



Taylor Wimpey West Midlands

Demolition Asbestos Survey

Windemere Grange
The Stourport High School and Sixth Form Centre
Coniston Crescent
Burlish Park
Stourport
DY13 8JU

1470438-01 (Revision 1)



30/11/2020

RSK Document Control

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Title: Demolition Asbestos Survey

Site: Windemere Grange
The Stourport High School and Sixth Form Centre
Coniston Crescent
Burlish Park
Stourport
DY13 8JU



0251

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Status: Final

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

This report is subject to the service constraints given in Appendix A.



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EXECUTIVE SUMMARY

At the request of Matthew Westman of Taylor Wimpey West Midlands, RSK Environment Limited visited the above site to carry out a Demolition Survey prior to works as defined in HSE guidance document Asbestos: The Survey Guide (HSG 264).

Please review Section 1.2 (Introduction & Scope of Work) of this report which outlines the scope of inspection and survey methodology. Annotated plans of the areas surveyed are attached in Appendix C.

Material Assessment colour code key:

High = 10+	Medium = 7-9	Low = 5-6	Very Low = 4 or less
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Identified Asbestos Containing Materials (ACM's):

Caretakers House				
Risk	Floor	Room	Item / Description	Recommendation
Low	Ground Floor	Outbuilding (015)	Toilet cistern - Composite / Reinforced Plastics / PVC	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.
Very Low	Ground Floor	Kitchen (009)	Grey floor tiles and adhesive - Vinyl and Adhesive	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.
Very Low	Ground Floor	Store (010)	Grey floor tiles and adhesive - Vinyl and Adhesive	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.

Caretakers House				
Risk	Floor	Room	Item / Description	Recommendation
Very Low	Ground Floor	WC (011)	Bitumen to floor screed - Bituminous Product	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.
Very Low	Ground Floor	Lobby (012)	Bitumen to floor screed - Bituminous Product	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.

Limited / No access areas within the scope of work:

Caretakers House			
Floor	Room	Description	Reason not accessed / no access agreed with
External	External (EXT)	Limited Access Gained to Roof	Inspected as far as reasonably practicable using ladders and garage roof access.

Until such time as limited / no access areas can be inspected and any suspect materials contained within have been sampled and analysed by a competent person, in accordance with HSG264, these areas should be presumed to contain asbestos.

Please note that the quantities of materials given are only approximate and any persons utilising this document should satisfy themselves of the accuracy of their extent. The asbestos survey report is not intended to be used as a bill of quantities / specification for the removal of ACM's and should be used as a reference document only when tendering.

RSK can produce a tender specification and / or manage asbestos remediation projects upon request.

1. SITE INFORMATION, INTRODUCTION & SCOPE OF WORK

1.1 SITE INFORMATION

Type of Site	Domestic
Building Type:	Detached house, garage and outbuilding
Approx. Construction Date	Pre 1985
Existing Asbestos Information	Not Provided
Surveyor (Lead):	Ian Halpin
Surveyor (Assistant):	Thomas Swann
Dates of Survey:	09/11/2020
Occupation Status	Unoccupied

1.2 INTRODUCTION & SCOPE OF WORK

The purpose of this survey was to identify and establish, as far as reasonably practicable, the presence of ACM's and their quantitative extent within the building(s). This is intended to assist the client to manage and minimise any health & safety risks associated with demolition and to provide a sufficient level of information to progress the works including any remedial actions required.

The site was inspected in accordance with HSG 264 and our in-house UKAS accredited survey procedure, ASB003. Appropriate samples may be taken for subsequent analysis at Coventry UKAS accredited laboratory in accordance with HSG248 'Asbestos: the analysts' guide for sampling, analysis and clearance procedures'.

For site specific scoping information refer to the annotated site plans in Appendix C which show the areas inspected during this survey.

Scope of survey / Proposed works:
Demolition of house, garage and outbuilding

Areas Included (room no's etc.):
All safely accessible areas within survey scope

Agreed Caveats / Areas Excluded:

- The interior of electrical equipment and services;
- Those where investigation would cause unreasonable aesthetic or decorative damage;
- Those where destructive investigation would cause unacceptable structural damage or would compromise the safety or security of the premises;
- Through any existing presumed/identified ACM's.

- High level areas site such as externals of roof
- The interior of plant and services, e.g. boilers, air-handling plant, ducting, tanks, pipework;
- Within areas which would be considered as confined spaces
- Around windows and underneath sills unless a window is removed by a competent individual;
- Any areas deemed unsafe for access

Onsite variations to scope:

None

2. SURVEY LIMITATIONS AND RESTRICTIONS

Survey personnel have endeavoured to inspect all reasonably accessible areas of the site, including walls, ceilings, floors, accessible void spaces, plant rooms and risers. Given the way in which asbestos is used in composite structures and inaccessible locations, there is a possibility that further asbestos materials are present which will not become apparent until the demolition process has commenced.

A list of 'no access' areas agreed prior to visiting / or whilst on site is provided in the Executive Summary and section. This must be read in conjunction with the list of identified and presumed asbestos materials. Any areas that have not been inspected during the course of this survey, must be subject to inspection prior to any works being carried out in these areas.

If, during any works, materials are found which are not mentioned in this report and are suspected of containing asbestos, work must cease pending sampling and analysis.

3. SAMPLING STRATEGY

Bulk samples have been collected in accordance with HSG248 and HSG264 and in-house UKAS accredited procedure ASB006 from materials, which upon visual examination, or in the opinion of the surveyor, appeared likely to contain asbestos. In some instances, for example, where access was restricted or where materials were identical to those sampled elsewhere, a presumption of asbestos presence may have been made.

Bulk sampling was carried out safely creating minimal disturbance and in accordance with published guidance and documented methods. Hand tools and dust suppression techniques were employed to limit the potential generation of respirable fibre.

All samples collected were appropriately labelled and securely double-bagged whilst on site, prior to return to the laboratory for analysis. Sampling points were sealed as appropriate. Results are documented in Appendix B.

In circumstances where a material is reported to be asbestos but no sample has been collected, the surveyor has made an assessment on the likelihood that the material contains asbestos based upon levels of presumption detailed in HSE guidance HSG 264. There are two positive levels of presumption, Strongly Presumed (SP) and Presumed (Pr). We report negative presumptions as 'PrNa', to mean presumed non-asbestos.

Whilst every effort has been made to identify the true nature and extent of the asbestos material present in the building, no responsibility can be accepted for the presence of asbestos in material other than those sampled.

4. UPON COMPLETION OF SURVEY WORKS

On completion of the demolition survey a visual assessment of the area/s surveyed was carried out to ensure that the site was suitable for reoccupation. Where appropriate or requested background air monitoring may have been undertaken.

5. MATERIAL ASSESSMENT SCORES

Where an asbestos material has been highlighted, a material assessment has been carried out and a score allocated. This score depends on the type of material (a), condition (b), surface treatment (c) and asbestos type (d) and should be considered a starting point in the risk assessment process. This score is calculated by using the following table.

(a) Material Type	Score	(d) Asbestos Type	Ref.	Score
Cement, Floor Tiles, Artex, etc.	1	Chrysotile	Ch	1
AIB, Mill Board, Textile, Paper, etc.	2	Amosite / Grunerite	Am	2
Insulation's, Lagging, Coatings, etc.	3	Tremolite	Tre	2
(b) Condition	Score	Anthophyllite	Ant	2
Good	0	Actinolite	Act	2
Slight Damage	1	Crocidolite	Cr	3
Medium Damage	2	Presumed	Pr	-
Poor	3	Strongly Presumed	SP	-
(c) Surface Treatment	Score	Accessibility	Score	
Composite Materials etc.	0	Usually inaccessible	0	
Enclosed Insulation, Sealed AIB, etc.	1	Occasionally disturbed	1	
Unsealed AIB, Sealed Lagging, etc.	2	Easily disturbed	2	
Unsealed Lagging/Insulation, etc.	3	Routinely disturbed	3	

Scores of 7 or more indicate that urgent attention may be required. Scores of 6 or less are considered to be non-urgent. However, this is only used as a guide; specific recommendations are given in the Executive Summary and Asbestos Containing Materials Register.


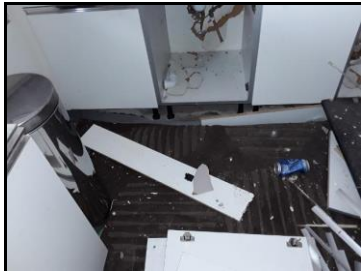
CATEGORY	MATERIAL ASSESSMENT SCORE	POTENTIAL FOR ASBESTOS FIBRE RELEASE
High	10 or more	High potential for fibre release
Medium	7 - 9	Medium potential for fibre release
Low	5 or 6	Low potential for fibre release
Very Low	4 or less	Very low potential for fibre release


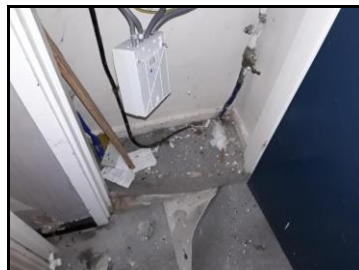
Any asbestos containing materials not removed as part of the planned works within three months should be added to the ongoing site Asbestos Management Plan and should undergo a further Priority Risk Assessment as detailed in HSG 227 in order to provide a full Asbestos Risk Assessment of the material. This may be undertaken by the building manager or similar competent person, or by an asbestos consultant using information supplied by the client regarding the use of areas inspected. Information on the following will be required to complete this assessment:



- The occupancy of the areas;
- The activities carried out in the areas; and
- The likelihood or frequency of maintenance works in the areas.


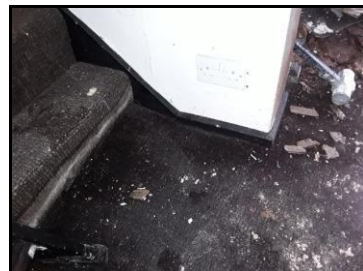
6. SURVEY FINDINGS



6.1 ASBESTOS CONTAINING MATERIALS REGISTER


Building	Caretakers House	Floor	Ground Floor	Room	Kitchen (009)
Item / Description	Grey floor tiles and adhesive			Quantity	8m ²
Accessibility	Occasional Disturbance				
Material	Vinyl and Adhesive				
Condition	Low (1)				
Sample Number	S46354				
Surface Treatment	Composite (0)				
Identification	Chrysotile				
Material Score	3				
Priority Score	0				
Total Risk Score	3				
Recommendations	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.				
Further Details	-				

Building	Caretakers House	Floor	Ground Floor	Room	Store (010)
Item / Description	Grey floor tiles and adhesive			Quantity	1m²
Accessibility	Occasional Disturbance				
Material	Vinyl and Adhesive				
Condition	Low (1)				
Sample Number	As Sample S46354				
Surface Treatment	Composite (0)				
Identification	Chrysotile				
Material Score	3				
Priority Score	0				
Total Risk Score	3				
Recommendations	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.				
Further Details	-				



Building	Caretakers House	Floor	Ground Floor	Room	WC (011)
Item / Description	Bitumen to floor screed			Quantity	2m²
Accessibility	Occasional Disturbance				
Material	Bituminous Product				
Condition	Low (1)				
Sample Number	As Sample S46355				
Surface Treatment	Composite (0)				
Identification	Chrysotile				
Material Score	3				
Priority Score	0				
Total Risk Score	3				
Recommendations	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.				
Further Details	-				



Building	Caretakers House	Floor	Ground Floor	Room	Lobby (012)
Item / Description	Bitumen to floor screed			Quantity	8m²
Accessibility	Occasional Disturbance	 			
Material	Bituminous Product				
Condition	Low (1)				
Sample Number	S46355				
Surface Treatment	Composite (0)				
Identification	Chrysotile				
Material Score	3				
Priority Score	0				
Total Risk Score	3				
Recommendations	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.				
Further Details	-				



Building	Caretakers House	Floor	Ground Floor	Room	Outbuilding (015)
Item / Description	Toilet cistern			Quantity	1no
Accessibility	Occasional Disturbance				
Material	Composite / Reinforced Plastics / PVC				
Condition	High (3)				
Sample Number	S46344				
Surface Treatment	Composite (0)				
Identification	Amosite				
Material Score	6				
Priority Score	0				
Total Risk Score	6				
Recommendations	Remove prior to demolition. Work on this material will require a trained and competent person working to an appropriate risk assessment and method statement and is unlikely to require licensed contractors and 14-day notification prior to commencement.				
Further Details	On floor. Poor condition				



Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Roof			Quantity	-
Accessibility	-				
Material	Limited Access Gained				
Condition	-				
Sample Number					
Surface Treatment	-				
Identification	-				
Material Score	0				
Priority Score	0				
Total Risk Score	0				
Recommendations					
Further Details	Inspected as far as reasonably practicable using ladders and garage roof access.				



6.2 NON-ASBESTOS CONTAINING MATERIALS REGISTER



Building	Caretakers House	Floor	Ground Floor	Room	Living room (008)
Item / Description	Insulation within floor void			Quantity	2m²
Accessibility	-				
Material	Insulation				
Condition	-				
Sample Number	S46352				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details					



Building	Caretakers House	Floor	Ground Floor	Room	Living room (008)
Item / Description	Damp proof to floor joists			Quantity	10m²
Accessibility	-				
Material	Bituminous Product				
Condition	-				
Sample Number	S46351				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details	Present sporadically within floor void				


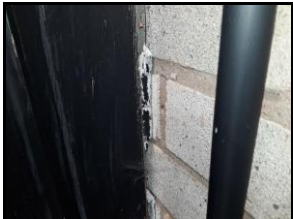
Building	Caretakers House	Floor	Ground Floor	Room	Kitchen (009)
Item / Description	Sink pad			Quantity	2no
Accessibility	-				
Material	Bituminous Product				
Condition	-				
Sample Number	S46353				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details	Present to sink and drainer				



Building	Caretakers House	Floor	Ground Floor	Room	Outbuilding (015)
Item / Description	Putty to concrete wall joints			Quantity	30lin m
Accessibility	-				
Material	Mastic / Putty				
Condition	-				
Sample Number	S46342				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details	Present to concrete slab joints throughout				



Building	Caretakers House	Floor	Ground Floor	Room	Outbuilding (015)
Item / Description	Coating to sink			Quantity	4lin m
Accessibility	-				
Material	Bituminous Product				
Condition	-				
Sample Number	S46343				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details	2 sink units within outbuilding on floor				



Building	Caretakers House	Floor	2nd Floor	Room	Loft space (001)
Item / Description	Roof felt			Quantity	60m²
Accessibility	-				
Material	Bituminous Product				
Condition	-				
Sample Number	S46356				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details					



Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Insulation within wall cavity			Quantity	100m²
Accessibility	-				
Material	Insulation				
Condition	-				
Sample Number	S46349				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details	Sampled internally. present in cavity between breeze block and brick walls throughout building				



Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Putty to timber porch			Quantity	4lin m
Accessibility	-				
Material	Mastic / Putty				
Condition	-				
Sample Number	S46348				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details					



Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Damp proof course to windows			Quantity	30lin m
Accessibility	-				
Material	Bituminous Product				
Condition	-				
Sample Number	S46350				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details	Sampled internally				

Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Damp proof course			Quantity	50lin m
Accessibility	-				
Material	Bituminous Product				
Condition	-				
Sample Number	S46347				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details					

Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Putty to WC window frame			Quantity	1lin m
Accessibility	-				
Material	Mastic / Putty				
Condition	-				
Sample Number	S46345				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details	Similar putty present to glazing and surround				

Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Outbuilding roof sheets			Quantity	40m²
Accessibility	-				
Material	Cement Product				
Condition	-				
Sample Number	S46341				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details					

Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Felt to garage roof			Quantity	16m²
Accessibility	-				
Material	Bituminous Product				
Condition	-				
Sample Number	S46346				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details					

Building	Caretakers House	Floor	External	Room	External (EXT)
Item / Description	Felt to porch roof			Quantity	3m²
Accessibility	-				
Material	Bituminous Product				
Condition	-				
Sample Number	S46340				
Surface Treatment	-				
Identification	Asbestos Not Detected				
Material Score	-				
Priority Score	-				
Total Risk Score	-				
Recommendations	No action required				
Further Details					

6.3 NON-SUSPECT BUILDING ELEMENTS

Building	Location	Item	Material type
Caretakers House	Ground Floor, Living room (008)	Floor vinyl	Modern
Caretakers House	Ground Floor, Living room (008)	Walls	Brick / Block
Caretakers House	Ground Floor, Living room (008)	Sills	Timber
Caretakers House	Ground Floor, Living room (008)	Doors and frames	Timber
Caretakers House	Ground Floor, Living room (008)	Ceiling	Plaster board
Caretakers House	Ground Floor, Living room (008)	Floor	Carpet to timber
Caretakers House	Ground Floor, Kitchen (009)	Ceiling	Plaster board
Caretakers House	Ground Floor, Kitchen (009)	Walls	Brick / Block
Caretakers House	Ground Floor, Kitchen (009)	Window sills	Timber
Caretakers House	Ground Floor, Kitchen (009)	Floor	Vinyl tiled
Caretakers House	Ground Floor, Kitchen (009)	Doors and frames	Timber
Caretakers House	Ground Floor, Store (010)	Electrics	Modern
Caretakers House	Ground Floor, Store (010)	Walls	Brick / Block
Caretakers House	Ground Floor, Store (010)	Window sills	Timber
Caretakers House	Ground Floor, Store (010)	Floor	Vinyl tiled
Caretakers House	Ground Floor, Store (010)	Doors and frames	Timber
Caretakers House	Ground Floor, Store (010)	Ceiling	Plaster board
Caretakers House	Ground Floor, WC (011)	Cistern	Plastic / ceramic sanitaryware
Caretakers House	Ground Floor, WC (011)	Window sills	Timber
Caretakers House	Ground Floor, WC (011)	Floor	Vinyl covering to timber and concrete
Caretakers House	Ground Floor, WC (011)	Doors and frames	Timber
Caretakers House	Ground Floor, WC (011)	Floor	Vinyl covering to concrete
Caretakers House	Ground Floor, WC (011)	Ceiling	Plaster board
Caretakers House	Ground Floor, Lobby (012)	Window sills	Timber
Caretakers House	Ground Floor, Lobby (012)	Floor	Vinyl covering to timber and concrete
Caretakers House	Ground Floor, Lobby (012)	Doors and frames	Timber
Caretakers House	Ground Floor, Lobby (012)	Ceiling	Plaster board
Caretakers House	Ground Floor, Store (013)	Walls	Brick / Block
Caretakers House	Ground Floor, Store (013)	Wall vents	Plastic
Caretakers House	Ground Floor, Store (013)	Floor	Carpet to timber
Caretakers House	Ground Floor, Store (013)	Doors and frames	Timber
Caretakers House	Ground Floor, Store (013)	Ceiling	Plaster board
Caretakers House	Ground Floor, Garage (014)	Ceiling	Timber
Caretakers House	Ground Floor, Garage (014)	Walls	Brick / Block
Caretakers House	Ground Floor, Garage (014)	Floor	Concrete
Caretakers House	Ground Floor, Garage (014)	Doors and frames	Timber
Caretakers House	Ground Floor, Garage (014)	Fascia	Timber
Caretakers House	Ground Floor, Outbuilding (015)	Ceiling	Plaster board

Building	Location	Item	Material type
Caretakers House	Ground Floor, Outbuilding (015)	Walls	Concrete
Caretakers House	Ground Floor, Outbuilding (015)	Floor	Concrete
Caretakers House	Ground Floor, Outbuilding (015)	Doors and frames	Timber
Caretakers House	1st Floor, Bedroom (002)	Ceiling	Plaster board
Caretakers House	1st Floor, Bedroom (002)	Window sills	Timber
Caretakers House	1st Floor, Bedroom (002)	Floor	Carpet to timber
Caretakers House	1st Floor, Bedroom (002)	Doors and frames	Timber
Caretakers House	1st Floor, Bedroom (003)	Window sills	Timber
Caretakers House	1st Floor, Bedroom (003)	Floor	Carpet to timber
Caretakers House	1st Floor, Bedroom (003)	Doors and frames	Timber
Caretakers House	1st Floor, Bedroom (003)	Ceiling	Plaster board
Caretakers House	1st Floor, Bedroom (003)	Loft hatch	Timber
Caretakers House	1st Floor, Bedroom (004)	Window sills	Timber
Caretakers House	1st Floor, Bedroom (004)	Ceiling	Plaster board
Caretakers House	1st Floor, Bedroom (004)	Doors and frames	Timber
Caretakers House	1st Floor, Bedroom (004)	Floor	Carpet to timber
Caretakers House	1st Floor, Bathroom (005)	Ceiling	Plaster board
Caretakers House	1st Floor, Bathroom (005)	Window sills	Timber
Caretakers House	1st Floor, Bathroom (005)	Floor	Vinyl covering to timber
Caretakers House	1st Floor, Bathroom (005)	Doors and frames	Timber
Caretakers House	1st Floor, Airing cupboard (006)	Insulation to tank	Foam insulation
Caretakers House	1st Floor, Airing cupboard (006)	Floor	Timber
Caretakers House	1st Floor, Airing cupboard (006)	Doors and frames	Timber
Caretakers House	1st Floor, Airing cupboard (006)	Ceiling	Plaster board
Caretakers House	1st Floor, Landing and stairwell (007)	Doors and frames	Timber
Caretakers House	1st Floor, Landing and stairwell (007)	Window sills	Timber
Caretakers House	1st Floor, Landing and stairwell (007)	Ceiling	Plaster board
Caretakers House	1st Floor, Landing and stairwell (007)	Floor	Carpet to timber
Caretakers House	2nd Floor, Loft space (001)	Water tank	Plastic
Caretakers House	2nd Floor, Loft space (001)	Loft insulation	Machine Made Mineral Fibre product
Caretakers House	2nd Floor, Loft space (001)	Waste pipe	Plastic
Caretakers House	2nd Floor, Loft space (001)	Floor	Plaster board
Caretakers House	External, External (EXT)	External	UPVC
Caretakers House	External, External (EXT)	walls	Brick / Block
Caretakers House	External, External (EXT)	Doors and frames	Timber
Caretakers House	External, External (EXT)	Roof tiles	Clay tile
Caretakers House	External, External (EXT)	Undercloaking	Clay tile
Caretakers House	External, External (EXT)	Roof	Limited Access Gained
Caretakers House	External, External (EXT)	Windows	UPVC

Building	Location	Item	Material type
Caretakers House	External, External (EXT)	Guttering	Plastic
Caretakers House	External, External (EXT)	Soffits and fascias	Timber

7. FURTHER GUIDANCE – WORK WITH ASBESTOS

All works on or affecting asbestos containing materials are subject to the Control of Asbestos Regulations (CAR) 2012. Depending on the nature of the works, they may be classed as licensable under the Regulations and therefore must be carried out by a specialist asbestos contractor, licensed by the Health & Safety Executive.

If there is any doubt as to how to proceed, then expert advice should be sought. With all types of work, it is the duty holder's responsibility to assess the competency of those carrying out work with asbestos.

Further guidance on work with asbestos can be found in The Control of Asbestos Regulations (CAR) 2012 Approved Code of Practice L143. Additional relevant information is also available in HSE guidance notes including HSG247 and HSG227.

RSK Asbestos Services

Project management of asbestos removal works: Full service encompassing tender preparation and review, interviewing contractors, site inspection and monitoring works, and post-works completion reports.

Air monitoring and clearance testing: United Kingdom Accreditation Service (UKAS) accredited to undertake air sampling, site perimeter monitoring, fibre counting and four-stage clearance testing.

Surveys: UKAS accredited to conduct asbestos surveys (management surveys, and refurbishment and demolition surveys) and asbestos re-inspections to monitor the condition of previously identified asbestos containing materials.

Sampling and analysis: UKAS accredited to both sample and analyse materials suspected of containing asbestos. We operate our own accredited laboratories.

Preparation of policies and procedures: Vast experience of designing systems to manage asbestos, both standalone and integrated into organisations' existing management systems.

Online asbestos management solutions: Asbestos register and risk management software designed to enable live review, storage and retrieval of data and active management facilities.

Auditing: Due diligence, legal compliance and system compliance audits. These identify areas of strength and weakness and provide clear recommendations for the actions required. Independent third party verification / consultancy and bespoke auditing of ongoing or completed projects covering both removal contractors' and asbestos consultants' performance and compliance can also be conducted.

Training: A range of asbestos awareness and asbestos management courses presented by tutors with a wealth of experience. These can be tailored to clients' requirements.

Expert witness: Expert reports for consideration by courts or tribunals in connection with litigation or arbitration.

APPENDIX A SERVICE CONSTRAINTS

RSK ENVIRONMENT LIMITED SERVICE CONSTRAINTS

1. This report and the asbestos survey carried out in connection with the report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) for Taylor Wimpey West Midlands (the "client") in accordance with the terms of a contract between RSK and the "client" dated 05/11/2020 13:43:59. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.
2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed the Services were performed by RSK exclusively for the purposes of the client. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties.
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date hereof, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.
7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.
8. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site.

APPENDIX B
CERTIFICATE OF ANALYSIS



0278



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Humber Road,
Coventry,
West Midlands CV3 4AQ
Telephone +44 (0)2476 505600
www.rsk.co.uk

CERTIFICATE OF ANALYSIS ASBESTOS IDENTIFICATION IN BULK MATERIALS

Client: Taylor Wimpey West Midlands, Second Floor, Fore 2, Fore Business Park,, Huskisson way,, Shirley, Solihull. B90 4SS, , West Midlands

Site: Windemere Grange, The Stourport High School and Sixth Form Centre, Coniston Crescent, Burlish Park, Stourport,, DY13 8JU

Project No.: 1470438-01 **Certificate No.:** C-70438

Date Sampled: 09/11/2020 **Date Received:** 09/11/2020

Sampled By: Ian Halpin **Date of Analysis:** 12/11/2020
Thomas Swann

Analyst: Tina Geddes

Sample No.	Sample Location and Description	Material	Asbestos Type
S46340	Caretakers House, External, External (EXT), Felt to porch roof	Bituminous Product	Asbestos Not Detected
S46341	Caretakers House, External, External (EXT), Outbuilding roof sheets	Cement Product	Asbestos Not Detected
S46342	Caretakers House, Ground Floor, Outbuilding (015), Putty to concrete wall joints	Mastic / Putty	Asbestos Not Detected
S46343	Caretakers House, Ground Floor, Outbuilding (015), Coating to sink	Bituminous Product	Asbestos Not Detected
S46344	Caretakers House, Ground Floor, Outbuilding (015), Toilet cistern	Composite / Reinforced Plastics / PVC	Amosite
S46345	Caretakers House, External, External (EXT), Putty to WC window frame	Mastic / Putty	Asbestos Not Detected
S46346	Caretakers House, External, External (EXT), Felt to garage roof	Bituminous Product	Asbestos Not Detected
S46347	Caretakers House, External, External (EXT), Damp proof course	Bituminous Product	Asbestos Not Detected
S46348	Caretakers House, External, External (EXT), Putty to timber porch	Mastic / Putty	Asbestos Not Detected
S46349	Caretakers House, External, External (EXT), Insulation within wall cavity	Insulation	Asbestos Not Detected
S46350	Caretakers House, External, External (EXT), Damp proof course to windows	Bituminous Product	Asbestos Not Detected
S46351	Caretakers House, Ground Floor, Living room (008), Damp proof to floor joists	Bituminous Product	Asbestos Not Detected
S46352	Caretakers House, Ground Floor, Living room (008), Insulation within floor void	Insulation	Asbestos Not Detected
S46353	Caretakers House, Ground Floor, Kitchen (009), Sink pad	Bituminous Product	Asbestos Not Detected
S46354	Caretakers House, Ground Floor, Kitchen (009), Grey floor tiles and adhesive	Vinyl and Adhesive	Chrysotile (Asbestos in mastic only)
S46355	Caretakers House, Ground Floor, Lobby (012), Bitumen to floor screed	Bituminous Product	Chrysotile
S46356	Caretakers House, 2nd Floor, Loft space (001), Roof felt	Bituminous Product	Asbestos Not Detected

Analysis was conducted using RSK in-house Technical Procedure ASB002 which is based on HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'. Where samples have not been taken by internally authorised personnel, the location and description is outside the scope of accreditation as it cannot be verified by RSK. Deviating samples shall be reported as such following discussion with the instructing client.



0278



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CERTIFICATE OF ANALYSIS ASBESTOS IDENTIFICATION IN BULK MATERIALS

Client:	Taylor Wimpey West Midlands, Second Floor, Fore 2, Fore Business Park,, Huskisson way,, Shirley, Solihull. B90 4SS, , West Midlands		
Site:	Windemere Grange, The Stourport High School and Sixth Form Centre, Coniston Crescent, Burlish Park, Stourport,, DY13 8JU		
Project No.:	1470438-01	Certificate No.:	C-70438
Date Sampled:	09/11/2020	Date Received:	09/11/2020
Sampled By:	Ian Halpin Thomas Swann	Date of Analysis:	12/11/2020
Analyst:	Tina Geddes		

For RSK Environment Limited
Analysed by:
Tina Geddes

Certificate reviewed by:

Adam Bristow
Surveyor / Analyst

Analysis was conducted using RSK in-house Technical Procedure ASB002 which is based on HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'. Where samples have not been taken by internally authorised personnel, the location and description is outside the scope of accreditation as it cannot be verified by RSK. Deviating samples shall be reported as such following discussion with the instructing client.



APPENDIX C
SAMPLE LOCATIONS AND SITE PLANS



Environment Ltd
Abbey Park
Humber Road
Coventry
CV3 4AQ
Tel. (02476) 505600

KEY

PR - PRESUMED
SP - STRONGLY PRESUMED
AM - AMOSITE
CH - CHRYSOTILE
CR - CROCIDOLITE
ANT - ANTHOPHYLLITE
TRE - TREMOLITE
ACT - ACTINOLITE
AND - ASBESTOS NOT
DETECTED
SIM - SIMILAR TO

 ASBESTOS MATERIAL
 DEFAULT PRESUMPTION
PRESUMED ASBESTOS

Windemere Grange
First Floor & Roof Void

Site Address:

The Stourport High School & Sixth Form Centre
Coniston Crescent
Burlish Park
Stourport
DY13 8JU

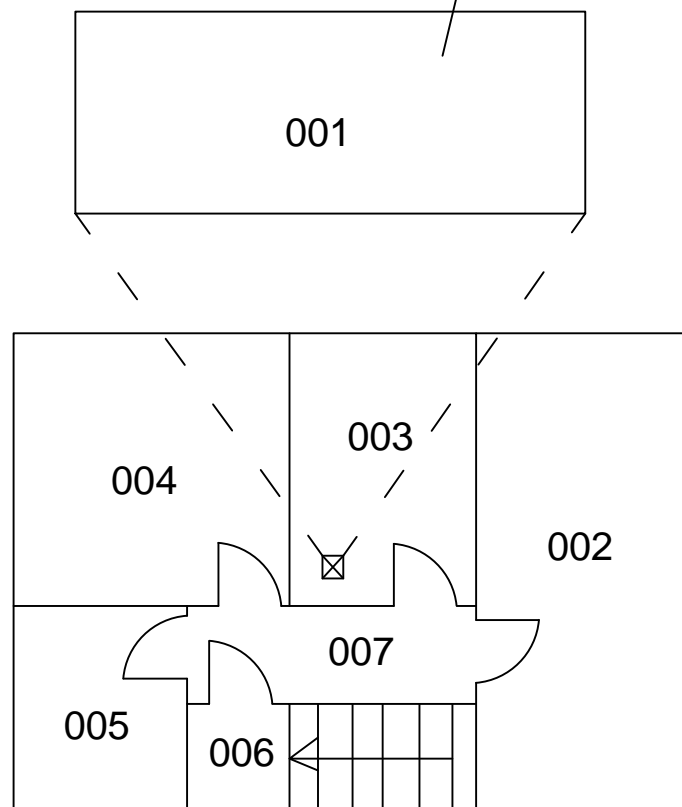
Client:
Taylor Wimpey West Midlands

Date: November 2020	Scale: Not To Scale
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Drawn By: DV	Page: 1 of 3
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Job Number: **C-70438/
1470438**

46356: Roof Felt AND







Environment Ltd
Abbey Park
Humber Road
Coventry
CV3 4AQ
Tel. (02476) 505600

KEY

PR - PRESUMED
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CH - CHRYSOTILE
CR - CROCIDOLITE
ANT - ANTHOPHYLLITE
TRE - TREMOLITE
ACT - ACTINOLITE
AND - ASBESTOS NOT
DETECTED
SIM - SIMILAR TO

 ASBESTOS MATERIAL
 DEFAULT PRESUMPTION
PRESUMED ASBESTOS

Windemere Grange
Ground Floor

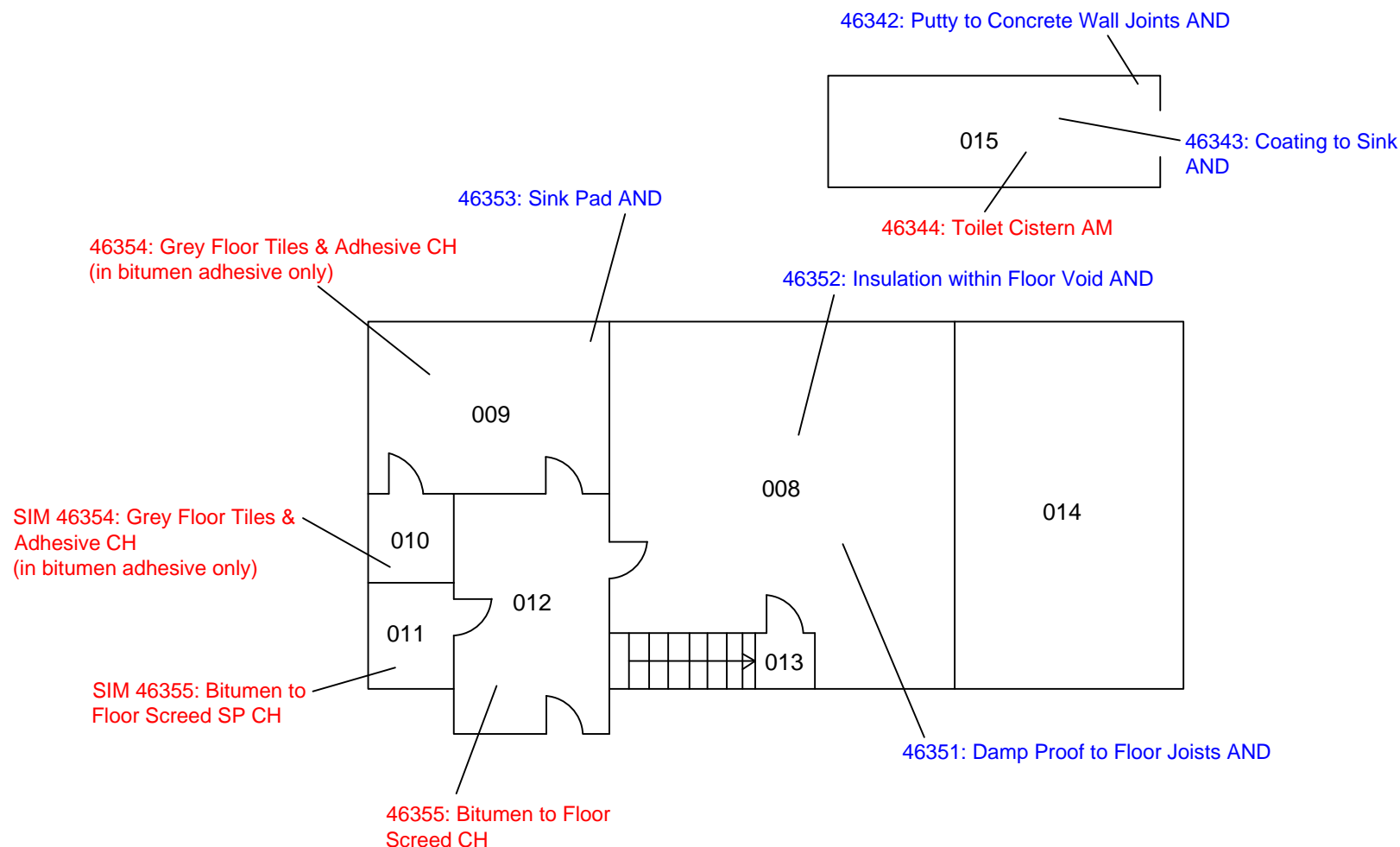
Site Address:
The Stourport High School & Sixth Form Centre
Coniston Crescent
Burlish Park
Stourport
DY13 8JU

Client:
Taylor Wimpey West Midlands

Date: November 2020 Scale: Not To Scale

Drawn By: DV Page: 2of3

Job Number: C-70438/
1470438







Environment Ltd
Abbey Park
Humber Road
Coventry
CV3 4AQ
Tel. (02476) 505600

KEY

PR - PRESUMED
SP - STRONGLY PRESUMED
AM - AMOSITE
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CR - CROCIDOLITE
ANT - ANTHOPHYLLITE
TRE - TREMOLITE
ACT - ACTINOLITE
AND - ASBESTOS NOT
DETECTED
SIM - SIMILAR TO

 ASBESTOS MATERIAL
 DEFAULT PRESUMPTION
PRESUMED ASBESTOS

Windemere Grange
External

Site Address:
The Stourport High School & Sixth Form Centre
Coniston Crescent
Burlish Park
Stourport
DY13 8JU

Client:
Taylor Wimpey West Midlands

Date: November 2020 Scale: Not To Scale

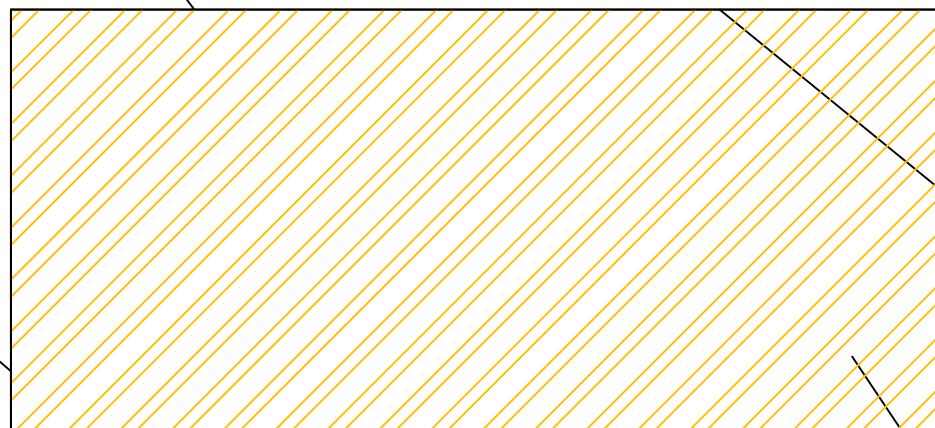
Drawn By: DV Page: 3of3

Job Number: C-70438/
1470438

46341: Outbuilding Roof Sheets AND



Limited Access



46349: Insulation within
Wall Cavity AND

46345: Putty to WC
Window Frame AND

46346: Felt to Garage
Roof AND

46350: Damp Proof
Course to Windows AND

46348: Putty to Timber
Porch AND

46347: Damp Proof
Course AND

46340: Felt to Porch
Roof AND