



Homes England

Asbestos Management Plan

PROPERTY	Silverhill Farm, Lower Lane, Rochdale, OL16 4PT
VACANT PROPERTY MANAGER	Maurice Hickey
ISSUE No	09
ISSUE DATE	June 2021
REVIEW DATE	June 2022

INTRODUCTION

This document sets out the arrangements in place for managing asbestos within the above property and must be read in conjunction with the Homes England 'Asbestos Policy and Procedures for Homes England's Offices, Built Estate and Projects' (see part 11).

The general principles and approach to managing asbestos detailed within Homes England's Policy and Procedures will be adopted and implemented at each property where Homes England has maintaining repairing obligations.

This document is divided into the following parts:

- Part 1 - Record of Amendments to the Asbestos Management Plan
- Part 2 - Site Specific Organisation and Arrangements
- Part 3 - Asbestos Management Plan
- Part 4 - Asbestos Survey Information
- Part 5 - Visitors Register
- Part 6 - Record of Inspections
- Part 7 - Record of SHE1 Incident Reports
- Part 8 - Record of Remedial Works completed
- Part 9 - Clearance Certificate Records
- Part 10 - Hazard Waste Consignment Notes; and
- Part 11 - Homes England's Policy and Procedure for Offices, Built Estate and Projects.

PART 1: RECORD OF AMENDMENTS TO THE ASBESTOS MANAGEMENT PLAN

Revision No:	Date AMP Amended:	Description of Amendment:	Amended by:	Checked, Authorised and dated by:
1	Jan 2012	First Issue under HCA from NWDA	James Smith	-
2	Sep 2013	Update following recent Asbestos Management Survey	Alice Babb	-
3	August 2014	Update/review of contact details, AMP. Etc.	Maurice Hickey	-
4	October 2015	Template Updates & review	Maurice Hickey	-
5	December 2016	Template update following Re-survey of Silverhill Farm	Maurice Hickey	-
6	March 2018	Template Updates & review	Maurice Hickey	James Smith
7	May 2019	Template Updates & review	Maurice Hickey	James Smith
8	June 2020	Template Updates & review	Maurice Hickey	Peter Henebery 10/07/2020
9	June 2021	Review & Update	Maurice Hickey	Paul Bennison 29/06/2021

PART 2: SITE SPECIFIC ORGANISATION AND ARRANGEMENTS

This section details the organisation and arrangements on site for managing asbestos including key contact numbers and sources of advice.

1. Name and address of property to which this Asbestos Management Plan relates:

Silverhill Farm, Lower Lane, Rochdale. OL16 4PT

2. Name and Contact Number of the responsible Homes England Manager:

Alan Doyle **Tel:** 01925 644617 **Mobile:** 07814 508359

3. Name and contact number for Vacant Property Manager:

Maurice Hickey **Tel:** 01925 844077 **Mobile:** 07442 490818

4. Name and contact number(s) for site security:

Company: N/A

Manager: N/A Security Supervisor: N/A

5. Name and Contact of Asbestos Consultant(s) appointed for undertaking surveying work, clearance testing and providing advice on asbestos related issues:

Surveying Work or Clearance Testing or Advice

WSP

The Victoria, 150-182 The Quays, Manchester. M50 3SP

Contact: James Maxwell **Tel:** 0161 886 2608

Email: James.Maxwell@wsp.com **Position:** Principal Asbestos Consultant

6. Name and Contact of Licensed Asbestos Removal Contractor(s) appointed to undertake remedial works and respond to emergencies:

AA Woods

Alma Street, St Helens, Merseyside. WA9 3AR

Contact: Dave Phillips **Tel:** 01744 750100 **Mob:** 07791 845429

Email: dave.phillips@aawoods.com **Position:** Contracts Manager

7. Arrangements for the Control of Contractors and Visitors to site:

Silverhill Farm Site is a Homes England Category 1 site. All Persons visiting site must complete:

1. Homes England's Site Access Request Form (SARF); and
2. Homes England's Site Rules.

Any contractors or visitors undertaking work (including destructive surveying) where the fabric of the building may be disturbed e.g. cut or drilled into, must first consult with the Vacant Property Manager and obtain a copy of the asbestos survey to determine whether the work will involve disturbing any asbestos.

Anyone visiting site **MUST** pre-arrange any visit through the Vacant Property Manager. In addition:

1. The nature of the visit and areas requiring access must be ascertained prior to accessing to the site
2. The Asbestos Survey Information is checked to ensure that asbestos will not be disturbed and access to high risk areas is prevented
3. Visitors should make themselves familiar with other hazardous areas on the site, including information on the risks e.g. hazardous structures – falling debris
4. Access to grounds only do not require to sign the Visitors Register to confirm that they have read the asbestos survey information; and
5. Persons visiting site and requiring internal access for surveying/inspection will need to sign the Asbestos Survey Information. E.g. Surveyors completing visual inspections.

They will be required to:

6. Sign in to the visitors / contractors register (where applicable)
7. Persons visiting site and carrying out any kind of work internally (i.e. drilling, cutting etc.) including destructive surveying must sign Part 5 of this document (the Visitor's Register) and provide the necessary risk assessment and method statement to the Vacant Property Manager; and
8. Anyone requiring access to ANY high risk area will NOT be granted access, unless under the direct supervision of an Asbestos Consultant and the necessary personal and respiratory protective equipment is worn and appropriate decontamination procedures are in place. The Homes England Health and Safety Manager must be consulted when access is required to high risk areas.

8. Arrangements for liaising with and providing information to the Emergency Services:

The site carries signs which detail an emergency call out number (01925 844057) which if dialled takes callers to a phone line at TEP head office in Warrington or Profile Security for "Out of Hours" calls. There is also the Homes England number (0300 1234 500) which will be directed to Profile Security "Out of hours". All emergency calls would then be referred to the Vacant Property Manager.

9. Arrangements for monitoring the condition of asbestos containing materials (ACM's):

In accordance with Homes England policy, the condition of ACM's will be surveyed on 3 yearly basis by an asbestos consultant. Due to the poor internal structural condition of Silverhill Farmhouse, access is limited by the Vacant Property Manager and no regular internal inspections are carried out, with the external door & door into the kitchen secured with Mul-T-Lock padlocks.

Regular inspections of the premises are carried out by the Vacant Property Manager, which will also identify any breaches to fenced or secured areas.

PART 3: ASBESTOS MANAGEMENT PLAN

Asbestos Containing Material (ACM's) will be managed in accordance with the management strategy detailed in Section 9 of Homes England's Asbestos Policy and Procedures. If any ACM at the property is **NOT** to be managed in accordance with the recommendations given in the priority assessment report, then please state below what alternative arrangements are in place or proposed for managing the ACM's.

Location of Asbestos Containing Material within property	Asbestos Survey Reference Number	Measures taken / proposed to manage Asbestos Containing Material (ACM) Risk and Accessibility? E.g. secure building or area and prevent access, protect, enclose, seal, label and monitor or remove.	By whom?	By when or at what frequency?
Farmhouse Basement, -1/01	Presumed	Presumed ACMs are present until determined otherwise. Restricted Access - No entry recommended as farmhouse ground floor timber joists are Acro propped from the basement.	Asbestos Consultant TEP	Further investigation required, presume asbestos present
Farmhouse Ground floor, 0/01 Entrance lobby	40194/MH01	3m2 Low Risk Asbestos (Chrysotile) Cement Panels to ceiling. Asbestos labelling in place on the externals of the building and ACMs within. Building remains secured. Restricted access. Re-inspect.	TEP Asbestos Consultant	Within 3 years*
Farmhouse Ground floor, 0/02 Kitchen	40194/MH002	2no Very Low Risk Asbestos (Chrysotile) Bitumen Pad to underside sink. Asbestos labelling in place on the externals of the building and ACMs within. Building remains secured. Restricted access. Re-inspect.	TEP Asbestos Consultant	Within 3 years*

Silverhill Farm: Asbestos Management Plan

Farmhouse Ground floor, 0/02 Kitchen	As 40194/MH006	4linm Low Risk Asbestos (Chrysotile) Cement Guttering. Asbestos signage on external door into the building. Access into farmhouse is restricted. Guttering to be removed by licensed contractor.	TEP Licensed Contractor	Prior to refurbishment or demolition
Farmhouse 1st Floor, 1/04 Landing	40194/MH003	4m2 Very Low Risk Asbestos (Chrysotile) Cement Partition walls to rear rooms. Asbestos labelling in place on the externals of the building and ACMs within. Building remains secured. Restricted access. Re-inspect.	TEP Asbestos Consultant	Within 3 years*
Farmhouse 1st Floor, 1/05 Small Bedroom	As 40194/MH003	6m2 Very Low Risk Asbestos (Chrysotile) Cement Partition walls to room. Asbestos labelling in place on the externals of the building and ACMs within. Building remains secured. Restricted access. Re-inspect.	TEP Asbestos Consultant	Within 3 years*
Farmhouse 1st Floor, 1/06 Bathroom	As 40194/MH003	12m2 Very Low Risk Asbestos (Chrysotile) Cement Partition walls. Asbestos labelling in place on the externals of the building and ACMs within. Building remains secured. Restricted Access. Repair, encapsulate and re-inspect.	TEP Licensed Contractor/ Asbestos Consultant	Prior to refurbishment Within 3 years*

Silverhill Farm: Asbestos Management Plan

Red brick Milking Shed Ground floor, 0/01 store	Presumed	Presumed ACMs present until determined otherwise. Restricted access – Doorways bricked up due to roof/trusses in poor condition.	Asbestos Consultant TEP	Further investigation required, presume asbestos present until accessed
Red brick Milking Shed Ground floor, 0/02 store	Presumed	Presumed ACMs present until determined otherwise. Restricted access – Doorways bricked up due to roof/trusses in poor condition.	Asbestos Consultant TEP	Further investigation required, presume asbestos present until accessed
Red brick Milking Shed Ground floor, 0/03 store	Presumed	Presumed ACMs present until determined otherwise. Restricted access – Doorways bricked up due to roof/trusses in poor condition.	Asbestos Consultant TEP	Further investigation required, presume asbestos present until accessed
Stone Barn Ground floor, 0/04 Barn	Presumed	Presumed ACMs present until determined otherwise. No safe access possible – doorways boarded up due to collapsed mezzanine floor beams.	Asbestos Consultant	Further investigation required, presume asbestos present until accessed
Red brick Milking Shed External, 0/01	As 40194/MH006	5m2 Low Risk Asbestos (Chrysotile) Cement debris to rear of building. Double bagged and stored in Farmhouse kitchen. Asbestos labelling in place on the externals of the building and ACMs within. Building remains secured. Restricted access. Remove.	TEP Licensed Contactor	 Prior to refurbishment or demolition
Milking Building Ground floor, 0/01 Milking Building	Presumed	Presumed ACMs present until determined otherwise. No safe access possible – doorway boarded and bricked up to prevent unauthorised entry.	Asbestos Consultant	Further investigation required, presume asbestos present until accessed

Silverhill Farm: Asbestos Management Plan

Milking Building External, 0/01 Milking Building	As 40194/MH006	200linm Very Low Risk Asbestos (Chrysotile) Cement Roof and Fascia to 0/01, 0/02, 0/03 and 0/06. Asbestos labelling in place on the externals of the building and ACMs within. Building remains secured. Restricted access. Re-inspect.	TEP Asbestos Consultant	Within 3 years*
Milking Building External, 0/01 Milking Building	40194/MH006	20linm Very Low Risk Asbestos (Chrysotile) Cement Gutters and Downpipes. Asbestos Labelling/signage in place on the externals of the building. Re-inspect.	TEP Asbestos Consultant	Within 3 years*

* Annually if building is to be frequently accessed

Silverhill Farm: Asbestos Management Plan

PART 4: ASBESTOS SURVEY INFORMATION

Materials Register

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Silverhill Farm: Asbestos Management Plan

MATERIALS REGISTER													
		PROJECT NO: 70075814 DATE OF INSPECTION: 29/07/2020				SITE ADDRESS: Silverhill Farm, , Kingsway Industrial Estate, Lower Lane, Rochdale							
Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations	Photographs
1 Farm House Ground Floor 002 Kitchen	Sink Pad	2 No.	1	0	0	1	2	Very Low	High	40194/MH002	Chrysotile	Label and reinspect Condition remains unchanged since previous inspection.	
1 Farm House Ground Floor 002 Kitchen	Cement Gutter	4 lm	1	2	1	1	5	Low	High	As40194/MH006	Chrysotile	Remove	

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Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations	Photographs
1 Farm House 1st Floor 004 Landing	Cement partition walls to rear rooms	4 m²	1	1	0	1	3	Very Low	High	40194/MH003	Chrysotile	Label and reinspect Condition remains unchanged since previous inspection.	
1 Farm House 1st Floor 005 Small Bedroom	Cement partition walls to room 1/006	6 m²	1	1	0	1	3	Very Low	High	As40194/MH003	Chrysotile	Label and reinspect Condition remains unchanged since previous inspection.	

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Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations	Photographs
1 Farm House 1st Floor 006 Bathroom	Cement partition walls	12 m²	1	2	0	1	4	Very Low	High	As40194/MH003	Chrysotile	Repair, encapsulate, label and reinspect Condition has deteriorated since previous inspection.	
2 Barn / Milking Shed Ground Floor 001 Store	No access	-	-	-	-	-	-	-	-	Presumed	-	Further investigation required, presume asbestos present until accessed No safe access - Bricked up doors	

Silverhill Farm: Asbestos Management Plan

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Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations	Photographs
2 Barn / Milking Shed Ground Floor 002 Store	No access	-	-	-	-	-	-	-	-	Presumed	-	Further investigation required, presume asbestos present until accessed No safe access - Bricked up doors	
2 Barn / Milking Shed Ground Floor 003 Store	No access	-	-	-	-	-	-	-	-	Presumed	-	Further investigation required, presume asbestos present until accessed No safe access - Bricked up doors	

Silverhill Farm: Asbestos Management Plan

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Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations	Photographs
2 Barn / Milking Shed Ground Floor 004 Barn	No access	-	-	-	-	-	-	-	-	Presumed	-	Further investigation required, presume asbestos present until accessed No safe access - Bricked up doors	
2 Barn / Milking Shed External 001 External	Cement debris to rear of building	5 m²	1	2	1	1	5	Low		As40194/MH006	Chrysotile	Remove Area overgrown but asbestos cement has been bagged and stored in Farmhouse kitchen.	

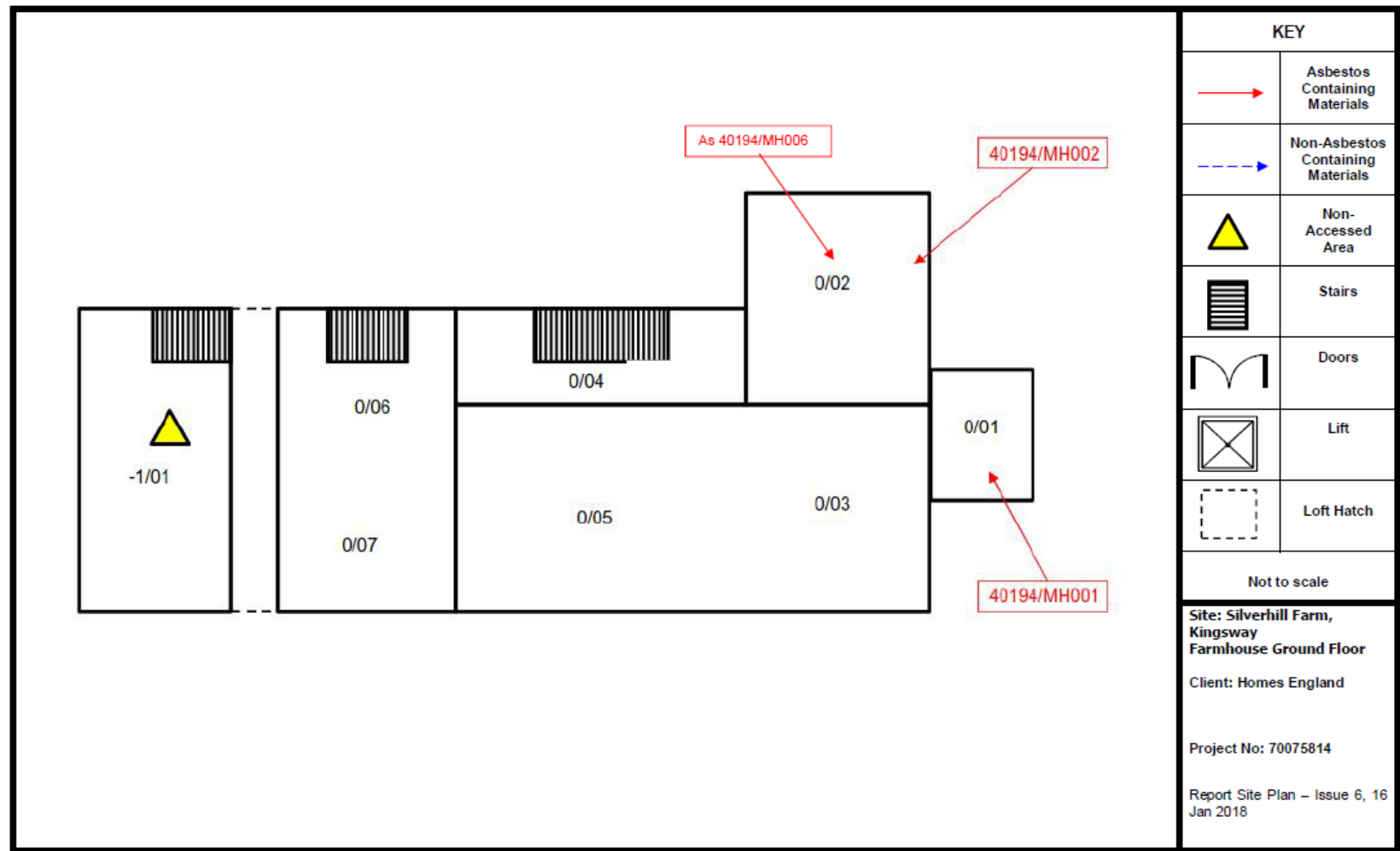
Silverhill Farm: Asbestos Management Plan

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Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations	Photographs
3 - Milking Building Ground Floor 001 Milking Building	No access	-	-	-	-	-	-	-	-	Presumed	-	Further investigation required, presume asbestos present until accessed No safe access - All doors boarded or bricked up.	
3 - Milking Building External 001 Milking Building	Cement Roof & Fascia to 001, 002, 003 & 006	200 lm	1	1	1	1	4	Very Low	High	40194/MH006	Chrysotile	Label and reinspect Condition remains unchanged since previous inspection.	

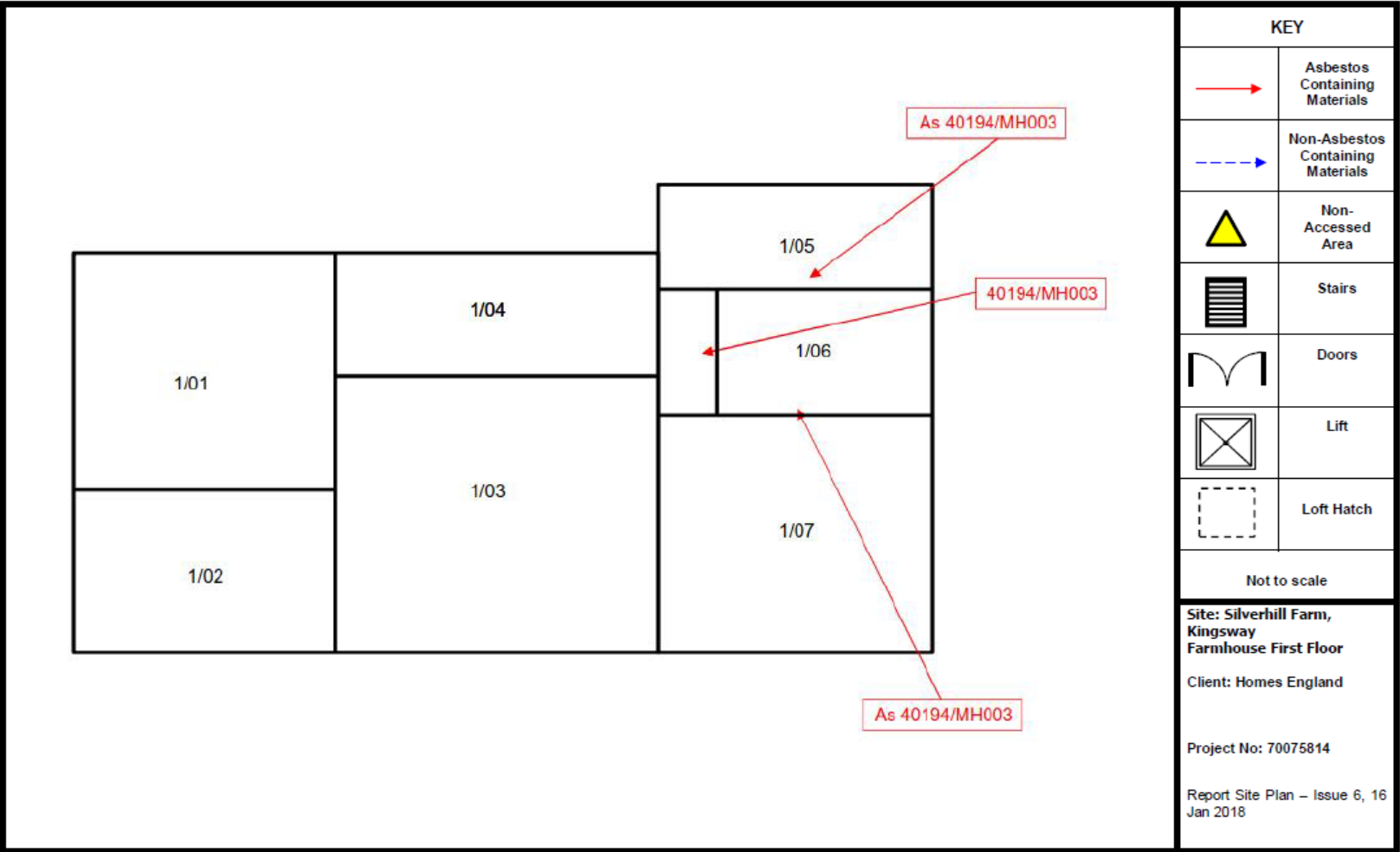
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Location	Item Description	Extent / Quantity	Product Type	Damage Extent	Surface Treatment	Asbestos Type	Material Assessment Total	Material Risk Rating	Accessibility	Sample Reference	Asbestos Identification	Recommendations	Photographs
3 - Milking Building External 001 Milking Building	Cement gutters & downpipe	20 lm	1	1	1	1	4	Very Low	High	40194/MH006	Chrysotile	Label and reinspect Gutter was damaged during bad weather. The damaged cement has been stored in farmhouse kitchen.	

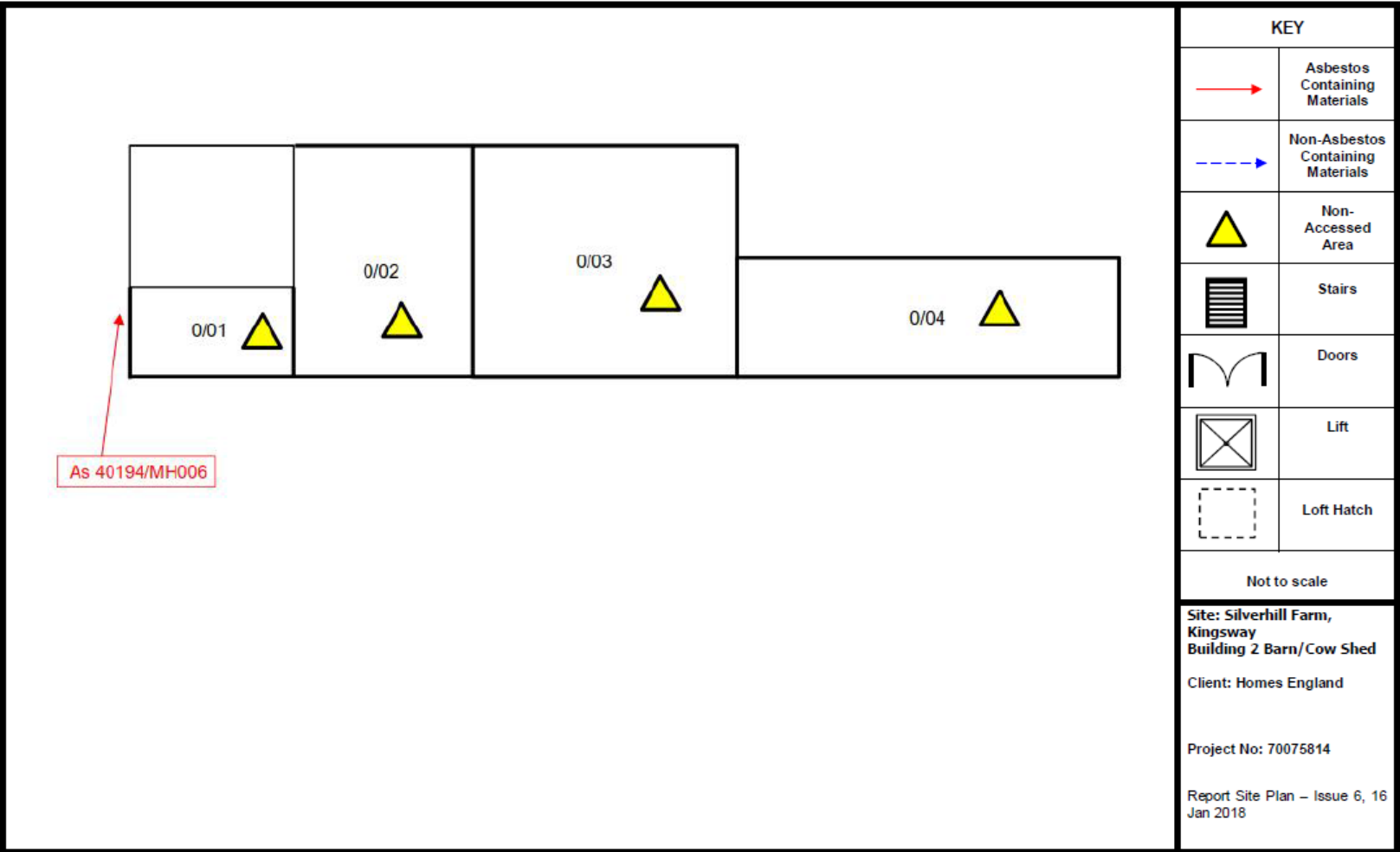
PART 4: ASBESTOS SURVEY INFORMATION
Site Plans



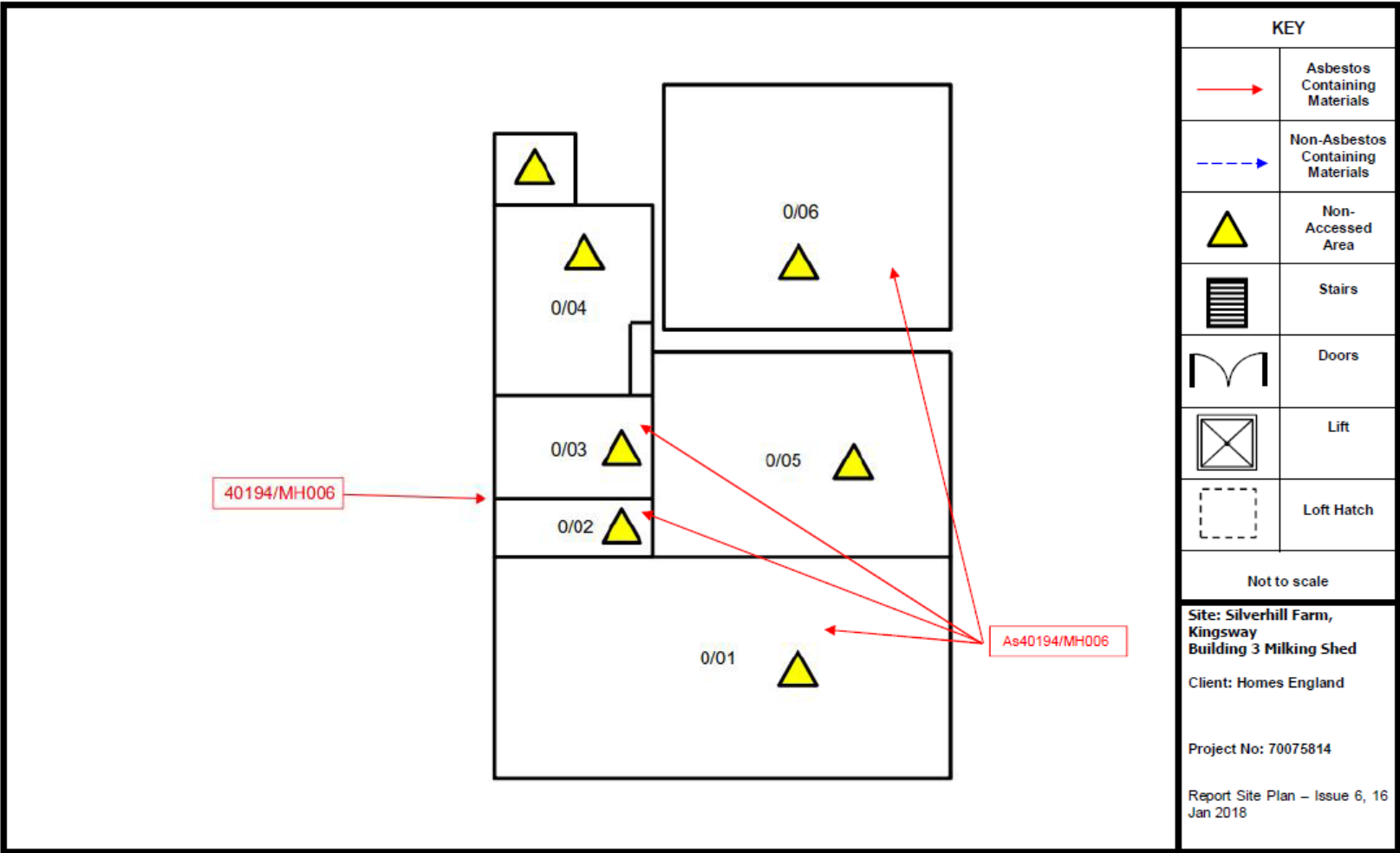
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70075814 – Silverhill Farm



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70075814 – Silverhill Farm

Asbestos Survey Report

PART 5: VISITORS REGISTER

Homes England Property: Silverhill Farm (Kingsway BP)

Vacant Property Manager: Maurice Hickey

* I confirm that the contents of the Asbestos Management Plan including Asbestos Survey Information for the above property have been brought to my attention. The limitations of the Asbestos Survey Information has been explained to me and I will cease work immediately in the event of suspecting any Asbestos Containing Materials discovered in the course of my work and bring it to the attention of the Vacant Property Manager above immediately.

On Site Start Date	On Site End Date	Name	Company	Purpose of the visit	* Signature

PART 6: RECORD OF INSPECTIONS

Craig Associates carried out a survey in November 2006
WSP carried out an Asbestos Management survey in August 2013
WSP carried a Management re-survey of Silverhill Farm on 21st November 2016
WSP carried out an Asbestos re-inspection on 29th June 2020

PART 7: RECORD OF SHE1 INCIDENT REPORTS

There are no copies of incident reports (SHE1's) related to asbestos to date

PART 8: RECORD OF REMEDIAL WORKS COMPLETED

No remedial works have been completed

PART 9: CLEARANCE CERTIFICATE RECORDS

There are no 'Clearance Certificates'

PART 10: HAZARDOUS WASTE CONSIGNMENT NOTES

Not applicable

PART 11: HOMES ENGLAND ASBESTOS POLICY AND PROCEDURES FOR OFFICES, BUILT ESTATE AND PROJECTS

Refer to section E of this folder 'Homes England Policies and Procedures'.