survey produced by Accolade Asbestos Services,
- The Asbestos Register which shows the agreed action to be taken, action date and who signed it off. NB Many of the actions have been completed by Ridgeway Estate Agents as Managing Agents of Wesley Court.

Executive summary

After an initial walk-through inspection of the premises typical asbestos containing materials (ACM's) were identified and visually inspected and found to contain the following

SITE: Wesley Court, Wotton Bassett

SAMPLE /VISUAL REF.	FLOOR/ LEVEL	Location	DESCRIPTION	APPROX. EXTENT	ANALYSIS RESULT	MAS Score
CD711	G	Entrance Lobby	Artex to Ceiling	20m ²	Chrysotile	2
CD712	G	Refuse Room	Ceiling coating	14m ²	NAD	0
CD713	All	All Corridors	Vinyl Floor Covering	1m ²	NAD	0
CD714	G	Corridors Ground Floor	Artex to ceiling	60m ²	Chrysotile	2
CD719	1	Corridors First Floor	Artex to ceiling	60m ²	Chrysotile	2
CD720	2	Corridors Second Floor	Artex to ceiling	60m ²	Chrysotile	2
CD721	2	Roof	Asbestos insulation boards around Rain water pipe	2m ²	Amosite	6
CD724	2	Sky Light	Coating to underside of sky light	4m ²	NAD	0
CD725	2	Roof	Soffits	30m ²	Chrysotile Amosite	5
CD820	G	Fuse Board	Flash Guards	0.2m ²	Chrysotile (assumed)	5
CD821	All	All floor Corridors	Fire Doors	20m ²	Amosite (assumed)	5

SITE: 26 Wesley Court, Wotton Bassett

SAMPLE /VISUAL REF.	FLOOR/ LEVEL	Location	DESCRIPTION	APPROX. EXTENT	ANALYSIS RESULT	MAS Score
CD722	1	All rooms	Artex to Ceiling	35m ²	Chrysotile	2
CD726	G	Kitchen	Floor tiles	6m ²	NAD	2
CD822	2	Living Room	Fire Doors	2m ²	Amosite (assumed)	5

SITE: 18 Wesley Court, Wotton Bassett

SAMPLE /VISUAL REF.	FLOOR/ LEVEL	Location	DESCRIPTION	APPROX. EXTENT	ANALYSIS RESULT	MAS Score
CD723	1	All rooms	Artex to Ceiling	35m ²	Chrysotile	2

SITE: 1 Wesley Court, Wotton Bassett

SAMPLE /VISUAL REF.	FLOOR/ LEVEL	Location	DESCRIPTION	APPROX. EXTENT	ANALYSIS RESULT	MAS Score
CD715	G	Bathroom	Bath Panel	3m ²	Chrysotile	3
CD716	G	All Rooms	Artex to Ceiling	35m ²	Chrysotile	2
CD717	G	Bedroom 1	Floor Tiles in Cup'd	4m ²	Chrysotile	2
CD718	G	Partition Walls	Internal Partition Walls	40m ²	NAD	0
CD823	G	Bedrooms	Nigh Storage Heater	4m ²	Amosite (assumed)	4

ASBESTOS REGISTER

SITE: Wesley Court, Wotton Bassett

SAMPLE VISUAL REF.	FLOOR/ LEVEL	Location	DESCRIPTION	APPROX. EXTENT	ANALYSIS RESULT	TOTAL M.A.S.	P.F.R.	R. A	A. T. A (MONTHS)	ACTION TAKEN	ACTION DATE	SIGNED OFF
CD711	G	Entrance Lobby	Artex to Ceiling	20m ²	Chrysotile	2	VL	Le	Imm	labelled	March 2005	PL R. Ridgway
CD712	G	Refuse Room	Ceiling coating	14m ²	NAD	0	N/A	N/A	N/A	No action	-	-
CD713	All	All Corridors	Vinyl Floor Covering	1m ²	NAD	0	N/A	N/A	N/A	No action	-	-
CD714	G	Corridors Ground Floor	Artex to ceiling	60m ²	Chrysotile	2	VL	Le	Imm	labelled	March 2005	PL R. Ridgway
CD719	1	Corridors First Floor	Artex to ceiling	60m ²	Chrysotile	2	VL	Le	Imm	labelled	March 2005	PL R. Ridgway
CD720	2	Corridors Second Floor	Artex to ceiling	60m ²	Chrysotile	2	VL	Le	Imm	labelled	March 2005	PL R. Ridgway
CD721	2	Roof	Asbestos insulation boards around Rain water pipe	2m ²	Amosite	6	L/M	E	3	Encapsulated + labelled	March 2005	PL R. Ridgway
CD724	2	Sky Light	Coating to underside of sky light	4m ²	NAD	0	Le	N/A	N/A	labelled	March 2005	PL R. Ridgway
CD725	2	Roof	Soffits	30m ²	Chrysotile Amosite	5	L	Le	Imm	labelled	March 2005	PL R. Ridgway
CD820	G	Fuse Board	Flash Guards	0.2m ²	Chrysotile (assumed)	5	L	Le	Imm	labelled	March 2005	PL R. Ridgway
CD821	All	All floor Corridors	Fire Doors	20m ²	Amosite (assumed)	5	L	Le	3	labelled	March 2005	PL R. Ridgway

SITE: 26 Wesley Court, Wotton Bassett

SAMPLE /VISUAL REF.	FLOOR/ LEVEL	Location	DESCRIPTION	APPROX. EXTENT	ANALYSIS RESULT	TOTAL M.A.S	P.F.R	R.A	A.T.A (MONTHS)	ACTION TAKEN	ACTION DATE	SIGNED OFF
CD722	1	All rooms	Artex to Ceiling	35m ²	Chrysotile	2	VL	Le	Imm	labelled	May 2005	Mr J. P. Pugh
CD726	G	Kitchen	Floor tiles	6m ²	NAD	2	VL	Le	N/A	No action	-	
CD822	2	Living Room	Fire Doors	2m ²	Amosite (assumed)	5	L	Le	3	Doors notified	May 2005	Mr J. P. Pugh

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CD723	1	All rooms	Artex to Ceiling	35m ²	Chrysotile	2	VL	Le	Imm	Doors notified	May 2005	Mr J. P. Pugh

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SAMPLE /VISUAL REF.	FLOOR/ LEVEL	Location	DESCRIPTION	APPROX. EXTENT	ANALYSIS RESULT	TOTAL M.A.S	P.F.R	R.A	A.T.A (MONTHS)	ACTION TAKEN	ACTION DATE	SIGNED OFF
CD715	G	Bathroom	Bath Panel	3m ²	Chrysotile	3	VL	Le	Imm	Doors notified	May 2005	Mr J. P. Pugh
CD716	G	All Rooms	Artex to Ceiling	35m ²	Chrysotile	2	VL	Le	Imm	Doors notified	May 2005	Mr J. P. Pugh
CD717	G	Bedroom 1	Floor Tiles in Cup'd	4m ²	Chrysotile	2	VL	Le	Imm	Doors notified	May 2005	Mr J. P. Pugh
CD718	G	Partition Walls	Internal Partition Walls	40m ²	NAD	0	N/A	Le	N/A	No action	-	
CD823	G	Bedrooms	Nigh Storage Heater	4m ²	Amosite (assumed)	4	VL	Le	Imm	Doors notified	May 2005	Mr J. P. Pugh

NOTE: ASBESTOS QUANTIFICATION IS OUTSIDE THE SCOPE OF OUR UKAS ACCREDITATION

M.A.S = Material Assessment Score; P.F.R = Potential for Fibre Release; R.A = Recommended Action; A.T.A = Advised Timescale for Action; H = high; M = Medium; L = Low; VL = Very Low; IF = Investigate Further; Le = Leave, E = encapsulate & label; R = remove; Trace = less than 2% asbestos content; Minor = 2-50% asbestos content; Major = greater than 50% asbestos content; Imm = Immediate.