



Homes England

ASBESTOS REINSPECTION SURVEY

Silverhill Farm, Kingsway Industrial Estate, Lower
Lane, Rochdale





Homes England

ASBESTOS REINSPECTION SURVEY

Silverhill Farm, Kingsway Industrial Estate, Lower Lane,
Rochdale

TYPE OF DOCUMENT (ISSUE 22) CONFIDENTIAL

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0231

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EXECUTIVE SUMMARY

The purpose of this reinspection was to provide an updated report on the presence, condition and risk of fibre release from previously identified ACMs (Asbestos Containing Materials) at Silverhill Farm.

We have not taken further asbestos samples or attempted to gain access to any previously non-inspected items or locations. Please refer to previous survey information for details of non-accessed items or areas.

SURVEY FINDING SUMMARY

The presence of ACMs (Asbestos Containing Materials) has been identified at Silverhill Farm. The dutyholder has a statutory obligation to implement a plan to manage the associated risks.

High Risk ACMs

Location	Description	Extent	Recommendation
No High Risk ACMs identified			

Medium Risk ACMs

Location	Description	Extent	Recommendation
No Medium Risk ACMs identified			

Low Risk ACMs

Location	Description	Extent	Recommendation
1 Farm House Ground Floor 001 Entrance Lobby	Cement panels to ceiling	3 m ²	Label and reinspect - The corner of the cement ceiling has been damaged since previous inspection.
1 Farm House Ground Floor 002 Kitchen	Cement Gutter	4 lm	Remove

2 Barn / Milking Shed External 001 External	Cement debris to rear of building	5 m ²	Remove - Area overgrown but asbestos cement has been bagged and stored in Farmhouse kitchen.
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Very Low Risk ACMs

Location	Description	Extent	Recommendation
1 Farm House Ground Floor 002 Kitchen	Sink Pad	2 No.	Label and reinspect - Condition remains unchanged since previous inspection.
1 Farm House 1st Floor 004 Landing	Cement partition walls to rear rooms	4 m ²	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 m ²	Label and reinspect - Condition remains unchanged since previous inspection.
1 Farm House 1st Floor 006 Bathroom	Cement partition walls	12 m ²	Repair, encapsulate, label and reinspect - Condition has deteriorated since previous inspection.
3 - Milking Building External 001 Milking Building	Cement gutters & downpipe	20 lm	Label and reinspect - Gutter was damaged during bad weather. Damaged cement gutter has been stored in farmhouse kitchen.
3 - Milking Building External 001 Milking Building	Cement Roof & Fascia to 001, 002, 003 & 006	200 lm	Label and reinspect - Condition remains unchanged since previous inspection.

SITE SPECIFIC LIMITATIONS

Any locations or items that have not been inspected must be presumed to contain asbestos until proven otherwise, and managed accordingly.

Location	Reason for Access Limitation
1 Farm House Basement 001 Basement	No access
2 Barn / Milking Shed Ground Floor 001 Store	No access
2 Barn / Milking Shed Ground Floor 002 Store	No access
2 Barn / Milking Shed Ground Floor 003 Store	No access
2 Barn / Milking Shed Ground Floor 004 Barn	No access
3 - Milking Building Ground Floor 001 Milking Building	No access

1 INTRODUCTION

All pages of this report must be read in conjunction with one another; they must be kept together and not singled out or copied individually as descriptions and locations are not always cross referenced.

1.1 SURVEY SCOPE

We have undertaken a reinspection of previously identified or suspected ACMs at Silverhill Farm, Kingsway Industrial Estate, Lower Lane, Rochdale

This report sets out to provide updated information on the presence and material risks posed by previously identified ACMs in the asbestos survey report, carried out by WSP Parsons Brinckerhoff (70027205:) dated 12/12/2016. Please refer to Appendix C.

WSP Parsons Brinckerhoff was an accredited inspection body at the time the original survey was conducted. We have not taken further asbestos samples or attempted to gain access to any previously non-inspected items or locations.

Site plans within Appendix A show the locations of ACMs inspected.

1.2 PURPOSE AND OBJECTIVES

The purpose of this reinspection was to provide up to date information on the location, extent and material risk posed by previously identified ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance.

The objective of this report is to provide accurate information in order to:

- § Enable the material risk of ACMs to be updated in an asbestos register
- § Identify any ACMs that have been removed since the last inspection
- § Identify any locations or items that have become inaccessible
- § Highlight any urgent actions required to reduce the risk of exposure to asbestos

All recommendations described in this report are based upon material assessments for each individual ACM identified. The assessments take into account the product type, asbestos type, extent of any damage and surface treatment to generate the associated risk evaluation.

Management actions are the next legal responsibility of the dutyholder and should be based upon the information contained within this report along with information on the likelihood of disturbance of any ACMs described. Recommendations should be reviewed for suitability for each circumstance.

Future refurbishment or demolition works may disturb or damage ACMs that may be concealed within the fabric of the building or located in areas or items that could not be inspected as part of the management survey. For these reasons this report may be used to identify known asbestos however it must be supplemented by a more intrusive **refurbishment or demolition survey** as described in HSE publication HSG264 Asbestos: The survey guide.

1.3 LEGAL BACKGROUND

The Health and Safety at Work etc. Act (1974), requires all employers, the self-employed and those who have control, to any extent, over a workplace to conduct their work so that anyone affected by their work will not be exposed to health and safety risks, and to provide information to anyone whose health and safety may be affected.

Wider health and safety legislation in support of the Act includes the Management of Health & Safety at Work Regulations (1999) which require employers to assess the health and safety risks to third parties who may be affected by their activities. Also, actions to control the potential disturbance of asbestos during refurbishment and demolition may also be required under the Construction (Design and Management) Regulations (2015).

The Control of Asbestos Regulations (2012) and specifically regulation 4, the 'duty to manage asbestos' contains an explicit duty to assess and manage the risks from the presence of asbestos. As part of this duty, reasonable steps must be taken to determine the location of materials likely to contain asbestos. HSG264 is the official supporting guidance on procedures for the assessment of asbestos in buildings.

2 GENERAL SITE INFORMATION

2.1 AUTHORISATION

WSP was requested by Maurice Hickey on behalf of Homes England, Apley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH to undertake a reinspection of previously identified ACMs at Silverhill Farm, Kingsway Industrial Estate, Lower Lane, Rochdale.

Should Homes England wish to pass copies of this report issued on 25/08/2020 to other parties for information, the whole of the report should be copied and WSP accepts no professional liability or warranty to other parties in this connection without the explicit written agreement thereto by WSP.

It should be noted that this report is not intended to be used as a Bill of Quantities for the removal of ACMs and should be used as a reference document only when tendering. All quantities detailed within this report are approximations and should be verified by a competent person.

2.2 SURVEY METHODOLOGY

The reinspection was carried out by Mike Clough on 29/07/2020, utilising WSP in-house Technical Procedure 'Surveying, Sampling and Assessment (SSA)', which conforms to the procedures set out in HSE guidance documents HSG264 'Asbestos: The survey guide' (April 2012) and HSG227 'A Comprehensive Guide to Managing Asbestos in Premises'.

Upon arrival on site the surveyor familiarised themselves with the premises and cross referenced the layout to the plans provided. The surveyor selected a suitable starting point for the reinspection and then proceeded with due care in a systematic fashion until all ACMs were inspected.

Where ACMs have been removed since the previous inspection it has been presumed that this has been carried out to a satisfactory standard by competent contractors.

3 SURVEY LIMITATIONS

3.1 GENERAL LIMITATIONS

The dutyholder is reminded that there may be ACMs present within the premises that are outside the scope of this reinspection that will require further investigation and management.

Areas that were not accessed during the previous survey were not inspected and any presumptions that ACMs were present, without evidence to the contrary, still remain.

3.2 SITE SPECIFIC LIMITATIONS

Any locations or items that have not been inspected must be presumed to contain asbestos until proven otherwise and managed accordingly.

Location	Reason for Access Limitation
1 Farm House Basement 001 Basement	No access
2 Barn / Milking Shed Ground Floor 001 Store	No access
2 Barn / Milking Shed Ground Floor 002 Store	No access
2 Barn / Milking Shed Ground Floor 003 Store	No access
2 Barn / Milking Shed Ground Floor 004 Barn	No access
3 - Milking Building Ground Floor 001 Milking Building	No access

4 MATERIAL AND PRIORITY ASSESSMENT

4.1 MATERIAL ASSESSMENTS

Where ACMs have been identified or presumed, a Material Assessment Algorithm, as detailed in HSG264, has been assigned. The material assessment establishes the likelihood of the ACMs releasing airborne fibres, taking into account its type and condition using the algorithm below:

Sample Variable	Score	Examples of scores
Product Type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos (including AIB debris), asbestos mattresses and packing
Extent of Damage/Deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, painted asbestos cement.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) unsealed asbestos cement, sealed rope / textiles etc.
	2	Unsealed AIB, unsealed rope / textiles or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos or mixtures excluding Crocidolite
	3	Crocidolite or mixtures containing Crocidolite

A material risk rating has been assigned to each ACM based on the material assessment score:

Material Risk Score	Material Risk Rating (potential to release asbestos fibres)
10-12	High
7-9	Medium
5-6	Low
2-4	Very Low

4.2 PRIORITY ASSESSMENTS

Priority risk assessments (PRAs) have not been carried out as part of this survey. PRAs assess the current likelihood of ACMs being disturbed and the human exposure potential. PRAs also provide an indication of the urgency of management actions.

PRAs are the responsibility of the dutyholder. WSP is UKAS accredited to carry out priority assessments and can assist with their completion if required.

Assessment Factor	Score	Examples of score variables	Score	Average
Normal occupant activity Main type of activity in the area	0 1 2 3	Rare disturbance activity (eg. little used store room) Low disturbance activity (e.g. office type activity) Periodic disturbance (eg. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (eg. fire door with asbestos insulating board sheet in constant use)		Normal occupant activity score or average of 2 individual scores if there are secondary activities.
Secondary activities for area		As above		
Likelihood of disturbance Location	0 1 2 3	Outdoors Large rooms or well-ventilated areas Rooms up to 100m ² Confined spaces		Average of 3 individual scores
Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed		
Extent / amount	0 1 2 3	Small amounts or items (eg. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10 to ≤50 pipe run >50m ² or >50m pipe run		
Human exposure potential Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10		Average of 3 individual scores
Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily		
Average time area is in use	0 1 2 3	< 1 hour > 1 to < 3 hour > 3 to < 6 hours > 6 hours		
Maintenance activity Type of maintenance activity	0 1 2 3	Minor disturbance (eg. possibility of contact when gaining access) Low disturbance (eg. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (eg. lifting one or two asbestos insulating board ceiling tiles to access a valve) High levels of disturbance (eg. removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)		Average of 2 individual scores
Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤ 1 per year > 1 per year > 1 per month		
Total Priority Assessment Score				

5 SURVEY RESULTS

5.1 SURVEY RESULTS

The current condition of ACMs at the site together with appropriate management actions are detailed in the Materials Register below.

It is the responsibility of the dutyholder to incorporate the information on ACMs within this report into an asbestos register and site wide asbestos management plan. Management priority must be determined by carrying out a priority risk assessment on each ACM, which will take into account factors such as maintenance and occupant activities, likelihood of disturbance and human exposure potential. The material assessment identifies ACMs and categorises them into how readily they will release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.

5.2 MATERIALS REGISTER

The survey results are summarised in tabular format within the materials register. Extents, Accessibility and Level of Identification are recorded in the following formats:

§ Extent	m ² - square metres
	lm - linear metres
	No. – number of units
	NQ - not quantified
§ Accessibility	High – Easily accessible (can be touched)
	Medium (Med) – Not easily reached (requires stepladders)
	Low – Requires effort to reach (requires specialist access equipment)
§ Level of Identification	12345678/XX001 – Sampled material
	As 12345678/XX001 – Cross referenced to sampled material
	Strongly Presumed 001 – Visually assessed material
	Presumed – Non-accessed item/area

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 Basement 001 Basement	No access	-	-	-	-	-	-	-	-	Presumed	-	Further investigation required, presume asbestos present until accessed	
1 Farm House Ground Floor 001 Entrance Lobby	Cement panels to ceiling	3 m ²	1	2	1	1	5	Low	High	40194/MH001	Chrysotile	Label and reinspect The corner of the cement ceiling has been damaged since previous inspection.	

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	

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 1st Floor 004 Landing	Cement partition walls to rear rooms	4 m ²	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 m ²	1	1	0	1	3	Very Low	High	As40194/MH003	Chrysotile	Label and reinspect Condition remains unchanged since previous inspection.	

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 1st Floor 006 Bathroom	Cement partition walls	12 m ²	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	

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
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	

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
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.	

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
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.	

MATERIALS REGISTER



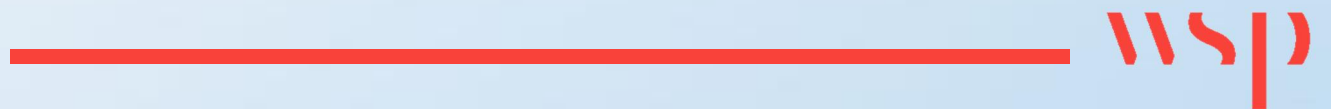
PROJECT NO: 70075814
DATE OF INSPECTION: 29/07/2020

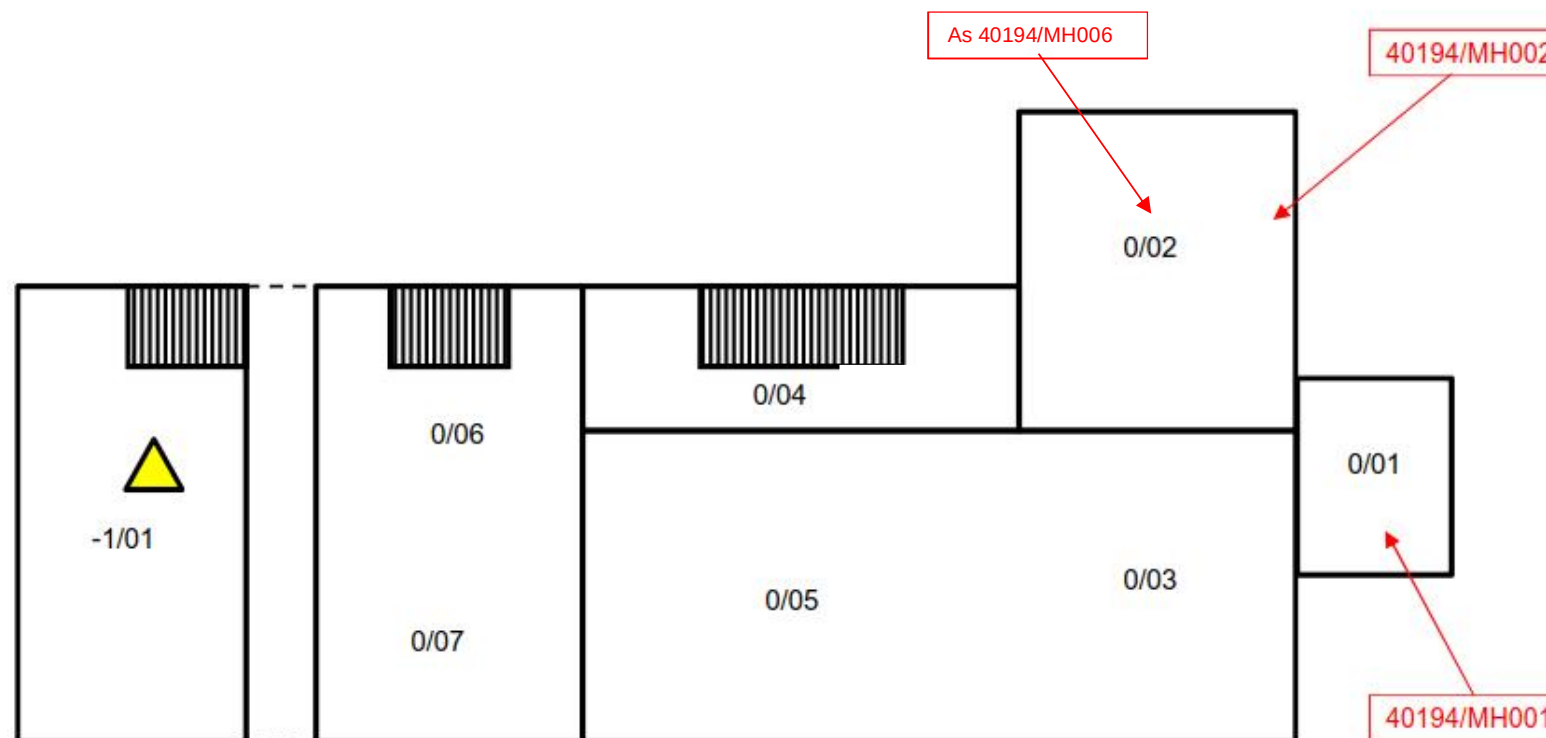
SITE ADDRESS:
Silverhill Farm, , Kingsway Industrial Estate, Lower Lane, Rochdale

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
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.	

Appendix A

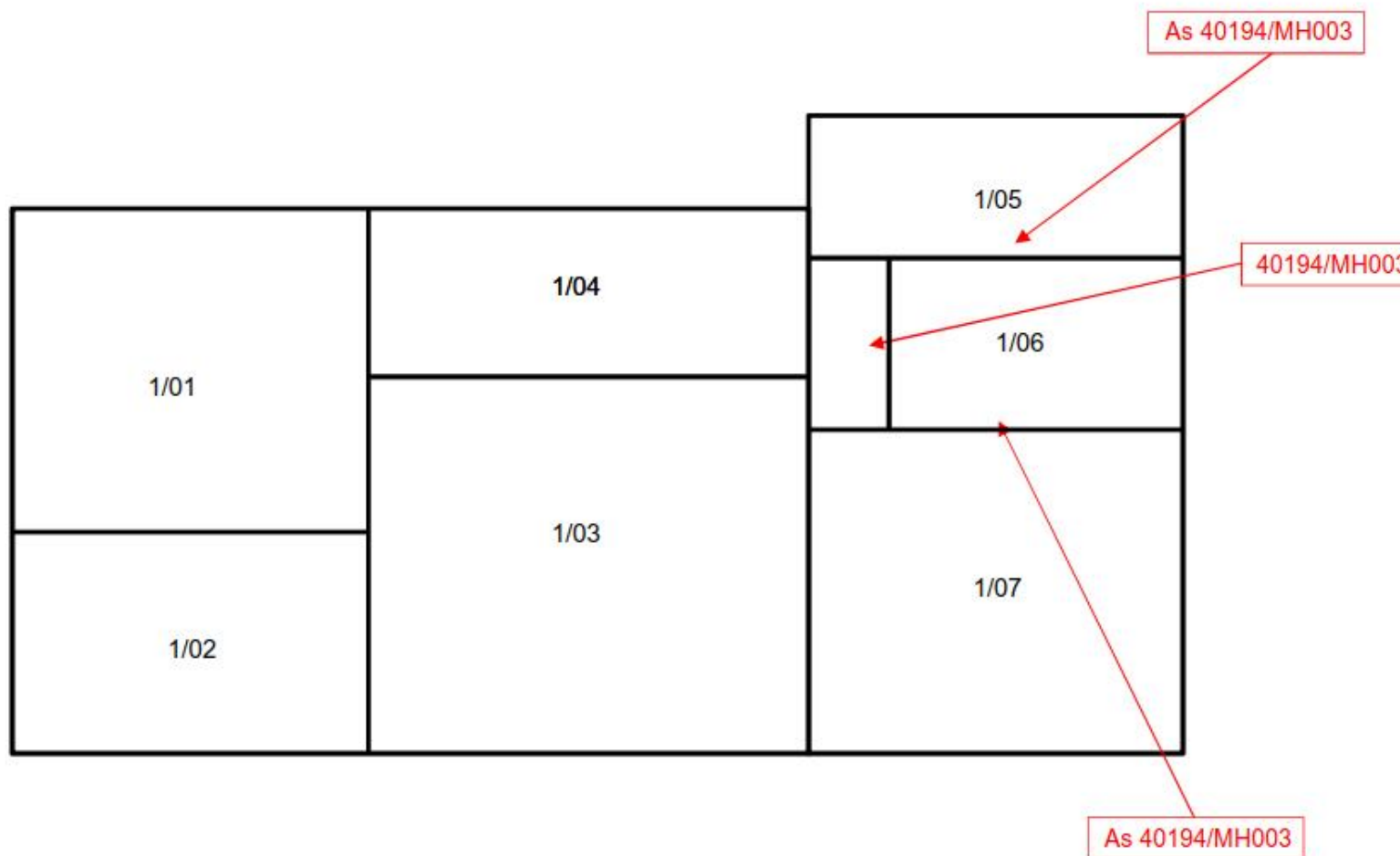
SITE PLANS





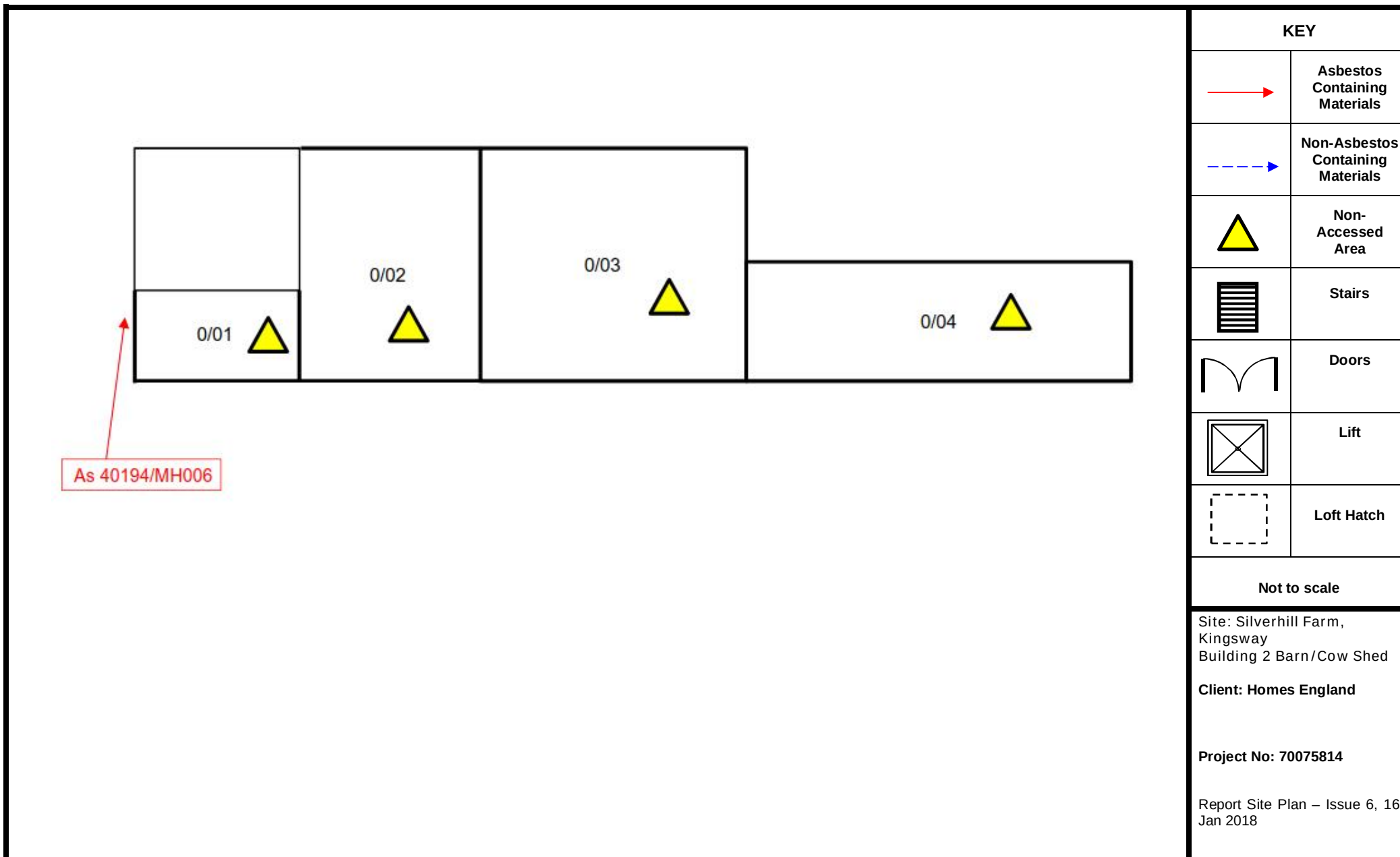
KEY	
	Asbestos Containing Materials
	Non-Asbestos Containing Materials
	Non-Accessed Area
	Stairs
	Doors
	Lift
	Loft Hatch
Not to scale	
Site: Silverhill Farm, Kingsway Farmhouse Ground Floor	
Client: Homes England	
Project No: 70075814	
Report Site Plan – Issue 6, 16 Jan 2018	

NB. The project number has been omitted from the sample reference number(s) to increase drawing space.

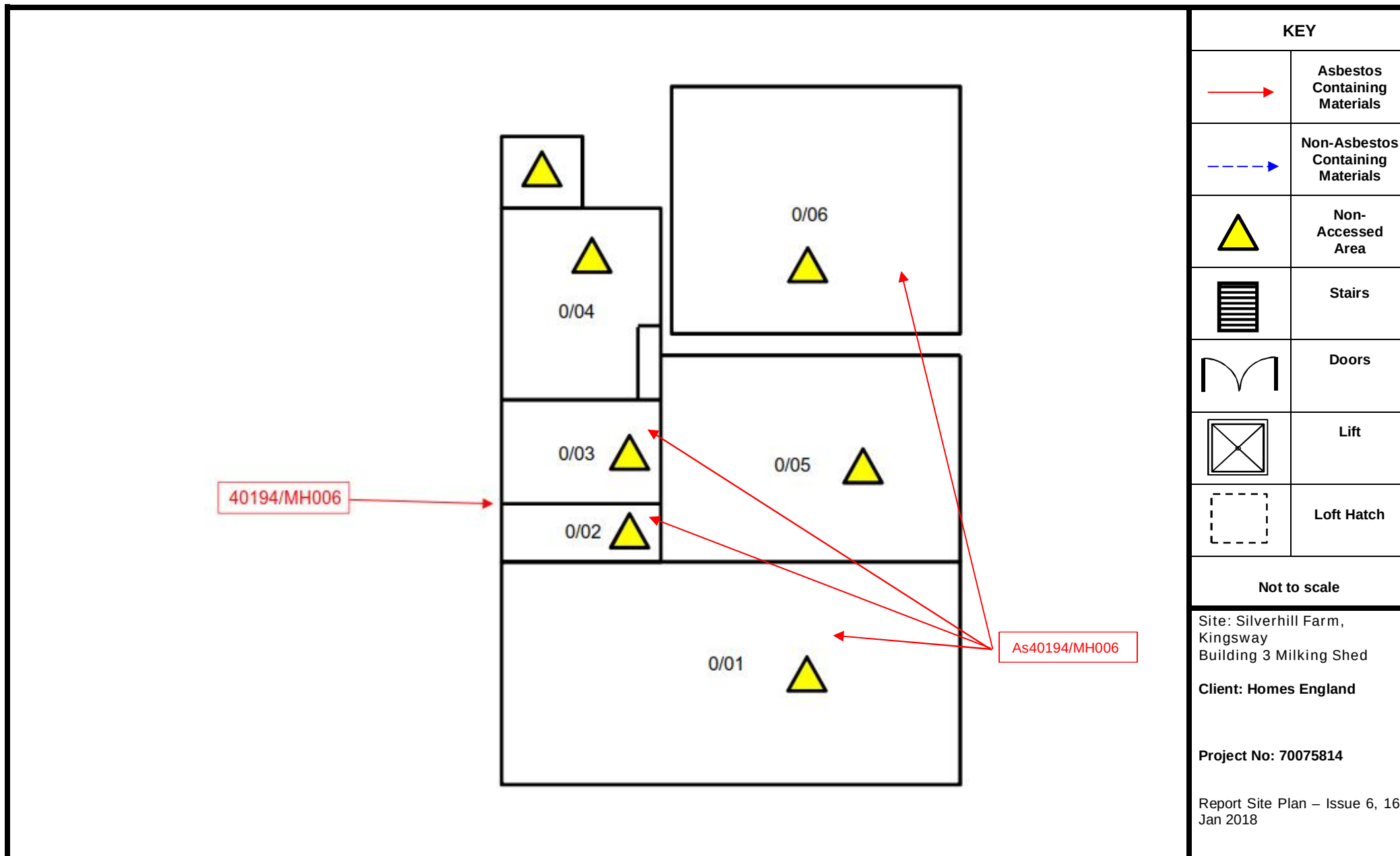


KEY	
	Asbestos Containing Materials
	Non-Asbestos Containing Materials
	Non-Accessed Area
	Stairs
	Doors
	Lift
	Loft Hatch
Not to scale	
Site: Silverhill Farm, Kingsway Farmhouse First Floor	
Client: Homes England	
Project No: 70075814	
Report Site Plan – Issue 6, 16 Jan 2018	

NB. The project number has been omitted from the sample reference number(s) to increase drawing space.



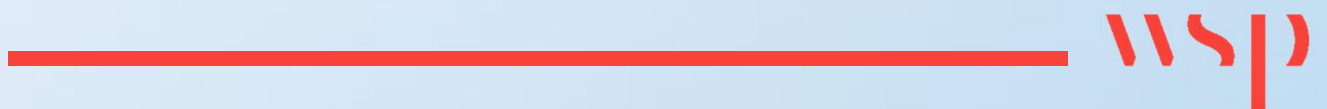
NB. The project number has been omitted from the sample reference number(s) to increase drawing space.



NB. The project number has been omitted from the sample reference number(s) to increase drawing space.

Appendix B

SURVEY PLAN CLIENT
AUTHORISATION FORM





Survey Plan Client Authorisation Form

Project name / number	70075814
Project Manager	Mike Clough
Client	TEP Maurice Hickey Senior Managing Agent Warrington
Site Address	Silverhill Farm, Kingsway, Rochdale
Type(s) of survey	Reinspection
Property or structure type(s) from SSA definitions	Old farmhouse and associated barns
Survey scope	Full reinspection to all accessible buildings within the site boundary.

Are plans available from the client (Hard copy or electronic)	Yes
What historical asbestos survey/removal information been made available?	WSP issued management report
How has the full extent of the survey been communicated and by whom.	Via e mail
Number of buildings (does the scope of the survey include adjacent land and outbuildings?)	?
Are there any underground ducts or services and are they to be included in the survey scope?	NA
Is the property listed?	NA
Will the survey area be vacant or occupied during the survey?	Vacant
Are there any known access limitations on the site? (Confined spaces or high-level areas)	Some buildings may have become structurally unsafe. Buildings to be assessed prior to entry
How will room numbers and floor numbers be reported?	The same numbering system as per asbestos management survey will be adopted

Does the client have any specific requirements or instructions?	No
Who shall be responsible for arranging access?	Maurice Hickey
How many bulk samples are anticipated?	Non
Additional specific exclusions from scope of survey.	NA

Welfare and Hygiene Facilities

What welfare arrangement are in place at the site?	Non – Local Morrisons supermarket for WC – Warm water and soap to be taken by surveyor to wash hands after inspection.
Is a decontamination unit required due to asbestos or other contamination present?	NA

Refurbishment/Demolition Surveys

Will isolation certificates be provided prior to the survey?	NA
Is re-instatement of intrusive access points required?	NA
Floor Slabs – how are these to be inspected eg, visual inspection or mechanical investigation?	NA

Client Acceptance

By commissioning the works the client confirms that this document has been read and understood and agrees to the scope of the survey works as detailed above and in the associated proposal.

Prepared for and on behalf of WSP	
Name	Mike Clough
Date	14 th July 2020

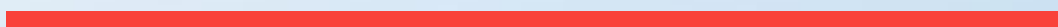


Agreed Amendments to Scope of Works

Amendment	Reason	Agreed by	Date

Appendix C

PREVIOUS SURVEY REPORT





RE-INSPECTION SURVEY REPORT

Silverhill Farm, Lower Lane, Rochdale

CLIENT: TEP on behalf of HCA - 70027205

12/12/2016

Quality Management

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	Final			
Date	12/12/16			
Prepared by	Luke Fenty			
Technical Review by	James Maxwell			
Authorised by	James Maxwell			
Signature				
Project number	70027205			
Template Issue / Date	Issue 8/ 14 th September 2016			

RE-INSPECTION SURVEY REPORT

Silverhill Farm, Lower Lane, Rochdale

12/12/2016

Client

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Senior Managing Agent
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Warrington

Consultant

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Executive Summary

Survey Scope

The site consists of a stone-built farm house overhung with a pitched slate roof. The site also consists of a number of outbuildings of varying construction. The purpose of this re-inspection was to provide an updated report on the presence, condition and risk of fibre release from previously identified ACM (Asbestos Containing Materials).

Re-inspection Finding Summary

The presence of ACM has previously been identified on the site and the Dutyholder has a statutory obligation to implement a plan to manage the associated risks. This can be achieved by carrying out a re-inspection of known ACM's and attempting to access any areas not accessed during the original survey. WSP | Parsons Brinckerhoff did not carry out sampling in areas previously not accessed. During this exercise, the following ACMs were identified:

HIGH RISK ACMS

Area Description (Including Area Number)	Item position and material description	Extent	Sample Reference	Recommendation
No high risk ACM identified				

MEDIUM RISK ACMS

Area Description (Including Area Number)	Item position and material description	Extent	Sample Reference	Recommendation
No medium risk ACM identified				

LOW RISK ACMS

Area Description (Including Area Number)	Item position and material description	Extent	Sample Reference	Recommendation
Building 2 External	Cement debris	5 m ²	As 40194/MH006	Remove
Building 3 External	Cement guttering and downpipe	20 lm	40194/MH006	Manage and re-inspect.

VERY LOW RISK ACMS

Area Description (Including Area Number)	Item position and material description	Extent	Sample Reference	Recommendation
Building 1 0/01 Entrance Lobby	Cement panels to ceiling	3 m ²	40194/MH001	Manage and re-inspect.
Building 1 0/02 Kitchen	Bitumen pads to underside of sink	2 No.	40194/MH002	Manage and re-inspect.
Building 1 1/04 Landing	Cement partition walls to rear of rooms	4 m ²	40194/MH003	Manage and re-inspect.
Building 1 1/05 Small Bedroom	Cement panels to wall to room 1/06	6 m ²	As 40194/MH003	Manage and re-inspect.
Building 1 1/06 Bathroom	Cement panels to walls	12 m ²	As 40194/MH003	Manage and re-inspect.

SITE SPECIFIC LIMITATIONS

Area Description (Including Area Number)	Reason for access limitation
Building 1 - Farm House. Basement	Unsafe structure
Building 2 - Barn/Cow Shed. 0/01 – Open-fronted store	Area fenced off and overgrown
Building 2 - Barn/Cow Shed. 0/02 - Barn	Unsafe structure
Building 2 - Barn/Cow Shed. 0/03 - Barn	Access through 0/02
Building 2 - Barn/Cow Shed. 0/04 – Cow sheds	Access through 0/02
Building 3 – Milking Building.	Structure boarded-up

1 Introduction

All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross referenced.

This report sets out to provide updated information on the presence and material risks posed by previously identified asbestos containing materials in survey report reference 40194, dated 16/08/2013 carried out by WSP|PB, an accredited inspection body at the time the original survey was conducted.

The previous survey report, which contains, where applicable, the originally identified ACMs and corresponding certificates of analysis is included in Appendix C of this report.

Re-inspection Scope

This re-inspection report is based upon a non-destructive re-inspection of previously identified ACM located at Silverhill Farm, Lower Lane, Royton.

The site consists of a stone-built farm house overhung with a pitched slate roof. The site also consists of a number of outbuildings of varying construction.

As part of the re-inspection planning and in order to comply with HSG 264, WSP UK Limited trading as WSP | Parsons Brinckerhoff Risk Management Services (WSP | PB) have ensured a Survey Plan Client Authorisation Form is completed, copies of which are appended to this Asbestos Re-inspection Report (Appendix A).

The following information was requested from the client:

- Current Site plans
- Historical asbestos survey/removal information

Areas included in the re-inspection are as described in the Material Register in Section 5.

Materials have been referred to as Asbestos Cement or Asbestos Insulating Board based upon their asbestos content confirmed by sample analysis and visual identification using the original surveyor's judgement and experience. Water absorption testing of these materials (unless specified) has not been carried out.

Air monitoring to determine airborne fibre concentrations was not undertaken.

1.1 Purpose and Objectives

The purpose of this re-inspection was to provide up to date information on the location, extent and material risk posed by previously identified ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance.

The objective of this report is to provide accurate information in order to;

Enable the material risk of ACM to be updated in the asbestos register

Identify which ACMs have been removed since the last inspection

Highlight any urgent action required to reduce the risk of exposure to asbestos

To clearly identify that not all ACMs are likely to be found as part of this re-inspection

All recommendations described in this report are standardised and based upon material assessments for each individual re-inspection. The assessments take into account the product type, asbestos type, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

Management actions are the next legal responsibility of the Client and should be based upon the information contained herein along with advice received from the building occupants about existing and proposed use and any known or anticipated works. Whilst we are happy to help you in this area it is outside the scope of this report.

Future refurbishment or demolition works may disturb or damage ACMs. Such materials should be suitably treated and some may require removal by a Licensed Asbestos Removal Contractor. This report may be used to identify known asbestos however it must be supplemented by a refurbishment or demolition survey as referred to in HSE publication HSG 264 Asbestos: The survey guide.

1.2 Risk Assessment

To ensure the Health & Safety of WSP | PB site surveyors, and in order to comply with the requirements of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012, a Risk Assessment was compiled - a copy of which is available upon request.

1.3 Legal Background

The Health and Safety at Work etc. Act 1974, requires all employers, the self-employed and those who have control, to any extent, over a workplace to conduct their work so that anyone affected by their work will not be exposed to health and safety risks, and to provide information to anyone whose health and safety may be affected

Wider health and safety legislation in support of the Act includes the Management of Health & Safety at Work Regulations 1999 which require employers to assess the health and safety risks to third parties who may be affected by their activities. Also, actions to control the potential disturbance of asbestos during refurbishment and demolition may also be required under the Construction (Design and Management) Regulations 2015 (CDM 2015)

The Control of Asbestos Regulations 2012 and specifically regulation 4, the 'duty to manage asbestos' contains an explicit duty to assess and manage the risks from the presence of asbestos including the monitoring of their condition. As part of this duty reasonable steps must be taken to determine the location of materials likely to contain asbestos. HSG 264 is the official supporting guidance on procedures for the assessment of asbestos in buildings.

2 General Site Information

2.1 Authorisation

WSP | PB was requested by Maurice Hickey on behalf of HCA to undertake an inspection of previously identified ACM (asbestos containing materials) at Silverhill Farm.

Areas that were not accessed during the previous survey were not inspected and any presumptions that ACMs were present, without evidence to the contrary, still remain.

Should HCA wish to pass copies of this report issued on 12/12/16 to other parties for information, the whole of the report should be copied and WSP | PB accepts no professional liability or warranty to other parties in this connection without the explicit written agreement thereto by WSP | PB, in accordance with our standard terms and conditions of engagement enclosed with our proposal.

This document is submitted in connection with a contract to supply goods/services and is issued only on the basis of strict confidentiality.

It should be noted that this report is not intended to be used as a Bill of Quantities for the removal of ACMs and should be used as a reference document only when tendering. All quantities detailed within this report are approximations and should be verified by a competent person.

2.2 Survey Methodology

The re-inspection was undertaken by Mike Clough and Luke Fenty on 18/11/16 utilising WSP | PB in-house Technical Procedure 'Surveying, Sampling and Assessment (SSA)', which is accredited by UKAS and conforms to the procedures set out in HSE guidance document HSG 264 entitled 'Asbestos: The survey guide' (April 2012).

Upon arrival on site any signing in/out or induction procedures were adhered to. Initially the team familiarised themselves with the premises and cross referenced the layout to the previous survey report dated 16/08/13.

Where ACM has been removed since the previous inspection it has been presumed that this has been carried out to a satisfactory standard by competent firms

The re-inspection team selected a suitable starting point for the re-inspection and then proceeded with due care in a systematic fashion until all areas of the premises were inspected.

2.3 Description of the Areas included in the Survey

This re-inspection only covers ACM in the Farmhouse and the externals of the site as identified in the original report. All other areas must be assumed to still contain those ACM identified in the original report.

Full details of any exclusions can be found in Section 3.

2.4 Level of Identification

Where the original survey was carried out by WSP | PB, the initial sampling of suspected ACMs was undertaken in accordance with WSP | PB in-house Technical Procedure SSA. All sampling points were made good (except where materials were found to be in a poor condition prior to sampling) and were marked where

possible with a label (subject to prior agreement with the client) detailing the project number, date of sampling and relevant contact details. Materials that were visually consistent with those originally sampled or presumed have had the original result assigned to them during this re-inspection.

3 Re-inspection Limitations

3.1 Re-inspection Limitations

This report is based on the re-inspection of ACM previously identified by WSP | PB.

By prior agreement, no samples were taken during this re-inspection and no attempt was made to access or inspect any previously non-accessed areas or items.

Where presumptions have been made during previous inspections, these are detailed within the materials register in Section 5.

It is known that asbestos materials are frequently concealed in the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any re-inspection as being definitive. For reasons set out in this report, WSP | PB cannot give an assurance that all ACMs have been found and items will be listed as not inspected during this exercise.

Where pipe work was present, assessments of pipe insulation to check for residual asbestos insulation may have been undertaken and where possible sampling may have been carried out behind panels or cladding. Where such inspections revealed possible ACMs, samples were taken historically as described herein. The results of these historical inspections, tests and samples are only representative of the location inspected.

Equipment, machinery and ducting were not moved, opened up or examined for the purpose of this investigation except where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos in previous reports. No access was made to any live electrical fuse boxes or switchgear.

Any previously identified sealed or inaccessible loft spaces or inaccessible lift shafts and escalators have not been inspected during this exercise.

We have not inspected beneath non-asbestos insulation materials, within flues, ventilation ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore we are unable to update any information on any asbestos that may be present in these areas.

We have not inspected any area that required the removal or relocation of furniture, equipment, goods, fixtures and fittings or large quantities of documents to gain access. Therefore we are unable to update any information on any asbestos that may be present in these areas.

Where previously a limited inspection only had been carried out to pipe work and plant concealed by non-asbestos insulation, the presence of asbestos debris from previous removal works may be obscured by overlying non-asbestos insulation or metal cladding. The removal of overlying non-asbestos insulation is considered outside the scope of this re-inspection.

We have not generally inspected any part requiring specialist access equipment other than step ladders. Therefore we are unable to update any information on any asbestos that may be present in these areas. Any requirement for specialist access equipment has been specifically addressed.

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened during the investigation to access previously identified ACM. We have not reported on concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the re-inspection.

3.2 Site Specific Limitations

Area Description (Including Area Number)	Reason for access limitation
Building 1 - Farm House. Basement	Unsafe structure
Building 2 - Barn/Cow Shed. 0/01 – Open-fronted store	Area fenced off and overgrown
Building 2 - Barn/Cow Shed. 0/02 - Barn	Unsafe structure
Building 2 - Barn/Cow Shed. 0/03 - Barn	Access through 0/02
Building 2 - Barn/Cow Shed. 0/04 – Cow sheds	Access through 0/02
Building 3 – Milking Building.	Structure boarded-up

4 Material & Priority Assessment

4.1 Material Assessments

Where ACMs have been presumed and/or identified, a Material Assessment Algorithm, as detailed in HSG 264, has been assigned.

The material assessment establishes the likelihood of the ACM releasing airborne fibres, taking into account its type and condition using the algorithm below.

TABLE 1: MATERIAL ASSESSMENT ALGORITHM

Sample Variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product except AIB debris)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos (including AIB debris), asbestos mattresses and packing
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, painted asbestos cement.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) unsealed asbestos cement, sealed rope / textiles etc.
	2	Unsealed AIB, unsealed rope / textiles or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos or mixtures excluding Crocidolite
	3	Crocidolite or mixtures containing Crocidolite

Score	Potential to release asbestos fibres (Risk Rating)
10-12	High (A)
7-9	Medium (B)
5-6	Low (C)
2-4	Very Low (D)

4.2 Priority Assessments

As stated in CAR 2012, Regulation 4 Paragraph 8 (a - c) it is the duty holders responsibility to ensure that a determination of the risk from any identified asbestos is made. The material assessment identifies high risk materials, i.e. those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment which will take into account factors such maintenance and occupant activities, likelihood of disturbance and human exposure potential.

No priority assessment has been carried out. The compilation of priority assessments falls outside the scope of WSP | PB's accreditation and the scope of this re-inspection.

The priority risk assessment should take into account the following elements in line with current guidance:-

TABLE 2: PRIORITY ASSESSMENT ALGORITHM

Assessment Factor	Score	Examples of score variables	Individual Score	Average
Normal occupant activity Main type of activity in the area Secondary activities for area	0 1 2 3 As above	Rare disturbance activity (eg. little used store room) Low disturbance activity (e.g. office type activity) Periodic disturbance (eg. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (eg. fire door with asbestos insulating board sheet in constant use) As above		Normal occupant activity score or average of 2 individual scores if there are secondary activities.
Likelihood of disturbance Location Accessibility Extent / amount	0 1 2 3 0 1 2 3 0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed Small amounts or items (eg. strings, gaskets) <=10m ² or <=10m pipe run >10m ² to <=50m ² or >10 to <=50 pipe run >50m ² or >50m pipe run		Average of 3 individual scores
Human exposure potential Number of occupants Frequency of use of area Average time area is in use	0 1 2 3 0 1 2 3 0 1 2 3	None 1 to 3 4 to 10 >10 Infrequent Monthly Weekly Daily < 1 hour > 1 to < 3 hours > 3 to < 6 hours > 6 hours		Average of 3 individual scores
Maintenance activity Type of maintenance activity Frequency of maintenance activity	0 1 2 3 0 1 2 3	Minor disturbance (eg. possibility of contact when gaining access) Low disturbance (eg. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (eg. lifting one or two asbestos insulating board ceiling tiles to access a valve) High levels of disturbance (eg. removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling) ACM unlikely to be disturbed for maintenance ≤ 1 per year > 1 per year > 1 per month		Average of 2 individual scores
Total priority assessment score				
Material Assessment Score				
Total material and priority score				

4.3 Extent and Accessibility

These will be recorded in the following formats:

- Extent – Sq M (square metres), Lin M (linear metres), Units (1 no.), N/A

Note: N/A (Not Quantified) will only be used where accurate assessment of the extent of an ACM is impossible.

- Accessibility H = High – Easily accessible (Can be touched)

M = Medium – Not easily reached (Stepladders)

L = Low – Requires effort to reach (Specialist access equipment)

5 Re-inspection Results & Recommendations

5.1 Materials Register

The updated re-inspection results are summarised in tabular format below.

5.2 Recommendations

The ACMs identified during the re-inspection together with appropriate actions are summarised in the executive summary on page 1 and also detailed within the materials register below.

MATERIALS REGISTER

		PROJECT NO: 70027205 DATE OF INSPECTION: 18/11/2016					SITE / LOCATION ADDRESS: Silverhill Farm.				Please refer to section 3 for areas not accessed		
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified			
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility ^{(*)2}	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^{(*)1}	Recommendations, limitations and photographs	

Building 1 – Farm House

0/01 Entrance lobby	Cement panels to ceiling	3 m ²	1	1	1	1	4	Very Low	High	40194/MH001	Chrysotile	 Manage and re-inspect.
0/02 Kitchen	Bitumen pads to underside sink	2 No.	1	0	0	1	2	Very Low	High	40194/MH002	Chrysotile	 Manage and re-inspect.

MATERIALS REGISTER												
 Risk Management Services		PROJECT NO: 70027205					SITE / LOCATION ADDRESS: Silverhill Farm.			Please refer to section 3 for areas not accessed		
		DATE OF INSPECTION: 18/11/20016										
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility. (*2)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification (*1)	Recommendations, limitations and photographs

1/04 Landing	Cement partition walls to rear rooms	4 m ²	1	1	1	1	4	Very Low	High	40194/MH003	Chrysotile	 Manage and re-inspect.
1/05 Small Bedroom	Cement panels to wall to room 1/06	6 m ²	1	1	1	1	4	Very Low	High	As 40194/MH003	Chrysotile	 Manage and re-inspect.

MATERIALS REGISTER

		PROJECT NO: 70027205 DATE OF INSPECTION: 18/11/2016					SITE / LOCATION ADDRESS: Silverhill Farm.				Please refer to section 3 for areas not accessed	
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility ^(*)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*)	Recommendations, limitations and photographs
1/06 Bathroom	Cement panels to walls	12 m ²	1	1	1	1	4	Very Low	High	As 40194/MH003	Chrysotile	 Manage and re-inspect.
-1/01 Basement	No access	-		-	-	-	-	-	-	-	-	No access due to unsafe area.

MATERIALS REGISTER												
 Risk Management Services		PROJECT NO: 70027205					SITE / LOCATION ADDRESS: Silverhill Farm.			Please refer to section 3 for areas not accessed		
		DATE OF INSPECTION: 18/11/20016										
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility. (*2)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification (*1)	Recommendations, limitations and photographs

Building 2 – Barn/Cow Shed												
0/01 Open Fronted store	No access	-	-	-	-	-	-	-	-	-	-	 Area fenced off and overgrown
0/02 Barn	No Access	-	-	-	-	-	-	-	-	-	-	Unsafe structure
0/03 Barn	No access	-	-	-	-	-	-	-	-	-	-	Accessed through 0/02
0/04 Cow sheds	No access	-	-	-	-	-	-	-	-	-	-	Accessed through 0/02

MATERIALS REGISTER												
		PROJECT NO: 70027205					SITE / LOCATION ADDRESS: Silverhill Farm.				Please refer to section 3 for areas not accessed	
		DATE OF INSPECTION: 18/11/2016										
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility. ^(*)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^{(*)1}	Recommendations, limitations and photographs
External	Cement debris to rear of building.	5 m ²	1	3	1	1	6	Low	High	As 40194/MH006	Chrysotile	 Remove

MATERIALS REGISTER												
 Risk Management Services		PROJECT NO: 70027205 DATE OF INSPECTION: 18/11/20016					SITE / LOCATION ADDRESS: Silverhill Farm.			Please refer to section 3 for areas not accessed		
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility: (*2)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification (*1)	Recommendations, limitations and photographs

Building 3 – Milking Building												
Building 3 - Milking Building	No access to any part of this building	-	-	-	-	-	-	-	-	-	-	 Structure boarded-up.
External	Cement guttering and downpipes	20 lm	1	2	1	1	5	Low	High	40194/MH006	Chrysotile	Manage and re-inspect.

Appendices, Figures & Tables

Appendix A - Survey Plan Client Authorisation Form

(3 No of Attachment Pages)

Survey Plan Client Authorisation Form

Bid / Project Name (Number)	70027205	Date	6 th October 2016
Project Manager	J Maxwell	Documentation handover to surveyor	
Client	TEP on behalf of HCA	Date of Works	TBC
Description and use of the property to be surveyed (eg. Industrial, domestic etc) including any known site history	Silver Hill Farm		
What is the reason for undertaking the survey? (eg. Management, refurbishment)	Reinspection survey		

Note: This form should be completed by both WSP surveyors and clients prior to commencement of any site surveying activities, a copy of this form should be maintained in the project file. Additional information should be appended as required. **Surveyors should not proceed if information is incomplete.**

Are plans available from the client (Hard copy or electronic)	Yes
Has all historical asbestos survey/removal information been made available?	Yes previous management survey available
Has the full extent of the survey been detailed (eg. Using plans)	Yes
Number of buildings (Does the scope of the survey include adjacent land and outbuildings?)	-
Are there any underground ducts or services and are they to be included in the survey scope?	-
Is the property listed?	Unknown
Will the premises be vacant or occupied during the survey?	Vacant
Are there any known access limitations on the site? (Confined spaces or high level areas)	Part of the building is derelict with no access possible
Does the client have any specific requirements or instructions?	No
Who shall be responsible for arranging access? Please provide contact details?	Maurice Hickey Senior Managing Agent 01925 844077 (Direct Dial) 074424 90818 (Mobile)

How many bulk samples are anticipated?	-
Additional specific exclusions from scope of survey	We will not survey behind suspected asbestos containing materials where to do so would disturb the material.

Welfare and Hygiene Facilities

What arrangements are in place for washing facilities with hot water?	Facilities can be found near site
What toilet facilities are available?	Facilities can be found near site
Is a decontamination unit required due to asbestos or other contamination present	No

Refurbishment/Demolition Surveys

Will isolation certificates be provided prior to the survey?	-
Is re-instatement of intrusive access points required?	-
Floor Slabs – how are these to be inspected eg, visual inspection or mechanical investigation	-
Is assistance of a licensed contractor required for opening up / / access behind existing ACM / clean-up of contamination	-

Client Acceptance

By commissioning the works the client confirms that this document has been read and understood and agrees to the scope of the survey works as detailed above.

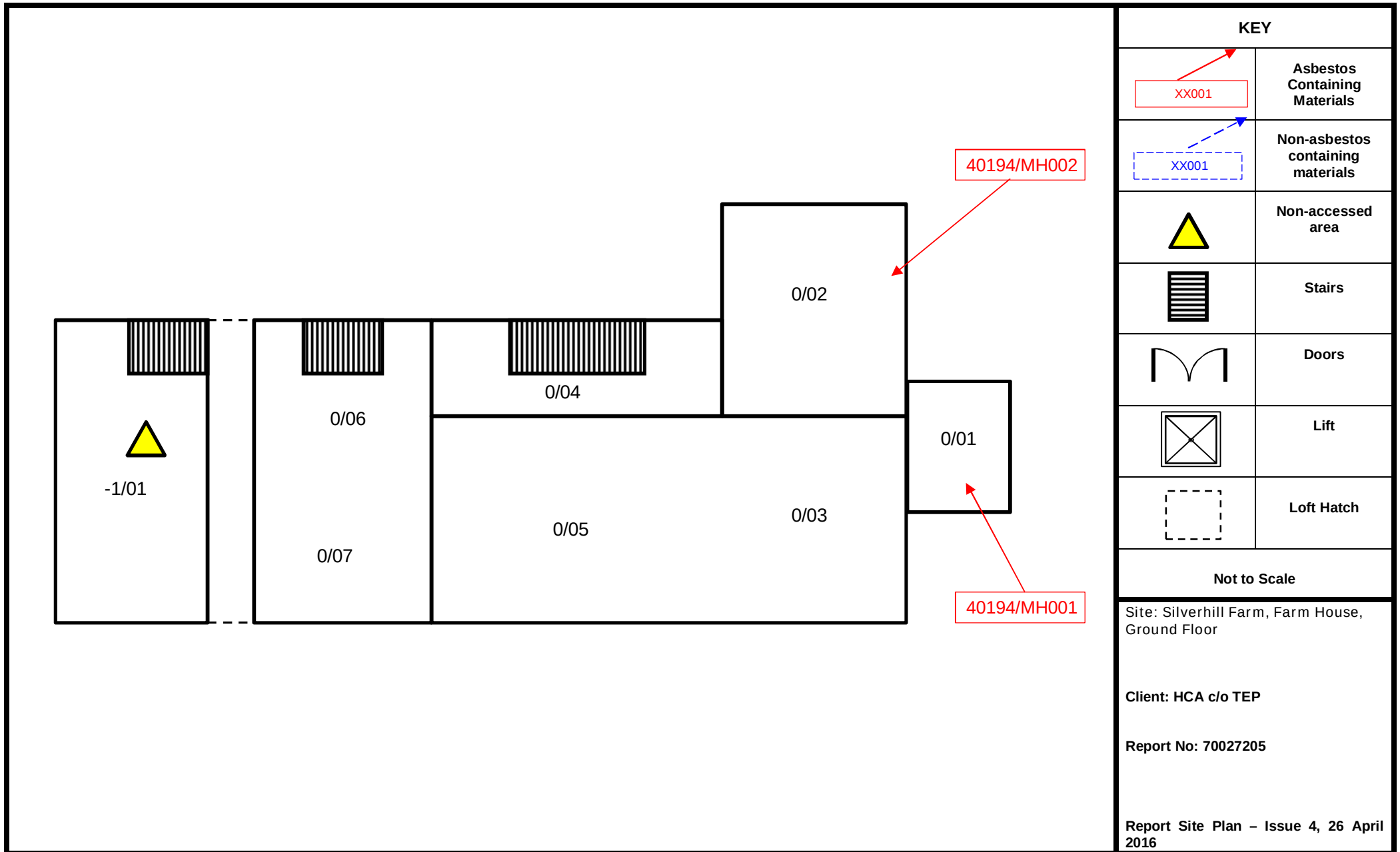
Signed for and on behalf of WSP	
Name	James Maxwell
Title	Principal Consultant
Date	6/10/16
Signature	 Maxwell, James 2016.10.06 14:13:53 +01'00'

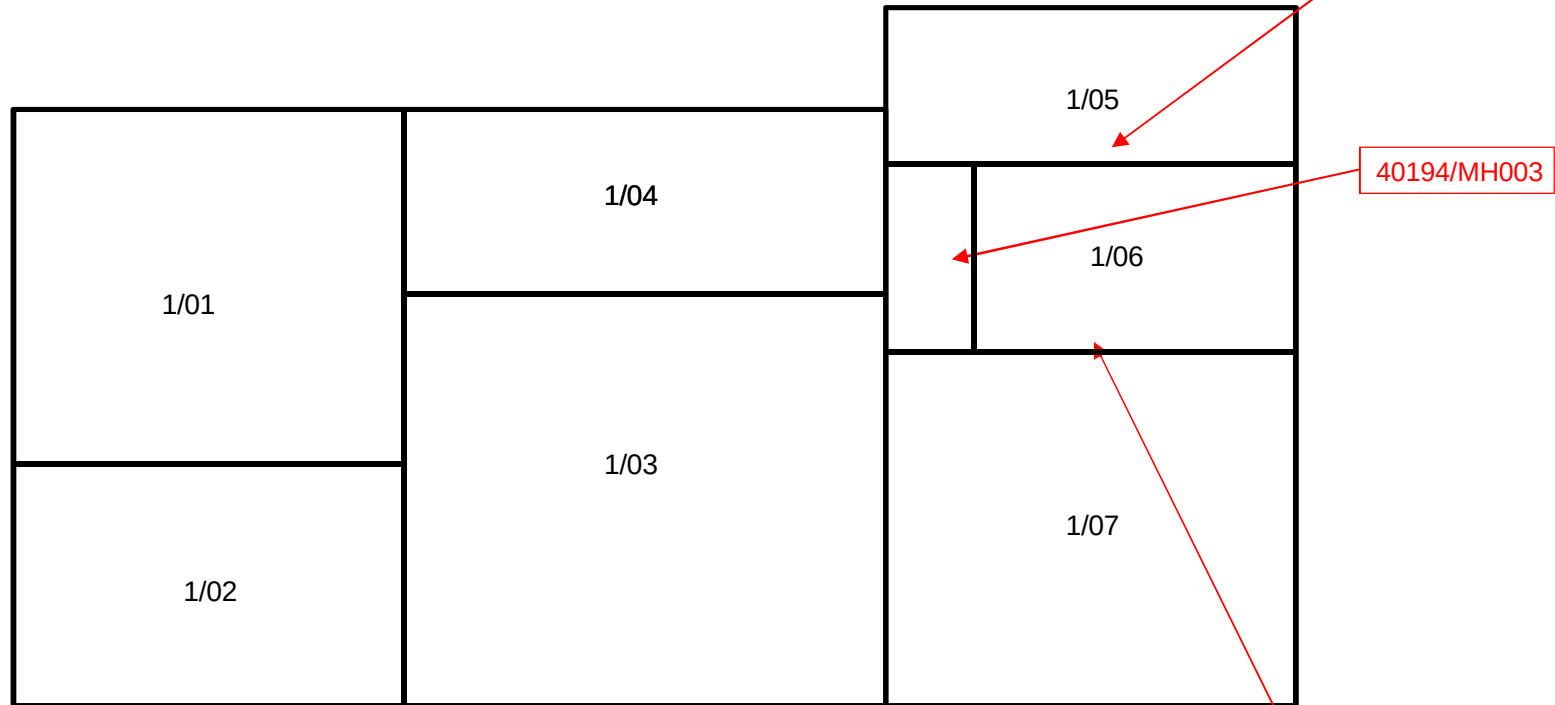
Agreed Amendments to Scope of Works

[illegible]

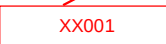
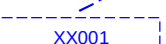
Appendix B - Site Plans

(4 No of Attachment Pages)





KEY

	Asbestos Containing Materials
	Non-asbestos containing materials
	Non-accessed area
	Stairs
	Doors
	Lift
	Loft Hatch

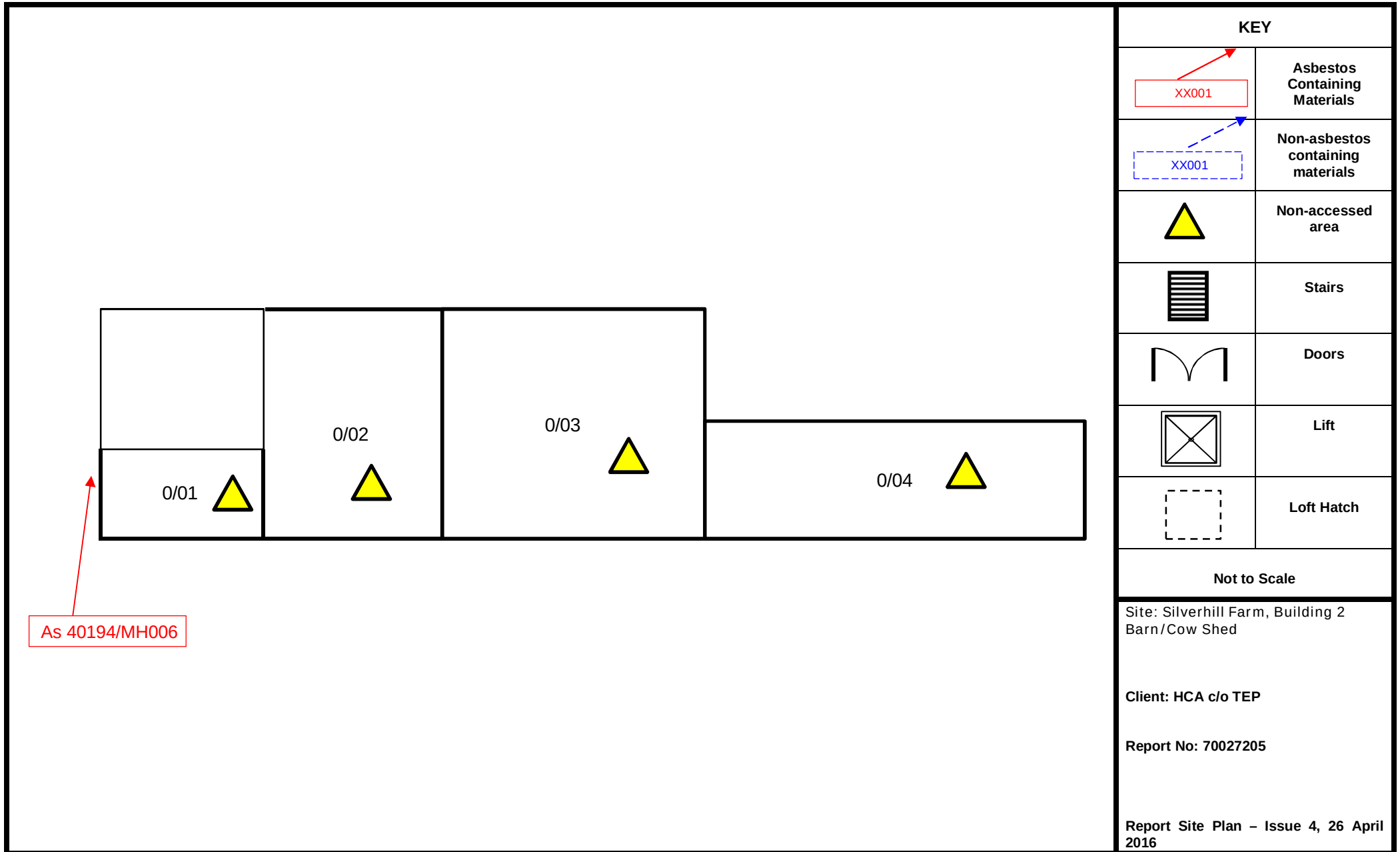
Not to Scale

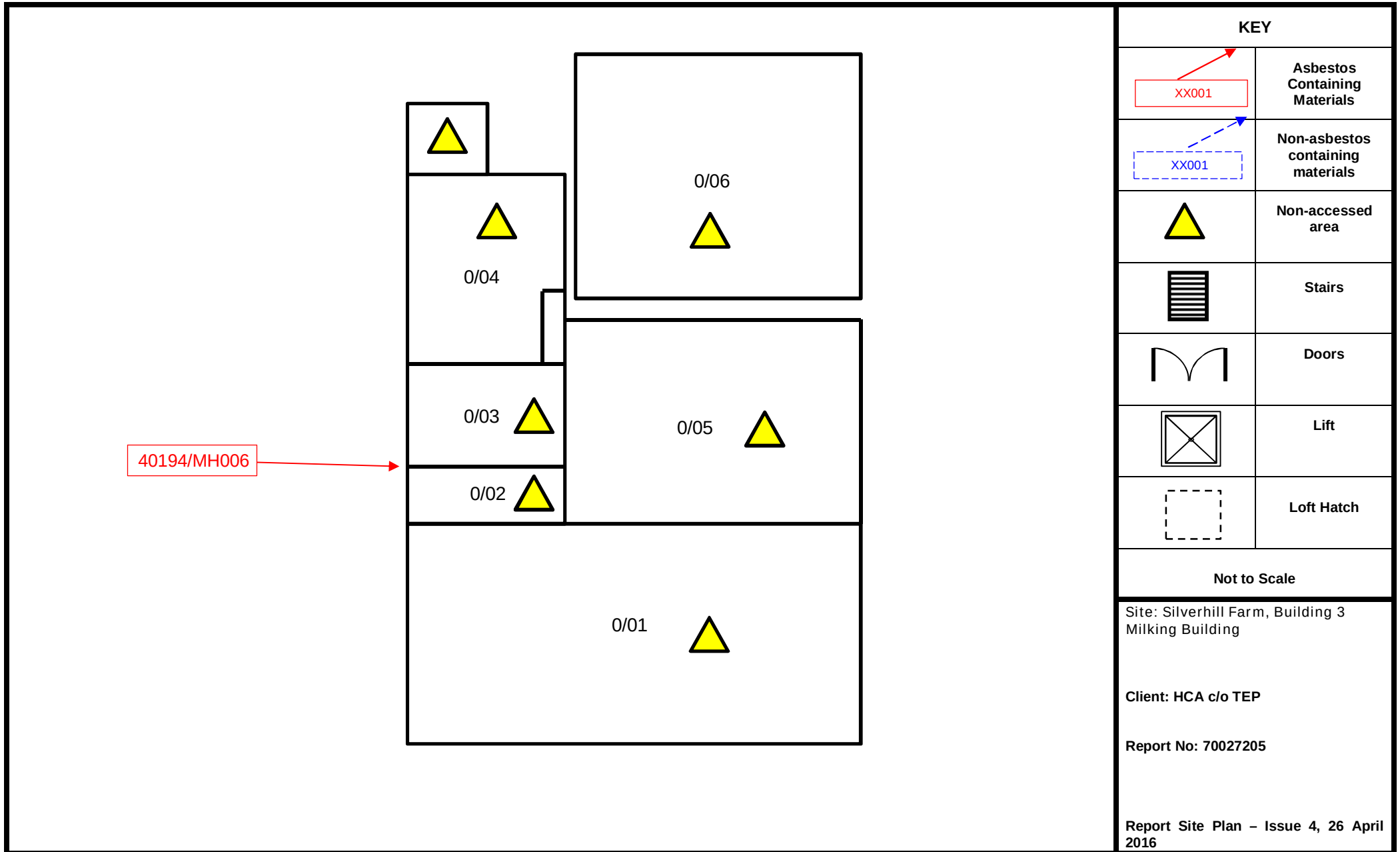
Site: Silverhill Farm, Farm House, First Floor

Client: HCA c/o TEP

Report No: 70027205

Report Site Plan – Issue 4, 26 April 2016





Appendix C - Previous Survey/Inspection Report

(37 No of Attachment Pages)



UNITED
BY OUR
DIFFERENCE



MANAGEMENT ASBESTOS SURVEY REPORT

Silverhill Farm, Lower Lane, Rochdale

CLIENT:HCA c/o TEP

16/08/2013

Quality Management

Issue/revision	Issue 1	Revision 1	Revision 2	Revision 3
Remarks	Final			
Date	16 th August 2013			
Prepared by	L Ball			
Technical Review by	M Hussey			
Authorised by	M Hussey			
Signature				
Released for issue by	M Hussey			
Signature				
Project number	40194			
Template Issue / Date	Issue 12/ 11 th March 2013			

MANAGEMENT ASBESTOS SURVEY REPORT

Silverhill Farm, Lower Lane, Rochdale

16/08/2013

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Executive Summary

Survey Finding Summary

This survey has been carried out in conformance with current legislation and HSE Guidance document HSG 264 – Asbestos: The survey Guide.

The presence of ACMs (Asbestos Containing Materials) has been identified on the site. The dutyholder has a statutory obligation to implement a plan to manage the associated risks.

Any locations or items that could not be inspected during the survey must be presumed to contain asbestos until proven otherwise and managed accordingly.

During the survey the following ACMs were identified:

HIGH RISK ACMS

Area Description (Including Area Number)	Item position and material description	Extent	Sample Reference	Recommendation
No high risk ACM identified				

MEDIUM RISK ACMS

Area Description (Including Area Number)	Item position and material description	Extent	Sample Reference	Recommendation
No medium risk ACM identified				

LOW RISK ACMS

Area Description (Including Area Number)	Item position and material description	Extent	Sample Reference	Recommendation
Building 3 0/04 Refrigeration room	Cement ceiling panels	10 Sq.M	40194/MH004	Remove debris and decontaminate area, repair, encapsulate and manage ceiling panels
Building 3 External	Cement guttering and downpipe	20 Lin. M	40194/MH006	Manage and reinspect as part of an asbestos management plan

VERY LOW RISK ACMS

Area Description (Including Area Number)	Item position and material description	Extent	Sample Reference	Recommendation
Building 1 0/01 Entrance lobby	Cement panels to ceiling	3 Sq.M	40194/MH001	Manage and reinspect as part of an asbestos management program.
Building 1 0/02 Kitchen	Bitumen pad to underside of sink	1 item	40194/MH002	Manage and reinspect as part of an asbestos management program.
Building 1 1/04 Landing	Cement partition walls to rear rooms	4 Sq.M	40194/MH003	Manage and reinspect as part of an asbestos management program.
Building 1 1/05 Small Bedroom	Cement panels to wall to room 1/06	6 Sq.M	As 40194MH003	Manage and reinspect as part of an asbestos management program.
Building 1 1/06 Bathroom	Cement panels to walls	12 Sq.M	As 40194MH003	Manage and reinspect as part of an asbestos management program.

SITE SPECIFIC LIMITATIONS

Area Description (Including Area Number)	Reason for access limitation
Building 1 -1/01 Basement	Limited access due to unsafe structure and live electrics within area
Building 2 0/01 Open Fronted Store	Area fenced off and overgrown
Building 2 0/02 Barn	Unsafe structure
Building 2 0/03 Barn	Area has to be accessed through 0/02
Building 2 0/04 Cow Sheds	Area has to be accessed through 0/02
Building 3 0/02 Electrics room	No access to loft. No safe access
Building 3 0/06	All doors to area sealed and no keys available

1 Introduction

All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross referenced.

1.1 Survey Scope

This report is based upon a non-destructive investigation of Silverhill Farm which consists of a stone built farm house overhung with a pitched slate roof. The farm also consisted of a number of outbuildings of various constructions.

As part of the survey planning, and in order to comply with HSG 264, WSP Risk Management Services (WSP RMS) have ensured a Survey Plan Client Authorisation Form is completed, copies of which are appended to this Asbestos Survey Report (Appendix A).

The following information was requested from the client:

- Site plans;
- Historical asbestos survey/removal information;
- Extent of the survey;
- Number of buildings/rooms; and
- Details of any underground ducts/services.

Areas included in the inspection are as described in the Material Register in Section 5.

Drawings supplied by HCA show the boundaries within which the work was undertaken. WSP RMS can take no responsibility for buildings not defined accurately by these drawings. Any diagrams contained within this report are not to scale and illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.

Materials have been referred to as Asbestos Cement or Asbestos Insulating Board based upon their asbestos content confirmed by sample analysis and visual identification using the surveyor's judgement and experience. Water absorption testing of these materials has not been carried out.

Air monitoring to determine airborne asbestos fibre concentrations was not undertaken.

1.2 Purpose and Objectives

The purpose of the survey is to help manage asbestos in the dutyholder's premises by providing sufficient information for: an asbestos register and plan to be prepared, a suitable risk assessment to be carried out and a written plan to manage the risks to be produced. The aim of this type of survey is to locate as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

The objective of this report is to provide detailed information in order to;

- Form an asbestos register for the site as part of an Asbestos Management Plan;
- Highlight any urgent action required to reduce the risk of exposure to asbestos; and
- To clearly identify that not all ACMs are likely to be found as part of this survey.

All recommendations described in this report are standardised and based upon material assessments for each individual inspection. The assessments take into account the product type, asbestos type, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be

reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

Management actions are the next legal responsibility of the Client and should be based upon the information contained herein along with advice received from the building occupants about existing and proposed use and any known or anticipated works. Whilst we are happy to help you in this area it is outside the scope of this report.

Future refurbishment or demolition works may disturb or damage ACMs that may be concealed within the fabric of the building or located in areas or items that could not be inspected as part of the management survey. For these reasons this report may be used to identify known asbestos however it must be supplemented by a more intrusive **refurbishment or demolition survey** as described in HSE publication HSG 264 Asbestos: The survey guide.

1.3 Risk Assessment

To ensure the Health & Safety of WSP RMS site surveyors, and in order to comply with the requirements of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012, a Risk Assessment was compiled a copy of which is available upon request.

1.4 Legal Background

The Health and Safety at Work etc. Act 1974, requires all employers, the self-employed and those who have control, to any extent, over a workplace to conduct their work so that anyone affected by their work will not be exposed to health and safety risks, and to provide information to anyone whose health and safety may be affected.

Wider health and safety legislation in support of the Act includes the Management of Health & Safety at Work Regulations 1999 which require employers to assess the health and safety risks to third parties who may be affected by their activities. Also, actions to control the potential disturbance of asbestos during refurbishment and demolition may also be required under the Construction (Design and Management) Regulations 2007 (CDM).

The Control of Asbestos Regulations 2012 and specifically regulation 4, the 'duty to manage asbestos' contains an explicit duty to assess and manage the risks from the presence of asbestos. As part of this duty reasonable steps must be taken to determine the location of materials likely to contain asbestos. HSG 264 is the official supporting guidance on procedures for the assessment of asbestos in buildings.

2 General Site Information

2.1 Authorisation

WSP RMS was requested by Alice Babb of TEP on behalf of HCA to undertake an Asbestos Management Survey of Silverhill Farm, Lower Lane, Rochdale.

Should TEP on behalf of HCA wish to pass copies of this report issued on 16th August 2013 to other parties for information, the whole of the report should be copied and WSP RMS accepts no professional liability or warranty to other parties in this connection without the explicit written agreement thereto by WSP RMS, in accordance with our standard terms and conditions of engagement enclosed with our proposal.

This document is submitted in connection with a contract to supply goods/services and is issued only on the basis of strict confidentiality.

It should be noted that this Asbestos survey report is not intended to be used as a Bill of Quantities for the removal of asbestos containing materials (ACMs) and should be used as a reference document only when tendering. All quantities detailed within the Asbestos survey report are approximations and should be verified by a competent person.

2.2 Survey Methodology

The survey was undertaken by M Hussey and L Ball on 24th July 2013, utilising WSP RMS in-house Technical Procedure 'Surveying, Sampling and Assessment (SSA)', which is accredited by UKAS and conforms to the procedures set out in HSE guidance document HSG 264 entitled 'Asbestos: The survey guide' (April 2012)

Upon arrival on site any signing in/out or induction procedures were adhered to. Initially the team familiarised themselves with the premises and cross referenced the layout to the plans provided. Any apparent discrepancies were amended to reflect the current building layout. Where no plans were available the team compared the premises with the description provided by the clients representative and generated plans on site.

During this initial familiarisation the surveyors took into account the type, construction and age of the premises to be surveyed and current or former equipment and types of processes carried out in them. Specifications may have been altered during construction of the building or poor removal practice may have left debris and residues now partially concealed by substitute materials.

The survey team selected a suitable starting point for the survey and then proceeded with due care in a systematic fashion until all reasonably accessible areas of the premises within the scope of the survey were inspected.

2.3 Description of the Areas included in the Survey

Silverhill Farm consists of a stone built farm house overhung with a pitched slate roof. Internally the walls were of stone or wooden construction, the floors are concrete or wooden board and the ceilings are plaster. A number of outbuildings are present. These are predominantly of stone construction with varying roof constructions. The age of the farm is unknown.

Full details of any exclusions can be found in Section 3.

2.4 Level of Identification

Sampling of suspected ACMs was undertaken in accordance with WSP RMS in-house Technical Procedure SSA. All sampling points were made good (except where materials were found to be in a poor condition prior to sampling) and were marked where possible with a label detailing the project number, date of sampling and relevant contact details.

Bulk sample analysis was undertaken by a UKAS accredited laboratory following principles detailed in HSE document HSG 248, 'Asbestos: The Analysts' Guide for sampling, analysis and clearance procedures'. Certificates of Analysis are included in Appendix C.

3 Survey Limitations

3.1 General Management Survey Limitations

The scope of a management survey is to locate, identify and assess all reasonably accessible ACM that may be encountered during the normal occupancy of a building. This type of survey does not involve destructive inspections or access to concealed voids, live electrics, plant or machinery or other normally inaccessible locations, therefore there are likely to be concealed ACM that have not been identified in this report. Regulation 5 of the Control of Asbestos Regulations 2012 states:

An employer must not undertake work in demolition, maintenance or any other work which exposes or is liable to expose employees of that employer to asbestos in respect of any premises unless either—

(a) that employer has carried out a suitable and sufficient assessment as to whether asbestos, what type of asbestos, contained in what material and in what condition is present or is liable to be present in those premises; or

(b) if there is doubt as to whether asbestos is present in those premises, that employer—

(i) assumes that asbestos is present, and that it is not chrysotile alone, and

(ii) observes the applicable provisions of these Regulations.

Where such works are anticipated, they must not proceed until a refurbishment or demolition survey has been carried out and the risks from all ACM have been eliminated, designed out, or if not possible, reduced to as low as reasonably practicable. This normally means redesign of a project to avoid disturbance of ACM or removal of all ACM that may have otherwise been disturbed as a result of those works being carried out.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned, for example; fuses within electrical boxes, gaskets, hygiene devices, fire doors, ropes and caulking associated with heating, glazing or power plant etc.. These non-accessed items must be presumed to contain asbestos until proven otherwise. Where presumptions have been made by the surveyor they are detailed within the materials register in Section 5.

Equipment, machinery and ducting were not moved, opened up or examined for the purpose of this investigation except where access hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos. No access was made to any live electrical fuse boxes or switchgear.

Any sealed or inaccessible loft spaces are detailed within this report.

We have not inspected within flues, ventilation ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore we are unable to report on any asbestos as may be present in these areas.

We have not inspected any area that required the removal or relocation of furniture, equipment, goods, fixtures and fittings or large quantities of documents to gain access.

We have not generally inspected any part requiring specialist access equipment other than step ladders. Any requirement for specialist access equipment has been specifically addressed.

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened during the investigation. We have not reported on concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Samples have not been taken where prohibited or prevented by the Client, tenant or their representative.

3.2 Site Specific Limitations

Area Description (Including Area Number)	Reason for access limitation
Building 1 -1/01 Basement	Limited access due to unsafe structure and live electrics within area
Building 2 0/01 Open Fronted Store	Area fenced off and overgrown
Building 2 0/02 Barn	Unsafe structure
Building 2 0/03 Barn	Area has to be accessed through 0/02
Building 2 0/04 Cow Sheds	Area has to be accessed through 0/02
Building 3 0/02 Electrics room	No access to loft. No safe access
Building 3 0/06	All doors to area sealed and no keys available

Details of any areas not accessed within rooms surveyed can be found within the material registers within section 5 of this report.

4 Material & Priority Assessment

4.1 Material Assessments

Where ACMs have been presumed and/or identified, a Material Assessment Algorithm, as detailed in HSG 264, has been assigned.

The material assessment establishes the likelihood of the ACM releasing airborne fibres, taking into account its type and condition using the algorithm below.

TABLE 1: MATERIAL ASSESSMENT ALGORITHM

Sample Variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product except AIB debris)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos (including AIB debris), asbestos mattresses and packing
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, painted asbestos cement.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) unsealed asbestos cement, sealed rope / textiles etc.
	2	Unsealed AIB, unsealed rope / textiles or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos or mixtures excluding Crocidolite
	3	Crocidolite or mixtures containing Crocidolite

Score	Potential to release asbestos fibres (Risk Rating)
10-12	High (A)
7-9	Medium (B)
5-6	Low (C)
2-4	Very Low (D)

4.2 Priority Assessments

As stated in CAR 2012, Regulation 4 Paragraph 8 (a - c) it is the dutyholders responsibility to ensure that a determination of the risk from any identified asbestos is made. The material assessment identifies the high risk material, that is those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment which will take into account factors such maintenance and occupant activities, likelihood of disturbance and human exposure potential.

No priority assessment has been carried out. The compilation of priority assessments falls outside the scope of WSP RMS' UKAS accreditation.

The priority risk assessment should take into account the following elements in line with current guidance:-

TABLE 2: PRIORITY ASSESSMENT ALGORITHM

Assessment Factor	Score	Examples of score variables	Overall Score
Normal Occupant Activity Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)	Score
	1	Low disturbance activity (e.g. office type activity)	
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)	
	3	High levels of disturbance (e.g. fire door with AIB sheet in constant use)	
Likelihood of disturbance Location	0	Outdoors	Average of 3 variables
	1	Large rooms or well-ventilated areas	
	2	Rooms up to 100m ²	
	3	Confined spaces	
Accessibility	0	Usually inaccessible or unlikely to be disturbed	
	1	Occasionally likely to be disturbed	
	2	Easily disturbed	
	3	Routinely disturbed	
Extent/amount	0	Small amounts or items (e.g. strings, gaskets)	
	1	≤10 m ² or ≤10 m pipe run	
	2	>10 m ² to ≤50 m ² or >10m to ≤50 m pipe run	
	3	>50 m ² or >50 m pipe run	

Assessment Factor	Score	Examples of score variables	Overall Score
Human exposure potential Number of occupants	0	None	Average of 3 variables
	1	1 to 3	
	2	4 to 10	
	3	>10	
Frequency of use of area	0	Infrequent	
	1	Monthly	
	2	Weekly	
	3	Daily	
Average time area is in use	0	<1 hour	
	1	>1 to <3 hours	
	2	>3 to <6 hours	
	3	>6 hours	
Maintenance activity Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)	Average of 2 variables
	1	Low disturbance (e.g. changing light bulbs in AIB ceiling)	
	2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)	
	3	High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for recabling)	
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance	
	1	≤1 per year	
	2	>1 per year	
	3	>1 per month	

4.3 Extent and Accessibility

These will be recorded in the following formats:

- Extent – Sq M (square metres), Lin M (linear metres), Units (1 no.), N/A

Note: N/A (Not Quantified) will only be used where accurate assessment of the extent of an ACM is impossible.

- Accessibility H = High – Easily accessible (Can be touched)
M = Medium – Not easily reached (Stepladders)
L = Low – Requires effort to reach (Specialist access equipment)

5 Survey Results & Recommendations

5.1 Materials Register

The survey results are summarised in tabular format below.

5.2 Recommendations

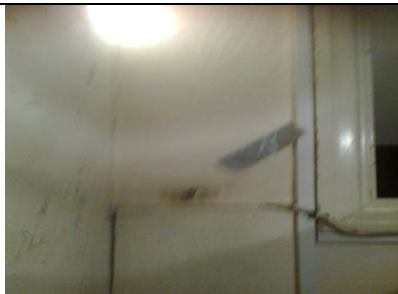
The ACMs identified during the survey together with appropriate actions are included in the Executive Summary and further detailed in the Materials Register below.

MATERIALS REGISTER													
 Risk Management Services			PROJECT NO: 40194 DATE OF INSPECTION: 24/07/2013				SITE / LOCATION ADDRESS: Silverhill Farm, Rochdale				Please refer to section 3 for areas not accessed		
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified			
Area Description (Including Area Number)	Item Description		Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility ^(*2)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*1)	Recommendations, limitations and photographs

Building 1 – Farm House												
0/01 Entrance lobby	Cement panels to ceiling	3 Sq.M	1	1	1	1	4	Very Low	High	40194/MH001	Chrysotile	 Manage and reinspect as part of an asbestos management program.
0/02 Kitchen	Bitumen pad to underside sink pad	1 item	1	0	0	1	2	Very Low	High	40194/MH002	Chrysotile	 No access above timber ceiling. Manage and reinspect as part of an asbestos management program.

MATERIALS REGISTER												
		PROJECT NO: 40194 DATE OF INSPECTION: 24/07/13					SITE / LOCATION ADDRESS: Silverdell Farm, Rochadle				Please refer to section 3 for areas not accessed	
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility. ^(*)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*)	Recommendations, limitations and photographs
0/03 Dining room	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	Timber beams to ceiling
0/04 Hallway	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	Timber stud walls to brick walls behind
0/05 Lounge	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	Stone surround to fireplace. Chimney inspected as far as possible
0/06 Small kitchen	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	-
0/07 Lounge	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	No access to fireplace
Basement -1/01	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	Limited access to area due to it being an unsafe area and live electrics
1/01 Bedroom/ Bathroom	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	-
1/02 Bedroom	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	-

MATERIALS REGISTER												
 Risk Management Services		PROJECT NO: 40194					SITE / LOCATION ADDRESS: Silverhill Farm, Rochdale			Please refer to section 3 for areas not accessed		
		DATE OF INSPECTION: 24/07/2013										
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility: ^(*)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*)	Recommendations, limitations and photographs

1/03 Bedroom	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	-
1/04 Landing	Cement partition walls to rear rooms	4 Sq.M	1	1	1	1	4	Very Low	High	40194/MH003	Chrysotile	 Manage and reinspect as part of an asbestos management program.
1/05 Small Bedroom	Cement panels to wall to room 1/06	6 Sq.M	1	1	1	1	4	Very Low	High	As 40194/MH003	Chrysotile	Manage and reinspect as part of an asbestos management program.
1/06 Bathroom	Cement panels to walls	12 Sq.M	1	1	1	1	4	Very Low	High	As 40194/MH003	Chrysotile	No access to loft hatch. Manage and reinspect as part of an asbestos management program.
1/07 Bedroom	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	Wall marked as asbestos appears to be plaster
External of House	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	Wooden/plastic guttering, stone walls, metal drain pipes, slate roofs to main roof and lean to

MATERIALS REGISTER												
		PROJECT NO: 40194 DATE OF INSPECTION: 24/07/13					SITE / LOCATION ADDRESS: Silverdell Farm, Rochadle			Please refer to section 3 for areas not accessed		
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility: ^(*)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*)	Recommendations, limitations and photographs
Outside toilet/Store	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	-

MATERIALS REGISTER												
 Risk Management Services			PROJECT NO: 40194 DATE OF INSPECTION: 24/07/2013				SITE / LOCATION ADDRESS: Silverhill Farm, Rochdale				Please refer to section 3 for areas not accessed	
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Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility. ^(*)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*)	Recommendations, limitations and photographs

Building 2 – Barn/Cow Shed												
0/01 Open Fronted Store	No access	-	-	-	-	-	-	-	-	-	-	Area fenced off and overgrown
0/02 Barn	No access	-	-	-	-	-	-	-	-	-	-	Unsafe structure
0/03 Barn	No access	-	-	-	-	-	-	-	-	-	-	Has to be accessed through 0/02
0/04 Cow sheds	No access	-	-	-	-	-	-	-	-	-	-	Has to be accessed through 0/02
External	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	Wooden gutters, metal downpipes, stone walls, slate roof. Limited access to sides and rear of property due to overgrowth

MATERIALS REGISTER												
 Risk Management Services		PROJECT NO: 40194 DATE OF INSPECTION: 24/07/13					SITE / LOCATION ADDRESS: Silverdell Farm, Rochadale			Please refer to section 3 for areas not accessed		
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility. ^(*)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*)	Recommendations, limitations and photographs

Building 3 – Milking Building												
0/01 Silage room	Corrugated cement sheets to roof	50 Sq.M	-	-	-	-	-	-	-	As 40194/MH006	No asbestos detected	Roof sampled and mentioned externally
0/02 Electrics room	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	No access to loft area through hatch
0/03 Milking area	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	Wood above plastic ceiling
0/04 Refrigeration room	Cement ceiling panels	10 Sq.M	1	3	1	1	6	Low	Medium	Sampled/40194/MH004	Chrysotile	 Remove debris and decontaminate area, repair, encapsulate and manage ceiling panels
0/04 Refrigeration Room	Insulating board panels to fridge	10 Sq.M	-	-	-	-	-	-	-	40194/MH005	No asbestos suspected	Dismantled. Panels broken and on floor.

MATERIALS REGISTER												
 Risk Management Services		PROJECT NO: 40194					SITE / LOCATION ADDRESS: Silverhill Farm, Rochdale			Please refer to section 3 for areas not accessed		
		DATE OF INSPECTION: 24/07/2013										
MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK										*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility ^(*2)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*1)	Recommendations, limitations and photographs

0/05 Barn area	No asbestos suspected	-	-	-	-	-	-	-	-	-	-	-
0/06 Room	No access	-	-	-	-	-	-	-	-	-	-	All doors to area sealed and no keys available
External	Cement roof to area 0/01	50 Sq.M	-	-	-	-	-	-	-	40194/MH007	No asbestos suspected	Includes verge plates. Plastic gutters observed to 0/01 area
External	Cement roof and large panels to areas 0/02-0/03	50 Sq.M	-	-	-	-	-	-	-	As 40194/MH007	No asbestos suspected	-
External	Cement guttering and downpipes	20 Lin. M	1	2	1	1	5	Low	High	40194/MH006	Chrysotile	 Manage and reinspect as part of an asbestos management program.

MATERIALS REGISTER												
		PROJECT NO: 40194 DATE OF INSPECTION: 24/07/13					SITE / LOCATION ADDRESS: Silverdell Farm, Rochadle			Please refer to section 3 for areas not accessed		
		MATERIAL ASSESSMENT ALGORITHM TOTALS (As defined in HSG 264): 10-12 HIGH RISK 7-9 MEDIUM RISK 5-6 LOW RISK 2-4 VERY LOW RISK								*1 Refer to certificate of analysis *2 Low – requires effort to reach, Medium – not easily reached, High – easily accessible. *3 N/A – Not Quantified		
Area Description (Including Area Number)	Item Description	Approximate Extent/ Quantity (Lin M, Sq M, no. of items or N/A)	Product Type	Damage / Deterioration	Surface Treatment	Asbestos Type	Material Assessment Total	Risk rating	Accessibility. ^(*)	Level of Identification (Sampled - 12345/AB01 Strongly Presumed - As 12345/AB01 Presumed – Presumed 01)	Asbestos Identification ^(*)	Recommendations, limitations and photographs
External	Cement roof sheets to area 0/06	100 Sq. M	-	-	-	-	-	-	-	40194/MH007	No asbestos suspected	Limited access to external of building due to nettles and overgrowth

Appendices, Figures & Tables

Appendix A Survey Plan Client Authorisation Form

(2 No of Attachment Pages)

Survey Plan Client Authorisation Form

Bid / Project Name (Number)	40194Q	Date	20 th June 2013
Project Manager	J Maxwell	Documentation handover to surveyor	
Client	TEP/HCA	Date of Works	TBC
Description and use of the property to be surveyed (eg. Industrial, domestic etc) including any known site history	Dixon Green Farm and Silverhill Farm, Rochdale		
What is the reason for undertaking the survey? (eg. Management, refurbishment)	Management Surveys		

Note: This form should be completed by both WSP surveyors and clients prior to commencement of any site surveying activities, a copy of this form should be maintained in the project file. Additional information should be appended as required. **Surveyors should not proceed if information is incomplete.**

Are plans available from the client (Hard copy or electronic)	No
Has all historical asbestos survey/removal information been made available?	No Previous Management Plan Available
Has the full extent of the survey been detailed (eg. Using plans)	Plans received of site layout
Number of buildings (Does the scope of the survey include adjacent land and outbuildings?)	Several buildings to each farm
Number of rooms	Not applicable
Are there any unusual features associated with the property?	Farm buildings. Secured sites not occupied. Key holder required for accessing farms.
Are there any underground ducts or services and are they to be included in the survey scope?	Underground ducts and services outside scope of survey.
Details of any known adaptations, extensions or refurbishments	TBC on site.
Any known plant installations	TBC on site.



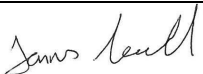
Is the property listed?	?
Will the premises be vacant or occupied during the survey?	Vacant
Are there any known access limitations on the site? (Confined spaces or high level areas)	No access to medium or high risk confined spaces. Electricians not accessible unless isolated with certificates. Secured sites not occupied. Key holder required for accessing farms.
Does the client have any specific requirements or instructions? Eg. Reporting	Report to follow usual format.
Who shall be responsible for arranging access? Please provide contact details?	Alice Babb (BA Hons MLPM) Landscape Manager 01925 844045 (Direct Dial) 07736 058671 (Mobile)
How many bulk samples are anticipated?	20
Are photographs/labels required or are there any sensitive areas where photos/labels cannot be taken or applied?	Photos required where permitted. No labels to be used.

Refurbishment/Demolition Surveys

Will isolation certificates be provided prior to the survey?	TBC
Is re-instatement of intrusive access points required?	N/A

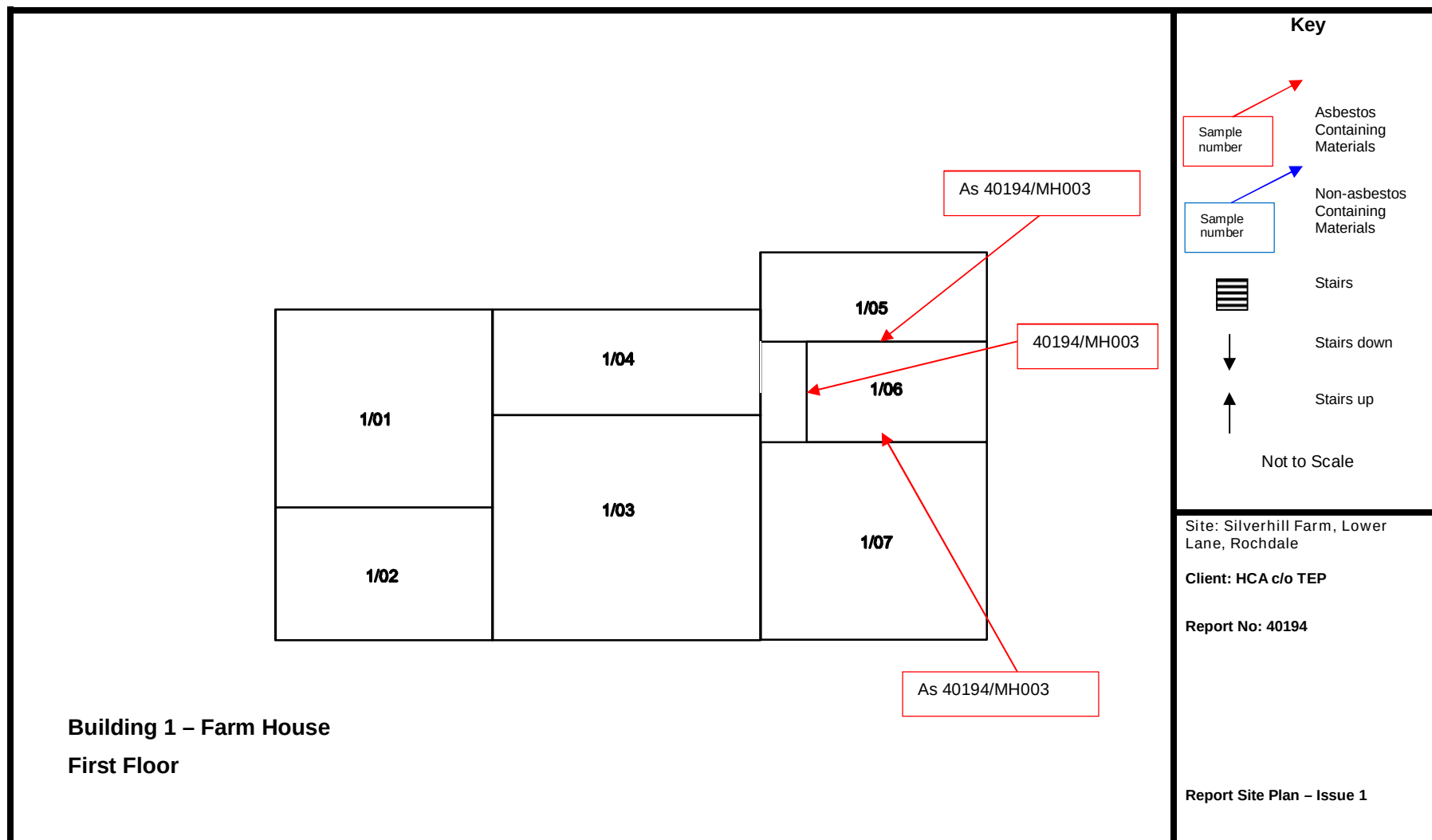
Client Authorisation

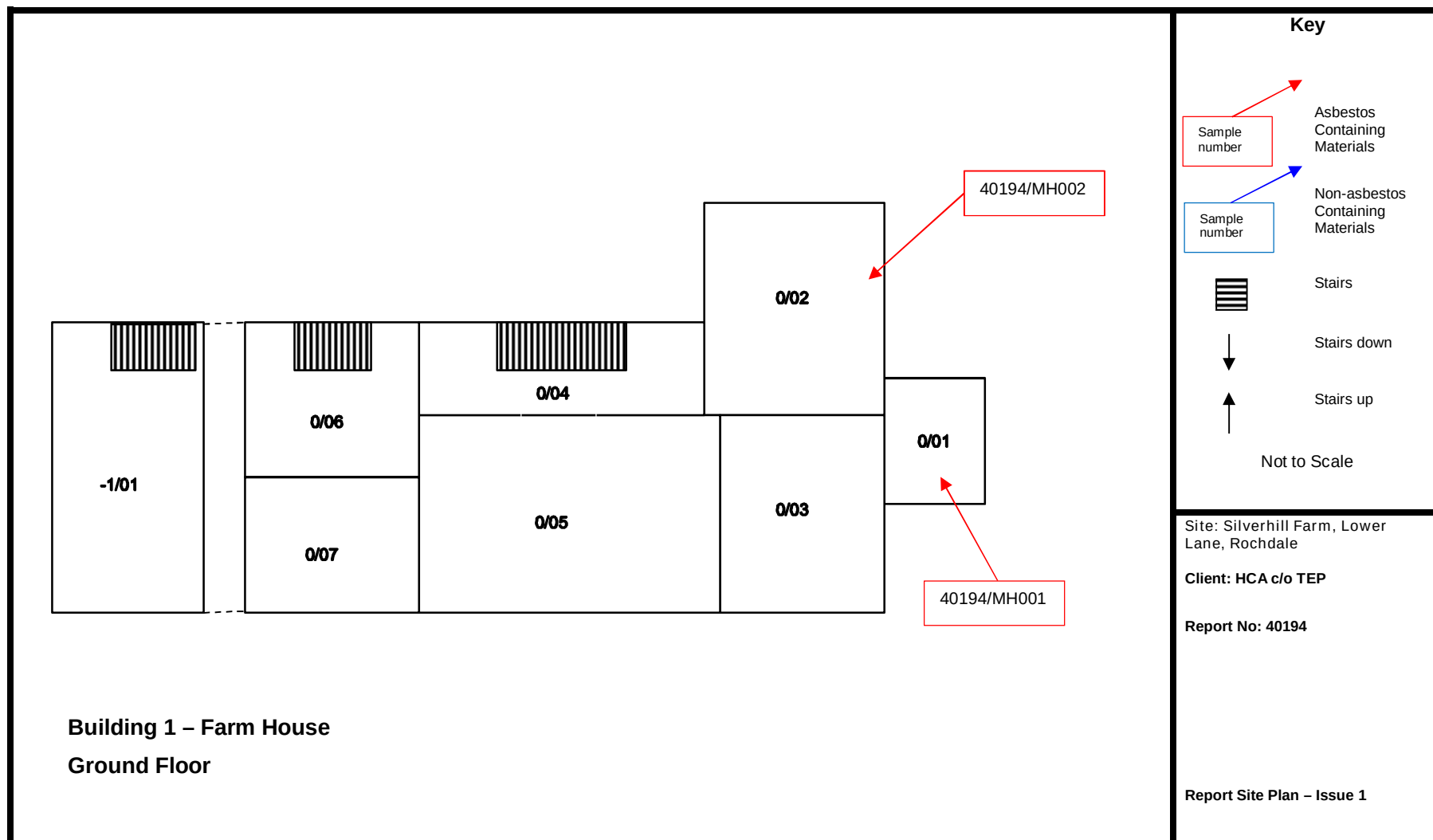
The client confirms that this document has been read and understood and agrees to abide by WSP Environmental standard terms and conditions

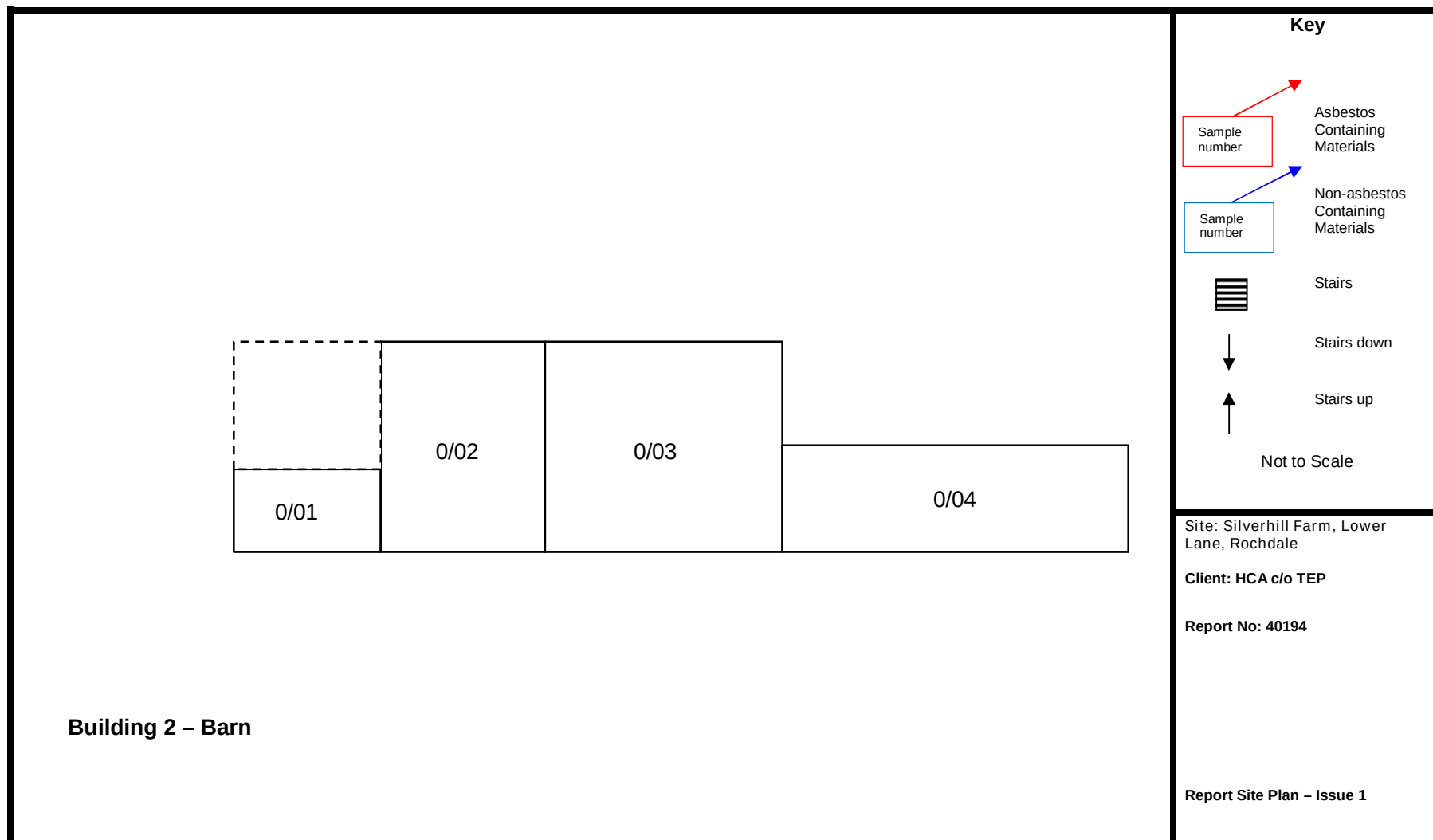
Signed for and on behalf of WSP		Signed for and on behalf of client	
Name	<i>J Maxwell</i>	Name	<i>TEP/HCA</i>
Title	<i>Senior consultant</i>	Title	
Date	<i>20th June 2013</i>	Date	<i>July 2013</i>
Signature		Signature	<i>Agreed via email</i>

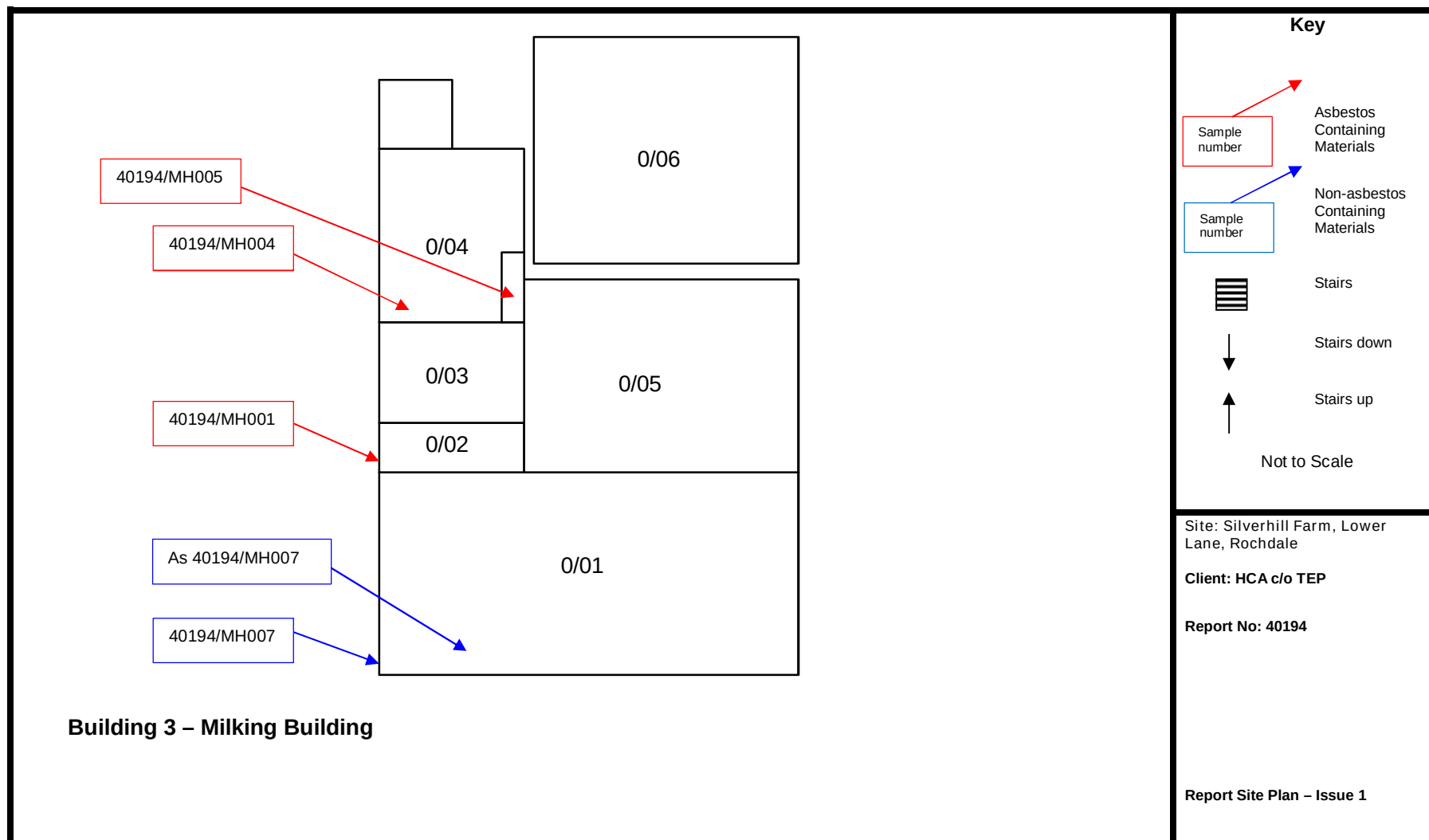
Appendix B Site Plans

(4 No of Attachment Pages)









Appendix C Certificates of Analysis

(1 No of Attachment Pages)

TVS Analysis

Suite 9B, Cavendish House, The Village, Birchwood Technology Park, Birchwood,
Warrington, Cheshire. WA3 6BU.

Telephone/Fax: (01925) 811622

E-mail: tvsanalysis@btconnect.com



2684

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: WSP Risk Management Services, The Victoria, 150-182 The Quays, Salford,
Greater Manchester. M50 3SP

Site Reference: 40194 – Silverhill Farm, Rochdale

Date Received: 01/08/13

Date Analysed: 07/08/13

Certificate Number: TVS/13/8052

Analyst: N Tully

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
001	40194/MH001	-	Cement	Chrysotile
002	40194/MH002	-	Bituminous Sink Pad	Chrysotile
003	40194/MH003	-	Cement	Chrysotile
004	40194/MH004	-	Cement	Chrysotile
005	40194/MH005	-	Insulating Board	No Asbestos Detected
006	40194/MH006	-	Cement	Chrysotile
007	40194/MH007	-	Cement	No Asbestos Detected

Approved: Sign:

Date: 07/08/13

(Issued)

Print: N Tully

(Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

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