Forshaw Ltd
King House · Stotts Park · James Street · Westhoughton · Bolton · Lancashire · BL5 3QR

DEMOLITION PHASE HEALTH SAFETY & ENVIRONMENTAL PLAN

HIGHER HOUSE FARM BLACKAMOOR

Demolition Phase Health, Safety & Environmental Plan

This Demolition Phase Health, Safety & Environmental Plan has been written to enable the Project Team to easily follow through and implement the steps required to ensure we meet the projects goals.

Project Goals:

- to complete the project with zero accidents and incidents,
- to complete the project on time,
- to complete the project on budget.

Document Layout:

The Plan has been split into the following headings:

A	Document Control
B	Project Personnel
C	Project Details
D	Health & Safety
E	Environmental
F	Communication, Information & Training
G	Emergency Procedures

Contents

A : Document Control 5
A.1 Demolition Phase Health, Safety & Environmental Plan 5
A.2 Site Health & Safety Folder 6
A.3 Drawings 6
B : Project Personnel 7
B.1 Client's Team 7
B.2 Principal Contractor's Team: 8
B.3 Sub-Contractors: 9
B.4 Site Responsibilities: 10
C : Project Details 11
C.1 Project Overview 11
C.1.1 Project Profile / Scope of Works 11
C.1.2 Programme Information 11
C.1.3 Working Hours 11
C.1.4 Notifications 11
C.2 Site Details 12
C.2.1 Location 12
C.2.2 Surrounding Land Use 12
C.2.2 Information About Existing Structure 15
D : Health & Safety 16
D.1 Risk Assessments & Method Statements (RAMS) 16
D.2 Vehicle Movements 16
D.2.1 Safe Movement of Vehicles & Pedestrians 16
D.2.2 Traffic Management Plan 16
D.2.3 Deliveries 17
D.3 Services 17
D.4 Asbestos 17
D.5 Site Details 17
D.5.1 Welfare Facilities 17
D.5.2 Site Security 18
D.6 Plant & Equipment 18
D.6.1 Mobile Plant (work equipment) 18
D.6.2 Lifting Operation & Equipment 18
D.6.3 Static & Portable Equipment 19
D.7 Paperwork 19
D.7.1 Permit to Work 19
D.7.2 COSHH 19
D.7.3 Post-Demolition Health & Safety File 19
D.8 Site Rules 20
E : Environmental 21
E.1 Environmental Impacts 21
E.1.1 Site Access Vehicle Movements 21
E.1.2 Road Cleanliness 21
E.1.3 Fuelling and Hazardous Liquids 21
E.1.4 Dust and Air Emissions 21
E.1.5 Noise 22
E.1.6 Vibration 22
E.1.7 Water Management 22
E.1.8 Trees (not applicable to this contract) 22
E.1.9 Housekeeping 22
E.1.10 Burning 22
E.2 Waste Management 23
E.2.1 Waste Separation 23
E.2.2 Waste Disposal 23
E.3 Ecological 24
F : Communication, Training & Information 25
F.1 Communication with … 25
F.1.1 Project Team 25
F.1.2 Local Community 25
F.1.3 Enforcing Authorities 26
F.1.4 Interested Parties 26
F.1.5 Public Relations and Complaints 26

F.2 Training 27
F.3 Information 28
F.3.1 Site Inductions 28
F.3.2 Daily Activity Briefings (DAB) 28
F.3.3 Toolbox Talks (TBT) 28
F.3.4 Site Inspections 28
F.3.5 Standards 29
F.3.6 Failure to comply with the requirements of this plan 29
G : Emergency Procedures 30
G.1 General 30
G.2 Accident Reporting & Procedures 30
G.3 Fire Procedures 30
A1 : Method Statements & Risk Assessments 31
A2 : Drawings 32
A3 : Service Information 33
A4 : Project Specification 34
A5 : Programme 35
A6 : F10 Notification 36
A7 : Section 81 Notice 37
A8 : Staff Training Matrix 38
A9 : Asbestos Survey 39
A10 : Ecological Assessment Report 40

A : Document Control

A.1 Demolition Phase Health, Safety & Environmental Plan

- Forshaw Demolition Ltd Contracts Manager and Site Supervisor are responsible for implementing and updating the Demolition Phase Health, Safety & Environmental Plan. All amendments will be recorded in Table 2.
- The Master Demolition Phase Health, Safety & Environmental Plan will be located within the site office.

Table 1

PREPARED BY		REVIEWED BY		ISSUED TO	
NAME:	David Churchward	NAME:	George Steele	NAME:	Wendy Penman
POSITION:	Health & Safety Manager	POSITION:	Contracts Manager	POSITION:	Client
SIGN:		SIGN:		COMPANY:	Blackburn with Darwen Borough Council
DATE:	05th February 2018	DATE:	05th February 2018	DATE:	06th February 2018

Table 2

REVISION	DATE	PAGE	DESCRIPTION OF REVISION	AMENDED BY

A.2 Site Health & Safety Folder

- A site Health & Safety Folder will be held on site. The purpose of the folder is to hold recorded site specific SHE information, as required to comply with internal procedures, including the Demolition Phase Health, Safety & Environmental Plan and legal requirements. Blank forms for respective requirements can be found at each section.

Section	Form	Description
1	A.01	Personnel Training & Induction Records
2	A.02	Daily Activity Briefings
3	A.03	Blank RAMS
4	A.04	Toolbox Talks
5	A.05	PPE Issues
6	A.06	Work Equipment and Plant Inspection : PUWER
7	A.07	Scaffold and Mobile Tower Inspection
8	A.08	Lifting Equipment Inspection : LOLER
9	A.09	Weekly Health & Safety Inspections
10	A.10	Complaints Log
11	A.11	Permit to Work : Hot Works
12	A.12	Permit to Work : Excavations
13	A.13	Permit to Work : Confined Spaces
14	A.14	Permit to Work : Roof Works / Slate Removal
15	A.15	Certificate of Practical Completion
		COSHH Register and Assessments
		Insurance, HSE Notification, Site Rules

A.3 Drawings

- All drawings relating to this project can be found in Appendix 2. It is the joint responsibility of the Contracts Manager and Site Supervisor to update the Drawing Register as and when new or amended drawings are issued.

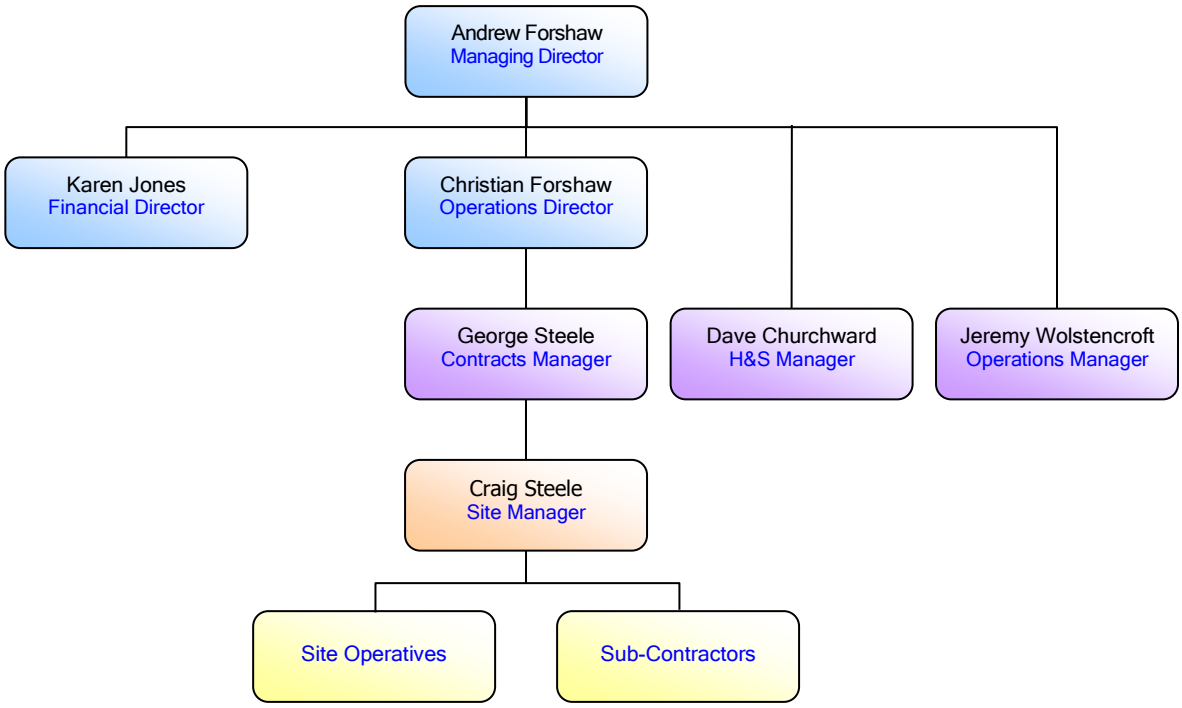
B : Project Personnel

B.1 Client's Team

Client:	**Blackburn with Darwen Borough Council** Corporate Property, Old Town Hall, 4th Floor, Room 413, King William Street, Blackburn, BB1 7DY Contact: Wendy Penman	Tel: 01254 585 777 Mob: Email: wendy.penman@blackburn.gov.uk
Project Manager, Designer & Contracts Administrator:	**Blackburn with Darwen Borough Council** Prosperity & Growth, Old Town Hall, 4th Floor, Room 413, King William Street, Blackburn, BB1 7DY Contact: Wendy Penman	Tel: 01254 585 777 Mob: Email: wendy.penman@blackburn.gov.uk
Principal Designer:	**Capita** CastleWay House, 17 Preston New Road, Blackburn, Lancashire, BB2 1AU Contact: Harry Horridge	Tel: 07971 446 307 Fax: Email: harry.horridge@capita.co.uk

B.2 Principal Contractor's Team:

Forshaw Demolition Ltd:	**Forshaw Demolition Ltd** King House, James Street, Westhoughton, Bolton, BL5 3QR	Tel: Fax:	01942 813188 01942 814039	enquiries@forshawdemolition.co.uk
Managing Director:	Mr. Andrew Forshaw	Tel:	07729 772 638	andyf@forshawdemolition.co.uk
Operations Director:	Mr. Chris Forshaw	Tel:	07729 772 636	chrisf@forshawdemolition.co.uk
Operations Manager:	Mr. Jeremy Wolstencroft	Tel:	07599 820 727	jeremy@forshawdemolition.co.uk
Health & Safety Manager:	Mr. David Churchward	Tel:	07729 772 635	dave@forshawdemolition.co.uk
Contracts Manager:	Mr. George Steele	Tel:	07594 535 070	george@forshawdemolition.co.uk
Site Manager:	Mr. Craig Steele	Tel:	07594 535 069	craig@forshawdemolition.co.uk



B.3 Sub-Contractors:

- Any sub-contractors used on this project will be vetted by Forshaw Demolition Ltd as per the company's internal Health and Safety Competency Assessment. All sub-contractors appointed must be competent and have allocated sufficient resources to fulfil their obligations under Safety, Health and Environmental legislation.
- All sub-contractors will appoint a senior member as their principal point of contact for all matters relating to Safety, Health and Environmental issues.

The following sub-contractors will be used in this project;

Asbestos Removal:	**N/A**	Tel:
		Mob:
		Email:
	Contact:	
Hoarding:	**N/A**	Tel:
		Mob:
		Email:
	Contact:	
Scaffold:	**N/A**	Tel:
		Mob:
		Email:
	Contact:	
Structural Engineer:	**N/A**	Tel:
		Mob:
	Contact:	Email:

B.4 Site Responsibilities:

- The Contracts Manager and Site Supervisor shall ensure that the contents of the Demolition Phase Health, Safety & Environmental Plan are communicated to all staff working on the project. They must make themselves and all personnel under their control familiar with the content of this plan and work within the management system defined therein.
- The table below names individuals that are responsible for implementing the various sections of the Demolition Phase Health, Safety & Environmental Plan. The Contracts Manager can make other appointments in writing in consultation with the employee.

Item	Nominated Person	Deputy
Implementation of Demolition Phase Health, Safety & Environmental Plan	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Site Health & Safety:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Induction briefing:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
RAMS briefing, reviewing & amending:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Daily Briefing:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Health & Safety Site Inspections:	David Churchward (H&S Manager)	George Steele (Contracts Manager)
First Aider:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Tool box talks:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Traffic Management Plan implementation & update:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Asbestos location briefing:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Permit Issues:	George Steele (Contracts Manager)	Craig Steele (Site Manager)
Utility service coordinator:	Jeremy Wolstencroft (Contracts Manager)	George Steele (Contracts Manager)

C : Project Details

C.1 Project Overview

C.1.1 Project Profile / Scope of Works

- The project and scope of demolition works is to soft strip, remove asbestos containing materials and demolish Higher House Farm and associated outbuildings. All method statements and risk assessments relating to this project will be located in Appendix 1.
- Project Drawings can be found in Appendix 2.
- The Project Specification can be found in Appendix 4. This will include contract drawings, materials and workmanship specifications and contract conditions in the event that these apply.
- Variations and changes to the scope of works affected by the client / contractor will be documented in Appendix 4.
- On completion of the project a Practical Completion Certificate will be required from the client. Alternatively, Forshaw Demolition Ltd will issue one on Form A.15. This will depend on the Form of Contract adopted for the project.

C.1.2 Programme Information

- Commencement date: 12th February 2018
- Completion date: 23rd February 2018

C.1.3 Working Hours

- Monday to Friday: 08:00 – 18:00
- Saturday: by prior arrangement only
- Sunday: by prior arrangement only

C.1.4 Notifications

C.1.4.1 HSE

- There will no requirement to submit an F10 to the HSE as the project does not meet the criteria for notification.

C.1.4.2 Local Authority Notification

- A Section 81 will be obtained from Blackburn with Darwen Borough Council. A copy of the Section 81 notice (Conditions of Demolition) will be located in Appendix 7.

C.2 Site Details

C.2.1 Location

- Higher House Farm, Blackamoor Road, Blackburn, BB1 2LG

C.2.2 Surrounding Land Use

Note: there is a farmers track running through the middle of the site. All gates leading into fields are to be closed at all times.

North

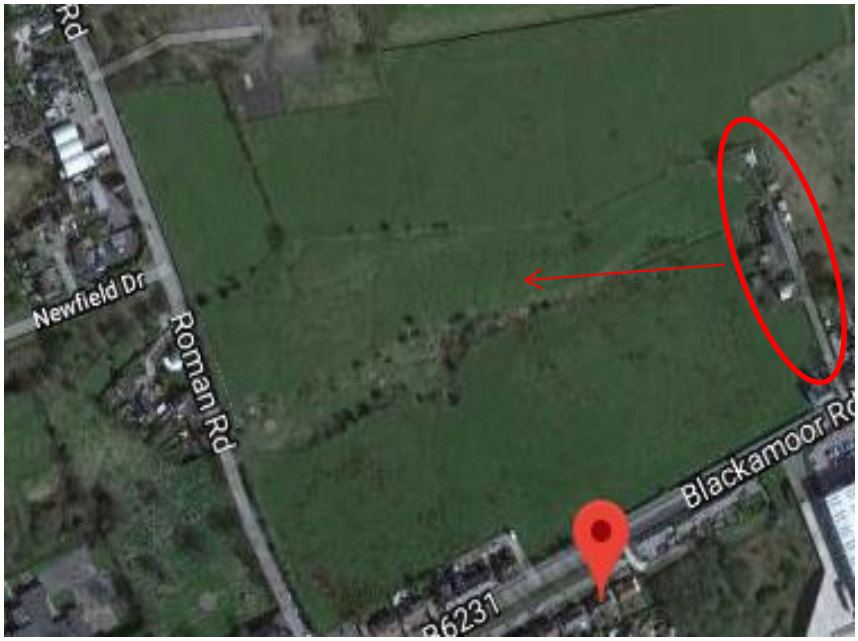
Located directly to the North of the structures are farmers' fields with livestock located in the fields.
Further north of the green belt is Fishmoor Reservoir

East

Located directly to the east of the structures farmers' fields with livestock located in the fields.
Further east of the green belt is Guide Reservoir

South

Located directly to the south of the site are residential properties. South of the residential properties is Blackamoor Road. Blackamoor Road is a two way road with a pavement located on the near side of the road.
An industrial estate is located on the opposite side of the road.



West

Located to the west of the site farmers' fields with livestock located in the fields.

C.2.2 Information About Existing Structure

- The main farmhouse is two storey and is traditionally constructed from stone and/or brick. The roof is wooden pitched covered with roofing tiles. Single storey extensions have been added to the structure over the years.
- The outbuildings are all single storey constructed from either stone, brick, wood or tin profile sheeting. The roofs are pitched and covered with either asbestos cement, slates, tiles or metal cladding.
- Many of the outbuildings are in a bad state of repair and access into them will be prohibited. FDL Site Manager will highlight in the site induction the buildings that are to dangerous to access.
- There is a water well within one of the structures.

D : Health & Safety

D.1 Risk Assessments & Method Statements (RAMS)

- Forshaw Demolition Ltd and their Sub-Contractors have a duty to examine their undertakings to establish those operations that pose a significant SHE risk and develop control measures to eliminate or minimise those risks.
- Forshaw Demolition Ltd RAMS will be written by the Contracts Managers, Site Supervisors or nominated competent person as named in A.2.1. The method statement will be forwarded onto the Health & Safety Manager for review and approval.
- Sub-Contractors RAMS shall be reviewed by the Health & Safety Manager or Contracts Manager to ensure that subcontractors have recognised and understood their safety, health and environmental obligations associated with their activities within the overall context of the project.
- No works will commence until the RAMS have been written for the tasks being carried out on site. A copy of all RAMS relating to each specific task will be located in Appendix 1.
- The RAMS will be communicated to the relevant operatives carrying the various tasks by the competent person nominated in A.2.1. Operatives will sign the RAMS to ensure they have been read and understood.
- The RAMS will be constantly reviewed as the project progresses by the competent person nominated in A.2.1. Once amended the RAMS will be re-briefed to the relevant personnel.

NO RAMS ≡ NO WORK

D.2 Vehicle Movements

D.2.1 Safe Movement of Vehicles & Pedestrians

- Arrangements will be made to ensure that pedestrians and operatives are kept clear of site vehicles and mobile plant by the provision of adequate traffic routes and other controls.
- Reversing is prohibited unless under the direction of a banksman.
- All vehicles shall:
    - be driven in a manner which is safe,
    - be loaded in a way that it can be driven, operated or towed safely,
    - have means to provide adequate visibility to the operator,
    - have suitable steps taken to prevent unintended movement of the vehicle (min; keys out),
    - have the person in control of the vehicle able to give adequate warning to any person liable to be at risk from movement of the vehicle,
    - be fitted with a flashing beacon.
- All vehicles leaving site will have clean wheels and bodywork free of loose material with wheel wash facilities where deemed necessary. The Contracts Manager will visually inspect the roads for contamination on a regular basis.

D.2.2 Traffic Management Plan

- A Traffic Management Plan (SK02) has been drawn up by the Project Management Team, a copy of which can be found in Appendix 2.
- The TMP will be implemented on day one of the contract and will be explained to all site personal during induction by the competent person nominated in A.2.1.
- A copy of the TMP will be displayed in the site office and will be reviewed on a regular basis and updated by the competent person nominated in A.2.1.
- The traffic management plan will be drawn up to take into account the following:
    - access to the site will be off Blackamoor Road.
    - a famers track runs through the centre of the site, all gates must be closed and secured.

- arrangements are made to ensure pedestrians and site vehicles are kept separate
- access & egress gates are closed and locked when not in use
- vehicles will reverse into site under the direction of a banksman
- all reversing vehicles into site will be directed by a banksman
- the pedestrian route is to be kept clear of all materials and is to be clearly lit at all times
- speed limit for the site 5mph
- adequate safety signage is erected showing access/egress points and pedestrian routes

D.2.3 Deliveries

- All significant deliveries to site (e.g. excavator) must be pre-arranged with 24 hours' notice given to the Project Team by the Operations Manager or driver.
- All deliveries to site must park in the designated stopping bay and report to the site office and receive a visitor's induction prior to continuing to deliver to site.
- All delivery drivers must be wearing the site mandatory PPE when they are out of their vehicles.
- All significant deliveries will be outside peak hours of 0830 to 0930 and 1500 to 1700hrs.

D.3 Services

- The areas highlighted for demolition are to be completely isolated or disconnected of all known utility feeds prior to the commencement of demolition works. Written confirmation of these disconnections will be obtained prior to commencement of demolition works from the utility company or competent persons responsible for carrying out disconnections.
- The client is responsible for carrying out service disconnections. A utility service coordinator has been designated for this project and is named in A.2.1. The nominated person will be responsible for liaising with the client and/or the utility companies to ensure that utility services are isolated or disconnected prior to commencing soft strip or mechanical demolition.
- Hold points will be inserted into the relevant method statements to ensure that works cannot commence until written confirmation of the utility disconnections has been seen.
- Service utility plans and disconnection notices are located in Appendix 3.

D.4 Asbestos

- A Demolition and Refurbishment (D&R) asbestos survey for the site has been undertaken by JPR Asbestos Services Ltd, report No: JPR/AR/2007. A copy of the D&R asbestos survey will be located in Appendix 9 and will always be located on site for reference.
- Non Licenced asbestos products have been identified in the asbestos survey. The location of the asbestos containing materials as identified in the D&R asbestos survey will be identified and labelled within the buildings. Forshaw Demolition Ltd Contracts Manager or Site Supervisor will inform all operatives the location of the asbestos containing materials during induction.
- A procedure for dealing with suspect asbestos containing materials not identified in the D&R asbestos survey will be written in the task specific method statements for the project.
- If suspect ACMs are found during any phase of the demolition, work will cease and the Project Management Team informed.

D.5 Site Details

D.5.1 Welfare Facilities

- FDL will supply the welfare facilities for the site, the welfare facilities will be in the form of a combi cabin.
- Full compliance with legal standards will be available from day one on site.
- The welfare facilities will satisfy the requirements if the Construction, Design and Management Regulations 2015. An area to the left of the site gates will be utilised as welfare facilities, the welfare facilities will include:

- site office,
- messing facilities,
- drying facilities,
- toilet facilities,
- hot & cold running water,
- clean towels or hand drying facilities.

- The welfare facilities will be kept clean and fully stocked. An inspection of the welfare facilities will be carried out on a weekly basis by the competent person nominated in A.2.1.
- These facilities are to be treated with respect. Any persons abusing the facilities will be subject to FDL disciplinary procedure.

D.5.2 Site Security

- The demolition site will be secured using solid fencing panels. Safety signage will be erected on the boundary fence.
- There will be one clearly signed, dedicated entry and exit point to the site to ensure that only authorised persons can enter. Safety signage will be erected on the fence to all elevations.
- Access to the site will be via lockable gates. The access gates will be kept closed and locked at all times when operatives are on site.
- The site supervisor will check the building and fence line on a daily basis to ensure its integrity. A log will be maintained and kept in the site office to record any incidents.
- Any persons attempting to gain unauthorised entry will be advised that the site is dangerous and asked to leave.
- FDL will form the security during the day.
- All gates leading to the surrounding fields are to be closed and secured.

D.6 Plant & Equipment

D.6.1 Mobile Plant (work equipment)

- All plant operators will need to provide the Site Management Team with a copy of a valid CPCS card.
- Proof of Certification is to be provided to the Site Management Team that all mobile plant has been inspected in accordance with Provision and Use of Work Equipment Regulations (PUWER)1998 and Lifting Operations & Lifting Equipment Regulations (LOLER) 1998.
- FDL's Site Management Team will ensure weekly checks are completed by all contractors on site. Sub-contractors may use their own inspection forms and documents.
- All mobile plant shall have all round vision, by use of mirrors or a CCTV system, a flashing beacon and a reversing alarm, where applicable.
- Forshaw Demolition Ltd reserves the right to inspect any plant on its arrival on site or at any time during its presence on site. If it is not compliant, the item of plant will be refused access to site or prohibited from working.

D.6.2 Lifting Operation & Equipment

- Before any lifting operations commence on site an appropriate lifting plan, or similar document will need to be submitted to Forshaw Demolition Ltd Site Management team for review a minimum of 5 working days before the work is to be carried out.
- Where possible this is to include copies of training certificates for all operatives involved with the work i.e. the Appointed Person, the Lift Supervisor, the Banksman and the Slinger Signaller.
- Copies of test certificates for all lifting plant and equipment will need to be included with all specific method statements and risk assessments.
- Further checks will be required before any lifting operations can commence.
- All personnel must adhere to LOLER 98 and PUWER 98 and ensure all equipment is checked on arrival on site or prior to first use and that thorough examination certificates other appropriate documentation is also checked. Daily inspections must also be carried out on the equipment. All in accordance with the lifting plan and relevant risk assessment and method statements

D.6.3 Static & Portable Equipment

- All equipment brought onto site or used on site must be in suitable and safe condition, in good working order and appropriate for the job it is to be used for. All work equipment must be inspected and weekly records must be maintained and where appropriate test certificates must be kept on site.
- Forshaw Demolition Ltd reserve the right to inspect any portable equipment on its arrival at site or at any time during it presence on site and if it is not compliant the item of plant will be refused access to site or returned to the owner / hire company / sender.

D.7 Paperwork

D.7.1 Permit to Work

- A 'Permit to Work' System is an integral part of a safe system of work and will be issued on a task by task basis.
- The issue of a 'Permit to Work' will be identified in the task specific method statement and risk assessment to ensure the necessary control and precautions are in place to mitigate the risks.
- Forshaw Demolition Ltd will issue the following 'Permit to Works':
    - hot works
    - excavations
    - confined spaces
    - permit to load / unload
- Permit to Work forms can be found in the Site Health and Safety Folder.

D.7.2 COSHH

- Hazardous chemicals and substances will be identified during the risk assessments. COSHH assessments with the relevant Safety Data Sheets will be produced.
- COSHH assessments for the following hazardous substances are located in the site Health & Safety Folder:
    - Engine oil
    - Hydraulic oil
    - Grease
    - Diesel

D.7.3 Post-Demolition Health & Safety File

- The post-demolition health & safety file will include information about all the following topics:
    - a brief description of the work carried out
    - key contact details (Client, Principal Designer and Principal Contractor)
    - site conditions (e.g. location of basements left in situ)
    - service disconnections and plans
    - summary of material movements
    - residual hazards and how they have been dealt with (for example information concerning asbestos)
- The file will be forwarded to the Client upon completion of the project in hard copy and electronic formats.

D.8 Site Rules

- A copy of the site rules will be posted on the site cabin notice board and will be read to all operatives during site induction.
- No work to commence until all method statements and risk assessments attributed to your working activity have been read and understood.

1. High visibility vests shall be worn in the correct manner at all times.
2. Hard hats shall be worn at all times in the correct manner, other than when using welfare facilities
3. Protective footwear with steel mid-soles shall be worn at all times. Toe-tector trainers are not allowed.
4. Gloves shall be worn when handling materials or substances at all times.
5. Ear protection shall be worn when noise levels are in excess of 80dB(A)- i.e. when operating a jackhammer or disc cutter plant.
6. Eye protection shall be worn when necessary – i.e. when operating disc cutters or working on or near plant that is using a breaker.
7. Dust masks shall be worn when necessary.
8. All PPE is to be maintained to a suitable standard, defective PPE will not be permitted for use on site.
9. Suitable light clothing shall be worn to protect the skin from burning during hot periods. No shorts to be worn on site during working.
10. Work area to be kept free from litter and scraps of food.
11. Spitting is not permitted. Urinating on site is not permitted, unless in designated welfare facilities.
12. Complaints from the public shall be dealt with in a courteous manner, and reported to the Site Manager.
13. Swearing, wolf whistling or other behaviour deemed harassment will be subject to FDL's Disciplinary Procedures.
14. No unauthorised use of plant. When in use, observe the on-site speed limit. The site dictates this limit.
15. Works shall be guarded at all times where necessary.
16. First aid boxes and fire extinguishers are to remain on site at all times during working hours.
17. Alcohol/Drugs are not permitted on site or to be consumed during working hours. No persons are to arrive at work under the influence of drugs or alcohol. Employees taking prescribed drugs are to inform the site supervisor if they potentially affect their working ability.
18. All accidents are to be reported to the site supervisor immediately and recorded as per Forshaw Forshaw's accident reporting procedure.
19. All defects of equipment, PPE or materials are to be reported to the Site Supervisor immediately.
20. Radios or personal stereos are not to be used on site.
21. 240V equipment is not allowed onto site without prior permission from site management.
22. All personnel must undergo a site induction prior to starting works.
23. NO SMOKING inside working areas building (including plant). Smoking is allowed in designated areas only.
24. Operatives are not to take pictures of any children or talk to any children except in circumstances to protect their Health & Safety.

E : Environmental

E.1 Environmental Impacts

- The information detailed in the environmental section of this plan demonstrates FDL's capabilities as Principal Contractor to identify and minimise environmental impacts during demolition.
- A suitable management team is assigned to the project and they are fully aware of the standards detailed in this plan. The Contracts Manager will be responsible for ensuring the site team is briefed and is aware of Forshaw Demolition Ltd environmental responsibilities.
- Comprehensive records will be maintained throughout the project and will be available for inspection at any time by the appropriate regulators. Such records will include, but are not limited to, general site records; duty of care waste transfer and consignment notes; photographs; incident reports; details of complaints and corrective action reports; inspection reports; and other records generated.

E.1.1 Site Access Vehicle Movements

- Traffic movements will be managed to ensure that the increased vehicle movements do not impact on the local businesses, local residents or the neighbouring community.

E.1.2 Road Cleanliness

- Vehicle movements on site will predominantly be across existing internal roads and hardstandings and therefore the ability to collect mud and debris will be limited, as well as the potential to deposit mud on the public highway.
- The Project Management Team will monitor the roads throughout the contract and additional mitigation measures such as wheel wash facilities or road sweepers will be implemented if the Contracts Manager deems necessary.

E.1.3 Fuelling and Hazardous Liquids

- The management of re-fuelling is critical to ensure that pollution does not result from poor re-fuelling operations.
- The re-fuelling of plant and plant equipment will be carried out using from a mobile diesel bowser, the diesel tank located on top of the mobile diesel bowser will be double bunded.
- A designated area on site will be identified for refuelling plant. The area will be on a hardstanding located away from drains.
- The site will have absorbent granules in case of accidental spillage.
- Any container containing hazardous liquids will be placed on top of drip trays.

E.1.4 Dust and Air Emissions

- Undertaking the main demolition works and the associated vehicle movements during the project has potential to generate dusts and air emissions from the site. The following activities have been identified as being likely to cause these emissions;

E.1.4.1 Mechanical Demolition of Buildings

- During the mechanical demolition process, damping down will be required to minimise the generation of dust. The Contracts Manager / Site Supervisor will continuously monitor the situation to ensure adequate dust suppression is being used.
- If dust suppression is required standpipes and fires hoses will be used to spray water onto the buildings during the mechanical demolition process.
- It may be necessary to suspend works during windy and adverse conditions.

E.1.4.2 Vehicle Movements

- Where possible vehicles will be restricted to hard standing and a speed limit of 10mph will be introduced to further reduce the potential for dust generation.
- Road going vehicles will be sheeted and inspected for mud/loose materials prior to leaving site.

E.1.4.3 Crushing Activities (not applicable to this contract)

- The crusher has a direct water feed built into the feeder conveyor belt ensuring that all materials are damp prior to entering the feeder chamber.

E.1.5 Noise

- Potential noise impacts have been identified from plant based operations, vehicle movements and generators. In order to minimise the potential effects on local residents and other sensitive receptors, the following measures will be implemented:
    - site will be operated in accordance with the agreed site hours,
    - noise monitoring will be carried out at regular intervals of the contract to ascertain background levels and demolition levels.
    - single access points and prescribed traffic routes will be established,
    - plant will be well maintained and fitted with effective silencers,
    - all acoustic covers to machines will be kept closed whenever the machine is in use,
    - noisy operations such as crushing to be carried out as far as practicable away from local businesses/residents,
    - prompt action to complaints.

E.1.6 Vibration

- Potential vibration impacts have been identified from plant based operations. In order to minimise these impacts, demolition will be carried out using excavators fitted with grabs, concrete and steel pulverisers. The process of using a 'pulveriser' to demolish the buildings ensures that vibration levels are vastly reduced.

E.1.7 Water Management

- There is a 450mm culvert running through the site. FDL will highlight the culvert and if necessary protect the culvert with steel plates.
- Drainage runs will be identified on site and, where practicable, sealed to prevent any potential spills entering the drainage system.
- A copy of the drainage plans for the site will be located in Appendix 3.

E.1.8 Trees (not applicable to this contract)

- There are no trees to fell or protect in this contract.

E.1.9 Housekeeping

- Housekeeping on site will be maintained to a high standard. A tidy site is generally a safer site.
- The Contracts Manager and Site Supervisor will regular monitor the site for cleanliness. Where necessary an individual or team will be detailed to clean areas should the need arise.

E.1.10 Burning

- No burning is allowed on site during this project.

E.2 Waste Management

- It is the aim of Forshaw Demolition Ltd to recycle, recover or reuse over 95% of the structure and its contents. In order to achieve this, waste generated during the soft strip and demolition process will be segregated at source to ensure the correct waste stream can be identified.
- The waste will either be loaded directly into skips or temporary stockpiled in small quantities on site prior to export off-site.
- All waste movements will be recorded by Forshaw Demolition Ltd and handled in accordance with duty of care and Hazardous Waste Regulations. A summary of material movements will be provided in the post-demolition Health & Safety File.

E.2.1 Waste Separation

- The following waste generated during this contract will be segregated into the following waste streams;

TYPE OF WASTE	EWC	WASTE STREAM
Metal (iron & steel)	17-04-05	Recycle (off site)
Metal (non ferrous)	17-04-01, 17-04-02, 17-04-03, 17-04-09	Recycle (off site)
Brick	17-01-02	Recycle (off site)
Concrete	17-01-01	Recycle (off site)
Concrete & brick	17-01-07	Recycle (off site)
Wood	17-02-01	Recycle (off site)
Mixed demolition waste	17-09-04	Recycle (off site)
Asbestos (bonded)	17-06-05	Landfilled (off site)
Asbestos (fibrous)	17-06-01	N/A

- Any additional waste found on site and not identified in the table above will be separated, identified and stored in a suitable location until removed from site using the correct carrier, consignment note and EWC.

E.2.2 Waste Disposal

- Forshaw Demolition Ltd is a registered waste carrier and will transport waste materials to a licensed facility for recycling, recovery or landfill. Forshaw Demolition Ltd will ensure that any other waste carriers being used to transport waste will be similarly licensed.
- Forshaw Demolition Ltd will only use licensed sites to dispose of waste materials.
- A summary of waste carriers and waste disposal sites used will be included in the post-demolition Health & Safety File issued to the Principal Designer on completion of the project.

E.3 Ecological

- An ecological assessment has been carried out by Bowlands Ecology, a copy of the report can be found in ***Appendix 10.*** The report is to be read in full by the Site Management Team

Bats

- The buildings have a low potential for small numbers of crevice bats to utilise the buildings.
- FDL will ensure that all contractors are made aware of the possible presence of bats, bat field signs to look for and procedure if bats are found or discovered. The information will be covered during induction.
- Hand removal of corrugated roofing material, timber fascias and ivy cladding will be carried out.
- Bowland ecology will be contacted if a bat is found, the ecologist will attend Site, remove the bat, check the health of the bat and then place it in a suitable bat box.
- Work to cease immediately if bats are encountered at any stage, works can only resume once advice from a suitably qualified ecologist has been sought.
- If a bat is in immediate danger it should only be picked up with **gloved hands** and placed in a secure container with air holes and placed in a dark, quiet place until the ecologist arrives at Site.

Birds

- The buildings will be demolished prior to bird nesting season which runs from March through to August inclusive.

Invasive Species

- The following control measures should be undertaken to prevent the spread of Himalayan balsam and Japanese knotweed during the proposed works
- Contractors to be aware of the location of Himalayan balsam and Japanese knotweed.
- Marking off all stands of Himalayan balsam/Japanese knotweed with hi-visibility netlon fencing
- Biosecurity measures to be implemented whilst on site to prevent cross contamination. This involves the cleaning of footwear and machinery, prior to, and on completion of each working window to ensure that invasive species are not taken off site.

F : Communication, Training & Information

F.1 Communication with …

F.1.1 Project Team

F.1.1 Between Client / Main Contractor & FDL

- FDL Project Management Team will consult and co-operate with the Client or his representative in order to co-ordinate the demolition activities so as to ensure that all identified risks are minimised and mitigated and that open communication is maintained between Forshaw Demolition Ltd and Blackburn with Darwen Borough Council
- FDL's nominated principal contact for the project will be the Contracts Manager.
- Client contact names and telephone numbers are located in section B.1.
- To ensure FDL works are scheduled and carried out safely and in such a way as to avoid, minimise or mitigate health and safety risks to third parties, in particularly members of the public, FDL Contracts Manager or his appointed deputy will meet with Blackburn with Darwen Borough Council when requested to do so by the Client

F.1.2 Between Managing Director/Contracts Director & FDL Project Management Team

- Daily contact will be maintained between Contracts Manager and Contracts Director.
- Co-ordination and liaison of day-to-day health, safety and environmental matters shall be communicated to the Managing Director / Contracts Director by FDL Project Management Team
- A weekly contracts meeting will be held with key personnel involved in the contract. Health & Safety will form part of the agenda.

F.1.3 Between Project Management Team & Health & Safety Manager

- Any new or previously unknown hazard must be reported to the Health & Safety Manager as soon as possible after it has become apparent.
- Written Health & Safety inspections will be carried out by the Health & Safety Manager. Details of the report will be discussed with the Project Management Team.

F.1.4 Between Contracts Manager & Site Supervisor

- Daily contact will be maintained between Contracts Manager and Site Supervisor. All site information will be filtered through the Contracts Manager to the Site Supervisor and vice versa.

F.1.5 Between Contracts Manager/Site Supervisor & site operatives (including Sub Contractors)

- All site operatives and sub-contractors will attend a Daily Activity Brief (DAB).
- Co-ordination and liaison of day-to-day health, safety and environmental matters shall be communicated by FDL Project Management Team to all site operatives.
- Each sub-contractor must ensure that their employees receive adequate and suitable information contained in their risk assessments and method statements.
- FDL will establish a regime of Tool Box Talks so that every employee receives a health, safety & environmental briefing at least once a week.

F.1.2 Local Community

- All liaison with the local community will be via Blackburn with Darwen Borough Council.

F.1.3 Enforcing Authorities

- All visits to the project's undertakings by inspectors from the Health and Safety Executive, Environment Agency, Environmental Health or other stakeholders with enforcement interests (e.g. ecologist) shall be promptly notified to the Contracts Director.
- Members of FDL Project Management Team will make themselves available to accommodate such visits.

F.1.4 Interested Parties

- Forshaw Demolition Ltd shall make such arrangements as are appropriate for liaison with other interested parties.

F.1.5 Public Relations and Complaints

- Forshaw Demolition Ltd will aim to complete this project with zero complaints. To achieve this, effective communication will be encouraged on commencement of the project and during the contract ensuring that the public, where necessary, are kept informed of key dates and activities that may directly affect them. Where necessary letter drops will be undertaken.
- Complaints shall be recorded on Form A.10 which is filed in the Health & Safety Folder, and, where applicable, actions taken to rectify the source of the complaint and control measures taken to prevent a reoccurrence in accordance.

F.2 Training

- All FDL employees and sub-contractors employed on site will be competent to fulfil their roles.
- Details and proof of training of employees must be provided to FDL on request.
- Compliance will be recorded as part of the induction process using Site Safety, Health and Environmental Induction Training Record Form A01.
- A copy of FDL training matrix can be found in appendix 8.
- The table below indicates the mandatory training requirements for all personnel working on FDL projects. This list is not exhaustive.

JOB / ROLE	MANDATORY TRAINING	TASK SPECIFIC TRAINING
Contracts Manager	CCDO Demolition Managers Card First Aid Training Asbestos Awareness	Face Fit Tested
Demolition Site Supervisor	CCDO Supervisors Card (or) SMSTS/SSSTS/PMSTS First Aid Training Asbestos Awareness	Face Fit Tested PASMA IPAF
Demolition Labourer Operatives	CCDO Demolition Card Asbestos Awareness	Face Fit Tested PASMA IPAF Slinger/signaller Harness wearing and inspection Non Notifiable asbestos removals CPCS (small plant (bobcat, 360 under 10t)
Demolition Plant Operatives	CPCS Excavator 360 Card Quick Hitch Training Asbestos Awareness	Face Fit Tested
HGV Drivers	CSCS (haulage category) HGV Class 1 or HGV class 2	ADR Cat 9 (bonded asbestos) ADR Cat 3 (diesel) Face Fit Tested
Sub-Contractor Supervisors	CSCS Supervisors Card (or) SMSTS/SSSTS/PMSTS	First Aid Training PASMA IPAF
Licensed Asbestos Removal Operatives	Licenced asbestos removal training Medical Face Fit Tested	PASMA IPAF
Scaffold Erectors	CISRS (Construction Industry Scaffolders Record Scheme)	Harness wearing

F.3 Information

F.3.1 Site Inductions

- Site Inductions will be carried out daily between 07:30 and 08:00, unless by prior agreement with the Site Management Team.

F.3.1.1 General Operatives

- All persons engaged on site will receive a site-specific induction carried out by the competent person nominated in Section B.1 prior to starting works.
- The induction will be recorded on FDL internal Form A.01 and kept on site for review.
- The induction will include (but not limited to);
    - date of induction
    - who gave the induction
    - medical requirements
    - site management
    - project details
    - emergency procedures
    - welfare arrangements
    - traffic management plan
    - site rules
    - method statement briefings
    - environmental arrangements
    - signature of the inductee

F.3.1.2 Supervisors

- The Supervisor / Manager induction shall to be delivered to **all** staff (i.e. Forshaw Demolition Ltd **and** sub-contractor employees) engaged on the project that hold supervisory or management positions using internal Form A.01A. **This is in addition** to the mandatory induction training recorded on Form A.01.

F.3.2 Daily Activity Briefings (DAB)

- A Daily Activity Briefing will be given to all site operatives and sub-contractors every morning prior to commencing works.
- The DAB will be carried out by the competent person nominated in Section B.1 and will be recorded on Form A.35. A copy of the DAB will be kept on site for review.
- The purpose of the DAB is to outline the day's activities, hazards and controls and other important points to note. It may also incorporate lessons learnt from the previous day and changes to the project. All sub-contractors are expected to attend and contribute.
- For those who come to site after a briefing has been carried out, the project management team should ensure that they receive this information.

F.3.3 Toolbox Talks (TBT)

- Toolbox Talks will be carried out on a weekly basis as a minimum and recorded on Form A.03. The TBTs will be carried out by the competent person nominated in Section B.1.
- Additional TBTs will be carried out as directed by site conditions or working practices.

F.3.4 Site Inspections

- Forshaw Demolition Ltd will carry out a formal SHE inspection of all work areas at least every 7 days. This will be recorded, actioned within reasonable timescales, and formally closed out detailing action taken and by whom. Inspections will be completed on Form A.09.
- Each sub-contractor must ensure that their line managers or supervisors monitor the health, safety and environmental standards of their activities as a normal part of their duties. A copy of the inspection report will be forwarded onto the sub-contractor's directors for review.

- As a minimum the following inspections will be completed;
    - weekly SHE Inspections by Contracts Manager or delegate.
    - monthly SHE Scored Inspection by Health & Safety Manager.
- In addition to the above, FDL Project Team shall monitor health, safety and environmental standards and performance as follows:
    - Supervisors will monitor their work areas SHE conditions and performance daily/routinely,
    - Directors will carry out a periodic safety tour (at least every three months).

F.3.5 Standards

- Includes but not restricted to the list below:

    - The demolition will be carried out in accordance with BS 6187: 2011.
    - The Management of Health & Safety at Work (Amendment) Regulations 2006.
    - The Construction Design and Management Regulations 2015.
    - The Personal Protective Equipment at Work Regulations: 1992.
    - The Provision and Use of Work Equipment Regulations: 1998 (PUWER)
    - The Lifting Operations and Lifting Equipment Regulations: 1998. (LOLER)
    - The Manual Handling Operations Regulations: 1992.
    - The Health and Safety at Work Act 1974.
    - Health and Safety (First Aid) Regulations: 1981.
    - Control of Substances Hazardous to Health Regulations 2002.
    - Control of Asbestos at Work Regulations: 2012.
    - Asbestos (Licensing) (Amendment) Regulations: 1998.
    - Work at Height Regulations 2005.
    - The Control of Noise at Work Regulations 2005.
    - Control of Vibration at Work Regulations 2005.

F.3.6 Failure to comply with the requirements of this plan

- Any persons who disregard the safety, health or environmental rules and arrangements detailed in this plan will, in the first instance, receive a verbal warning from FDL Project Management Team; subsequent misdemeanours will provoke the removal of the person from site. The Project Team reserves the right to remove from site instantly any person whose acts or omissions in his opinion constitute serious danger to people or property.

G : Emergency Procedures

G.1 General

- Forshaw Demolition Ltd and all sub-contractors must identify via their risk assessments any emergency procedures that are required as a result of their work activity. These requirements should then be discussed with FDL to assess whether a common procedure is appropriate.

G.2 Accident Reporting & Procedures

- FDL will provide first aid and emergency care. An accident book, eye wash and first aid kit will be located in the site office as indicated on the Site Plan located in Appendix 2. This will be shown to all operatives at their site induction.
- Site accident emergency procedures will be displayed on the Site Health & Safety notice board and will consist of the following information:
    - location of the first aid box & accident book,
    - identification of site first aid personnel,
    - address of site,
    - route map and address of the nearest accident and emergency unit.
- All accidents will be recorded in the site accident book and will be reported to the Contracts Manager or main office by the most immediate means as soon as possible and within 30 minutes of the accident occurring. The Contracts Manager will notify the Health & Safety Manager of the accident as soon as possible.
- The Health & Safety Manager will carry out an accident investigation. If required by RIDDOR 13 the Health & Safety Manager will notify the HSE on a form F2508.
- A route map to the nearest A&E hospital will be displayed on the Health & Safety Notice Board within the site office.
- All first aiders will be clearly identified i.e.by a first aid sign on the hi visibility jacket or hat.
- Significant sub-contractors will provide their own trained first aiders.

G.3 Fire Procedures

- All operatives will be shown, at induction, the site specific fire procedures.
- A site fire emergency plan will be displayed on the Site Health & Safety notice board and will consist of the following information;
    - action on discovering a fire,
    - location of fire extinguishers,
    - location of fire alarms,
    - location of assembly point,
    - address of site,
    - identification of fire marshals.
- All existing doors and passages inside of the buildings will be kept clear and used as fire routes.
- Site entrances will be kept clear to give emergency vehicles access to the site under the supervision of the site supervisor or appointed representative.
- A log will be kept of all operatives and visitors to the site. The site supervisor will be responsible for ensuring all persons are out of the buildings by form of a roll call.
- There will be no smoking inside any of the buildings.
- A fire marshal will be nominated on day one of the contact.

A1 : Method Statements & Risk Assessments

Method Statement Register

MS Reference	Task Description	05.02.18					
FDL001	Soft Strip	R1					
FDL002	Removal of asbestos containing materials	R1					
FDL003	Mechanical Demolition	R1					

METHOD STATEMENT

WORK ACTIVITY:	**INTERNAL SOFT STRIP**
Method Statement No:	FDL001
PROJECT:	Highercroft House Farm
SITE ADDRESS:	Higher House Farm, Blackamoor Road, Blackburn, BB1 2LG

BRIEF DESCRIPTION OF WORKS TO BE UNDERTAKEN	
DESCRIPTION:	To soft strip the main farm building of all fixtures and furnishings in readiness for asbestos removal and mechanical demolition. All materials will be separated into waste streams and removed from site. ***Note:*** a limited soft strip will be undertaken within the outbuildings. Only buildings deemed to be in a safe state will be accessed. FDL Site Manager will authorise access into the buildings.

PROGRAMME	
COMMENCEMENT DATE:	12.02.2018
DURATION:	3 days
WORKING HOURS:	0800 – 1800 (Monday – Friday)

PLANT	
PLANT:	N/A
ATTACHMENTS:	N/A

TOOLS & EQUIPMENT	
TOOLS:	Mattocks Sledge hammers Crow bars Snips Sthil saws Reciprocating saw
EQUIPMENT:	Podium steps Trolleys

PERSONNEL & TRAINING	
PERSONNEL:	4 x demolition labourers
TRAINING:	CCDO demolition labourers PASMA trained for Mobile Tower erection, dismantling & adjusting

PPE	
MANDATORY PPE:	Hard hat (BSEN397) Safety boots (BSEN345 steel toe cap & steel midsole) Hi visibility vest or jacket (class 2) Gloves
TASK SPECIFIC:	Safety Spectacles (1F) or task specific Respiratory Protective Equipment with P3 filter (operatives are face fitted) Hearing protection (during use of sthil saw & breakers)

PUBLIC INTERFACE ARRANGEMENTS	
SEGREGATION:	All works will be undertaken inside the existing fence located around the perimeter of the buildings.
MONITORING:	N/A

DRAWINGS / SURVEYS	
SURVEYS:	A Demolition & Refurbishment asbestos survey has been carried out by JPR Asbestos Services Ltd. A copy of the D&R survey will be located in the site office for reference.

	All ACM's will be identified and marked. All ACM's will be removed under a separate method statement (FDL002) where safe to do so.
Drawings	N/A

PRE COMMENCEMENT WORKS	
UTILITY DISCONNECTIONS:	All utility services will be isolated or disconnected prior to commencing works, ***see activity 1***
ASBESTOS:	Identify and locate all ACM's as detailed in the D&R asbestos survey. All ACM's must be shown to the soft strip operatives prior to commencing works, ***see activity 2***
ECOLOGY:	Orange netting fencing will be erected around the areas where invasive species have been identified within the Bowland Ecology Report. Refer to Bowland Ecology Report located in ***appendix 10***

SEQUENCE OF TASKS

The Site Supervisor/Manager will ensure this method statement and risk assessment is explained to all operatives involved in the task. All operatives will sign to confirm they have understood this method, the risks involved and the control measures put in place.

Daily task briefings will be carried out and operatives given the opportunity to give feedback on tasks/method statements, where required changes will be made by FDL site team.

Activity 1 – Ensure utility isolations/disconnections have been carried out

HOLD POINT

A1.1 FDL Site Management team will check that written confirmation has been obtained to ensure all utility services have been isolated or disconnected.

A1.2 Upon review of the disconnection certificates a member of FDL Management team will sign below and move onto Activity 2.

NAME:..... SIG:..... DATE:.....

Activity 2 – Ensure asbestos containing materials have been identified

HOLD POINT

A1.1 FDL Site Management team will read the D&R asbestos survey carried out by JPR Asbestos Services Ltd. All ACM's identified within the survey will be located and marked within the building.

A2.2 All ACM's will be shown to the operatives during site induction.

NAME:..... SIG:..... DATE:.....

Activity 3 - Commence soft strip

Note: Many of the outbuildings are in a poor state of repair and are deemed to unsafe to access. FDL Site Manager will authorise access into buildings.

A3.1 Access Routes & lighting

- Access into the buildings will be via the existing doors. All access routes will be cleared of all trip hazards.
- Task lighting will be erected to ensure all access routes are clearly lit.

A3.2 Recycling & Separation of Materials

Operatives will separate all materials and place into separate piles for recycling or for disposal at a licensed landfill facility. The materials will be separated into;

- Clean timber

- Metals
- Mixed waste (taken to a licensed facility for further separation into waste streams)
- Hazardous

A3.3 Manual Handling

- Individual operatives will undertake a manual handling assessment on all materials that they are moving. It is not envisaged any weights will be stamped on the materials to be removed therefore all operatives are trained in manual handling operations and will carry out a 'mental' manual handling assessment prior to moving any loads.

- Any items that are too heavy or bulky to lift will be broken down in size and weight using hand tools such as mattocks, sledge hammers, reciprocating saws, jemmy bars, sthil saws, oxy fuel cutting equipment or any other tool that can utilised to break a load down. Aids such as trolleys, wheel barrows and sack trucks will be utilised to move materials and team lifting techniques will be utilised.

- **AFTER YOUR INDIVIDUAL 'MENTAL' MANUAL HANDLING ASSESSMENT IF YOU FEEL YOU CANNOT LIFT OR MOVE A LOAD DO NOT ATTEMPT TO LIFT OR MOVE IT AND INFORM YOUR SUPERVISOR!**

Note: *Consignment notes will be provided in the Health & Safety File upon completion of the contract.*

- When lifting always use the correct kinetic method of lifting as shown in ***figure 1***;

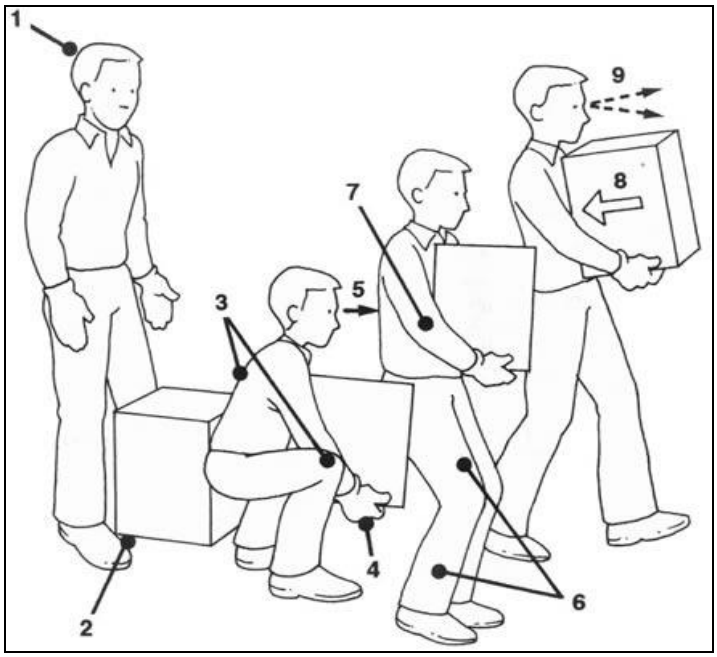


Figure 1

Kinetic lifting technique;

1. Keep head straight
2. Access the load
3. Keep back straight & bend knees
4. Take a good grip of the load
5. Keep head straight & look forward
6. Lift the load using the power in your thighs
7. Keep elbows in close to your body
8. Keep load close to the
9. Look straight ahead in the direction of travel

A3.4 Work at Height

- Work at height to undertake the soft strip will be carried out using one of the following methods;

  - Mobile towers
  - podium steps

Mobile Tower / Podium steps

- All mobile towers and podium steps will be erected as per the manufacturer's instructions ensuring that double hand rails are in place at all times.

- Mobile towers are to be erected, altered and dismantled by PASMA trained operatives only. Operatives are NOT to be on the tower/podium steps when the steps are being moved.

- Scaff tags will be established on all towers. Where a tower is erected for more than 7 days it will be subject to a 7 day recorded inspection.

A3.5 Dust:

- All operatives have been issued with respiratory protective equipment fitted with a p3 filter and will have a face fit certificate for the make and model and size of RPE being used, these will be worn for activities that create dust as determined by relevant risk assessment, daily task briefings will also determine the need for RPE.

- All operatives have been issued with respiratory protective equipment fitted with a p3 filter and will have a face fit certificate for the make and model and size of RPE being used, these will be worn for activities that create dust as determined by relevant risk assessment, daily task briefings will also determine the need for RPE. RPE will be worn when carrying out the following activities;

A3.6 Loose Insulation:

- Fibrous insulation will be removed by hand and placed into bags to prevent cross contamination around the site.

- Task specific disposable overalls and RPE with P3 filters will be worn when removing and handling fibrous insulation. All operatives will have a face fit certificate for the make and model and size of RPE being used.

A3.7 Doors/Door Cases/Skirting Boards/wooden units/furniture/wall joists:

- All doors, associated woodwork and furniture will be removed by hand using jemmy bars, crow bars and mattocks.

- The materials will be broken down into manageable weights and sizes.

A3.8 Mechanical & Electrical Equipment:

- Access to the M&E equipment will be via a mobile tower or podium steps. The M&E equipment will be cut down into manageable sizes using sthil saws or oxy fuel cutting equipment.

A3.9 Sthil saw:

- Operatives using a sthil saw will wear task specific PPE consisting of eye protection (grade 1 impact) hearing protection and RPE consisting of P3 filters. An operative with abrasive wheels training will change the wheel when needed. Prior to carrying out any sthil saw operations a hot works permit will be obtained from B&K.

A3.10 Suspect Materials/Asbestos (if found):

- If suspect materials have been found within the building during the soft strip the following steps will be followed;

    a. Stop work
    b. Cordon off the area
    c. Inform Site manager of findings

Section 2 SOFT STRIP RISK ASSESSMENTS

What are the hazards	Who might be harmed and how	Risk rating before control measures have been implemented	What control measures are in place	Risk rating after control measures have been implemented
Manual Handling	Operatives may suffer broken bones, cuts or lacerations from handling materials	Medium	• Operatives to wear gloves, hard hats, safety spectacles and steel toe capped boots with steel midsoles	Low
	Operatives may suffer back pain when manually handling materials	High	• Trolleys and wheel barrows to be used to move loads • If manual handling has to be carried out assess the loads before lifting, if required break down the load into manageable weights & sizes using hand held tools • Kinetic lifting techniques to be used to lift all loads • Do not move any load if you, as an individual, feel the load is too heavy to move	Low
Slips & trips	Operatives may suffer broken bones, sprains or cuts due to tripping over materials	Medium	• Pedestrian access routes to be kept clear of all materials • Pedestrian routes to be clearly lit	Low
Falls from height	Operatives may suffer fatal or serious injury when working at height carrying out soft strip activities	High	• No ladders to be used on site to carry out soft strip activities • The following equipment will be used to provide a safe working platform when working at height; • Podium steps / mobile towers	Low
	Operatives may suffer fatal or serious injury if fall occurs when working from mobile towers or podium steps	High	• Mobile towers and podium steps to be erected as per manufactures instructions ensuring that double edge protection is in place at all times. • All mobile towers to be erected, altered and dismantled by a PASMA trained operative. • Scaff tags to be used on all towers. • Recorded inspections to be undertaken if towers are erected for more than 7 days. • Operatives are not to be on the towers or podium steps whist it is being moved.	Low
Falling materials	Operatives may suffer fatal or serious injury if struck by falling materials	High	• Safety helmets to be worn at all times • Exclusion zones to be erected • Do not access any unsafe structures	Low

Contact/strikes of live utility services	Operatives may suffer fatal or serious injury if electric cables or gas pipes are struck	**High**	• All utility services to be isolated/disconnected prior to commencing soft strip • Utility disconnection paperwork to be located within the CPHSP • All live utility services to be identified and marked live	**Low**
Handling sharps	Operatives may suffer disease if pierced by a sharp	**High**	• Visual inspection of the works area to be carried out prior to commencing soft stripping • Anti piercing gloves to be used when carrying out sharps removal • Third hand to be used to pick up sharps, never pick up sharps by hand • Sharps to be placed directly into sharps box	**Low**
Exposure to asbestos	Site operatives and members of the public may inhale asbestos fibres if asbestos has been disturbed	**High**	• Demolition & refurbishment asbestos survey to be undertaken prior to commencing works • Location of asbestos containing materials to be shown to all operatives during induction prior to commencing works • Operatives to stop works if they suspect asbestos containing materials are present • All operatives to have undergone asbestos awareness training • False ceiling to remain undisturbed by FDL operatives until clearance has been given by the asbestos removal contractors	**Low**
Dust from disturbing soft strip materials,	Operatives may suffer respiratory problems due to inhalation of dusts	**High**	• RPE to be worn when removing fibrous insulation • RPE to be worn when the environment has become contaminated with dust	**Low**
Collapse of unsafe structures	Operatives may suffer fatal injuries if structure collapses	**High**	• Access will be prohibited into structures that are deemed unsafe • Unsafe structures will be demolished using a mechanical excavator with all soft strip material left in-situ	**Low**
Cross contamination of invasive species	Surrounding area may become cross contaminated due to the spread of invasive species	**High**	• Fencing will be erected around the invasive species to ensure all personnel and plant are prohibited from accessing the area	**Low**
Plant operations	Operatives on site & public may suffer fatal or serious injury if struck by an excavator/skidsteer	**High**	• Plant operators to be trained and competent • Always approach the plant machines from the front & ensure operator has made contact with you prior to	**Low**

			walking into the arc of the excavator • Never walk into the arc of the excavator/skidsteer • Ensure site traffic management plan is followed on site • Exclusion zones to be erected around the site	
	Plant operator may suffer fatal or serious injury due to plant machine overturning or suspended slab giving way	**High**	• Plant operators to wear seat belts at all times • Plant to be operated on firm level ground	**Low**
	Site operatives may suffer fatal or serious injury due to incorrect use of quick hitch, working under attachments or if the attachment becomes detached from excavator	**High**	• All plant operators to use quick hitch as per manufactures instructions • Attachments or loads must not be manoeuvred over the top of any personnel	**Low**

Section 3

I confirm I have read and understood the method statement and risks involved and will work in accordance with the method statement as described

OPERATIVE SIGNATURES			
Name	**Signature**	**Date**	**Revision No.**

AMENDMENTS		
Time/Date	Description of amendment	Signature of Manager/Supervisor

M/S PREPARED BY: D. CHURCHWARD	**DATE: 05th February 2018**

forshawdemolition

METHOD STATEMENT

BLACKBURN with DARWEN BOROUGH COUNCIL

WORK ACTIVITY:	**MECHANICAL DEMOLITION OF BUILDINGS**
METHOD STATEMENT NO:	FDL002
PROJECT:	Highercroft House Farm
SITE ADDRESS:	Higher House Farm, Blackamoor Road, Blackburn, BB1 2LG

BRIEF DESCRIPTION OF WORKS TO BE UNDERTAKEN	
DESCRIPTION OF WORKS:	To mechanically demolish the farmhouse and associated outbuildings using a 360 excavator fitted with a variety of demolition attachments. The buildings will be demolished 'top down' working in bays one bay at a time. The asbestos cement roofs located on the unsafe buildings will be removed using a mechanical excavator.

PLANT & EQUIPMENT	
PLANT:	1 x 360' excavator (14t)
ATTACHMENTS:	Combination shears Demolition Grab
WORK EQUIPMENT:	N/A

PERSONNEL & TRAINING	
PERSONNEL:	1 x 360 excavator operator 2 x banksman
TRAINING:	CPCS excavator (demolition category) & quick hitch training CCDO card for banksman

PPE	
MANDATORY PPE:	Hard hat (BSEN397) Safety boots (BSEN345 steel toe cap & steel midsole) Hi visibility vest or jacket (class 2)
TASK SPECIFIC:	Hi Gloves (KV2101) Safety Spectacles (1F) Disposable overalls (type 5/6) RPE with P3 filter

PUBLIC INTERFACE ARRANGEMENTS	
SEGREGATION:	All works will be undertaken inside the existing boundary fence located around the farmhouse and outbuildings

ENVIRONMENTAL / MONITORING	
DUST:	N/A
VIBRATION:	Not required for this task

SKETCHES / DRAWINGS	
DRAWINGS:	N/A

PRE COMMENCEMENT WORKS	
ASBESTOS:	A Demolition & Refurbishment asbestos survey has been carried out by JPR Asbestos Services Ltd. A copy of the D&R survey will be located in the site office for reference.
UTILITY DISCONNECTIONS:	All utility services supplying the building will be disconnected prior to commencing demolition works
INVASIVE SPECIES:	Invasive species have been identified on site. The invasive species will be fenced to prevent cross contamination ***see activity 2***

SEQUENCE OF TASKS

The Site Supervisor/Manager will ensure this method statement and risk assessment is explained to all operatives involved in the task. All operatives will sign to confirm they have understood this method, the risks involved and the control measures put in place.

Activity 1 – Ensure utility disconnections have been carried out – HOLD POINT

A1.1 WFL Site Management team will check that written confirmation has been obtained to ensure the following utility services have been disconnected from the buildings;

- Electric
- Gas

A1.2 Upon review of the disconnection certificates a member of WFL Management team will sign below and move onto the next activity.

NAME:..... **SIG**:..... **DATE**:.....

Activity 2 – Establish additional protection measures

A2.1 Orange netted fencing will be erected around areas where invasive species have been identified. Access into these areas by foot or plant equipment will be prohibited. See plan below for details of contaminated areas.

A2.3 The location of the 450mm culvert will be identified and fenced using orange netting.

Activity 3 - Mechanically demolish outbuildings

A3.1 Access into the some of the outbuildings will be prohibited due to the poor state of repair. A 360° excavator fitted with a demolition grab will be utilised to demolish the structures. All excavator operators will carry out daily recorded 'pre-use' checks of excavator, quick hitch and attachments.

A3.2 The buildings will be demolished commencing from the gable elevation working towards the opposite gable elevation. The excavator will sit within the footprint of the structure as soon as practicable.

A3.3 The roof structure will be removed followed by the gable and side walls.

A3.4 The asbestos cement roofs on the structures that are too dangerous to access will be removed using the grab fitted to the excavator. The excavator operator will carefully remove the asbestos cement roofing sheets using the grab, the asbestos cement sheets will be placed to one side and kept separate. Any asbestos cement debris that has fallen to the ground during the demolition process will be handpicked by the banksman as soon as it is safe to do so. The excavator will cease demolition operations during the handpick process. The AC sheets will be placed into asbestos bags and removed from site. Operatives handpicking the asbestos cement sheets will wear task specific PPE consisting of type 5/6 disposable overalls and RPE with P3 filters.

A3.5 All materials will be separated into various waste streams by the excavator operator as the demolition progresses through the structure.

Activity 4 -Load and remove materials from site

A4.1 All materials will be separated into piles for recycling.

A4.2 All materials will be loaded into tippers or roll on roll off skips either using the excavator to deposit the materials into skips. All 360° excavator operators will be CPCS trained.

A4.3 All drivers will wear the minimum PPE of hard hat, safety boots and hi viz vest when leaving the cab of the vehicle.

A4.4 Once loaded, the driver will drive to a safe location within in site and carry out an inspection of the load prior to leaving site. All loads will be sheeted using the automatic sheeting system on the haulage vehicles.

A4.5 All waste will be taken to a licensed landfill facility. A consignment note will be produced for every load leaving site. A copy of the consignment note will be provided in the post site Health & Safety File.

Activity 4 – Site planning conditions

A4.1 Water suppression will be used to damp down the dust during demolition. A hose will be connected to a metered standpipe. The water will be sprayed onto the structure during the mechanical demolition process.

A4.2 All materials will be separated during the soft strip and mechanical demolition phase of the works. The materials will be separated into waste streams and recycled or landfilled as described below;

TYPE OF WASTE	EWC	WASTE STREAM
Metal (iron & steel)	17-04-05	Recycle (off site)
Metal (non ferrous)	17-04-01, 17-04-02, 17-04-03, 17-04-09	Recycle (off site)
Brick	17-01-02	Recycle (off site)
Concrete	17-01-01	Recycle (off site)
Concrete & brick	17-01-07	Recycle (off site)
Wood	17-02-01	Recycle (off site)
Mixed demolition waste	17-09-04	Recycle (off site)
Asbestos (bonded)	17-06-05	Landfilled (off site)
Asbestos (fibrous)	17-06-01	Landfilled (off site)

A4.3 During the demolition process the demolition materials/waste will fall into the footprint of the building onto the existing ground floor slab. The demolition waste will be loaded directly into tippers. The tippers will be positioned on the existing road/hardstanding/play area and will not go off road.

A4.4 The building will be mechanically demolished using demolition shears and demolition attachments. The shears will much through the structure minimising and vibration and noise during the demolition process. Vibratory attachments fitted to excavators will not be used during the demolition of the structure.

Section 2

MECHANICAL DEMOLITION RISK ASSESSMENTS

What are the hazards	Who might be harmed and how	Risk rating before control measures have been implemented	What control measures are in place	Risk rating after control measures have been implemented
Manual Handling	Operatives may suffer broken bones, cuts or lacerations from handling materials	**Medium**	• Operatives to wear gloves, hard hats, safety spectacles and steel toe capped boots with steel midsoles	**Low**
	Operatives may suffer muscular skeletal injuries when manually handling materials	**High**	• 360 excavator to be utilised to move loads where possible • If manual handling has to be carried out assess the loads before lifting, if required break down the load into manageable weights & sizes using hand held tools • Kinetic lifting techniques to be used to lift all loads • All operatives to have undergone manual handling training	**Low**
Slips & trips	Operatives may suffer broken bones, sprains or cuts due to tripping over materials	**Medium**	• Pedestrian access routes to be kept clear of all materials • Pedestrian routes to be clearly lit	**Low**
Falling objects	Operatives on site and members of the public may suffer serious or minor injury due to falling materials	**High**	• Site to be enclosed with fencing prior to commencing demolition. Existing metal fence to be utilised. • No operatives are to be inside the buildings during mechanical demolition • Operatives to wear hard hats and steel toe capped & steel mid sole safety boots • No loads to pass over the top of any operatives • Banksman to be used on site to ensure no personnel encroach into the demolition area • Excavator operator to be experienced in demolition works • Building to be demolished in bays ensuring the building is never undermined • Building to be left in a safe state at the end of each shift • No access to be permitted into unsafe buildings	**Low**

Excavator operations	Operatives on site & public may suffer fatal or serious injury if struck by an excavator	**High**	• Plant operators to be trained and competent • Always approach excavator from the front & ensure operator has made contact with you prior to walking into the arc of the excavator • Never walk into the arc of the excavator • Ensure site traffic management plan is followed on site • Exclusion zones to be erected around the site	**Low**
	Excavator operator may suffer fatal or serious injury due to excavator overturning	**High**	• Excavator operator to wear seat belts at all times • Excavator to be operated on firm level ground	**Low**
	Site operatives may suffer fatal or serious injury due to incorrect use of quick hitch, working under attachments or if the attachment becomes detached from excavator	**High**	• All plant operators to have undergone quick hitch training • All plant operators to use quick hitch as per manufactures instructions • Attachments or loads must not be manoeuvred over the top of any personnel	**Low**
Contact/strikes of live utility services	Plant operator operatives may suffer fatal or serious injury if electric cables or gas pipes are struck	**High**	• All utility services to be disconnected prior to commencing mechanical demolition • Utility disconnection paperwork to be located within the DPHSP	**Low**
Contact / being struck by HGV's	Operatives on site may suffer fatal or serious injury if struck by an HGV	**High**	• Ensure site traffic management plan is followed on site • Any reversing into site must directed with the aid of a banksman	**Low**
Collapse of unsafe structures	Operatives may suffer fatal injuries if structure collapses	**High**	• Access will be prohibited into structures that are deemed unsafe • Unsafe structures will be demolished using a mechanical excavator with all soft strip material left in-situ	**Low**
Dust during demolition activities	Operatives and members of the public may suffer minor respiratory problems due to dust being created from mechanical demolition activities	**High**	• Water will be directed onto the building to suppress any dust that may occur from demoltion activities	**Low**
Depositing mud on highway during HGV vehicle movements	Operatives and members of the public may suffer accident by slipping/skidding on mud	**Medium**	• Vehicles to remain on hardstanding • Site Management team to regularly inspect the highway and if necessary adopt wheel wash	**Low**

			measures	
Cross contamination of invasive species	Surrounding area may become cross contaminated due to the spread of invasive species	**High**	• Fencing will be erected around the invasive species to ensure all personnel and plant are prohibited from accessing the area	**Low**

Section 3

I confirm I have read and understood the method statement and risks involved and will work in accordance with the method statement as described

OPERATIVE SIGNATURES			
Name	**Signature**	**Date**	**Revision No.**

AMENDMENTS		
Time/Date	Description of amendment	Signature of Manager/Supervisor

M/S PREPARED BY: D. CHURCHWARD	**DATE: 13th October 2017**

forshawdemolition

METHOD STATEMENT

Blackburn with Darwen Borough Council

WORK ACTIVITY:	**NOTIFIABLE NON LICENSED ASBESTOS REMOVAL WORK**
METHOD STATEMENT No:	FDL003 - Rev.01
PROJECT:	Highercroft House Farm
SITE ADDRESS:	Higher House Farm, Blackamoor Road, Blackburn, BB1 2LG

BRIEF DESCRIPTION OF WORKS TO BE UNDERTAKEN	
DESCRIPTION OF WORKS:	To remove a variety of non-licensable asbestos containing materials. The ACM's that are safe to access will be removed manually to prevent any asbestos fibre release.

PLANT & EQUIPMENT	
PLANT:	N/A
WORK EQUIPMENT:	Mobile Tower / Podium Steps Airless sprayer Asbestos debris bags Oxy fuel cutting equipment Bolt croppers

PERSONNEL & TRAINING	
PERSONNEL:	4 x demolition operatives
TRAINING:	CCDO (demolition operatives) NNLW asbestos removal course PASMA card for Mobile Tower erectors

PPE	
MANDATORY PPE:	Hard hat (BSEN397) Safety boots (BSEN345 steel toe cap & steel midsole) Hi visibility vest or jacket (class 2)
TASK SPECIFIC:	Respiratory Protective Equipment with P3 filter (operatives are face fitted) Disposable overalls (type 5/6) Gloves (KV2101) Safety Spectacles (1F)

PUBLIC INTERFACE ARRANGEMENTS	
SEGREGATION:	Red and white barrier tape to be placed around the perimeter of each area with safety warning signage erected on the perimeter.
MONIROTING:	Historical previous reassurance monitoring shows the proposed method of removing the various ACM's using similar techniques is <0.01 f/ml

ASBESTOS SURVEY	
Asbestos Survey:	Refer to Demolition & Refurbishment asbestos survey carried out by JPR asbestos services, report ref: JPR/AR/2007

PRE COMMENCEMENT WORKS	
HOUSEKEEPING:	The area where the ACM's are being removed must be cleaned and cleared of all materials
PERMITS:	N/A

SEQUENCE OF TASKS

The Site Supervisor/Manager will ensure this method statement and risk assessment is explained to all operatives involved in the task. All operatives will sign to confirm they have understood this method, the risks involved and the control measures put in place.

Activity 1 – Identify and brief operatives on the Asbestos Containing Materials being removed

A1.1 FDL Site Manager/Supervisor will show the operatives the location of the Asbestos Containing Materials (ACM's) being removed.

A1.2 During the walk around the Manager/Supervisor will state to the operatives what method and access arrangements are being used to remove the ACM's located within the building.

Activity 2 – Set up exclusion zone

A2.1 An exclusion zone consisting of red and white barrier tape will be established around the section of the building where the asbestos containing materials (ACM's) are being removed to ensure all site personnel are excluded from the area where the ACM's are being removed.

A2.2 Warning signs denoting 'ASBESTOS REMOVAL IN PROGRESS KEEP OUT' will be erected at the exclusion zone.

Activity 3 – Remove the asbestos containing materials using the following procedures

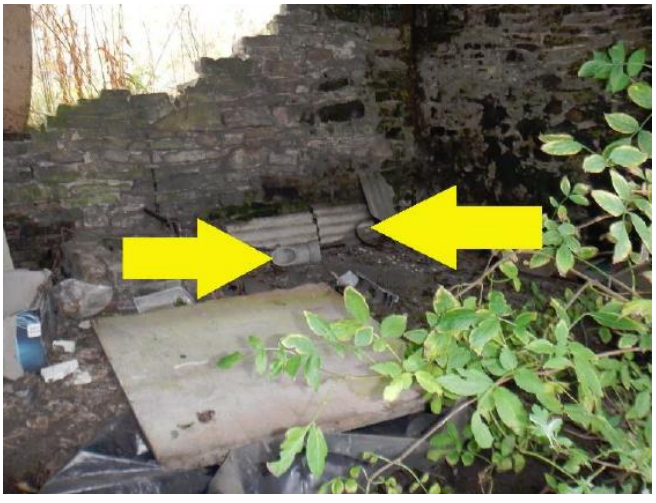
Asbestos cement

A3.1 Operatives will wear task specific PPE consisting of RPE P3 filter and type 5/6 disposable overalls. Water suppression will be sprayed onto the asbestos cement using an airless sprayer during the removal process.

A3.2 Operatives will use bolt croppers or oxy fuel cutting equipment to cut the securing bolt that retains/secures the asbestos cement product. Operatives using oxy fuel cutting equipment will wear task specific eye protection. A hot works permit will be obtained from FDL prior to commencing hot works activities. The asbestos cement product will be held by a second operative whilst the final securing bolt is cut, once cut the asbestos cement sheet will be handed down to two operatives on the ground who will transfer the asbestos cement sheet into the asbestos skip.

A3.3 The asbestos cement material will be removed whole without breakage and where necessary the asbestos cement material will be handled by a minimum of two operatives. The asbestos cement sheets will be placed into an asbestos skip.

Asbestos cement debris



A3.4 The asbestos cement debris will be handpicked and placed directly into asbestos bags.

Activity 4 -Transfer asbestos containing materials into skips

A4.1 All ACM's will be placed into dedicated lockable skip or an open skip lined with polythene. The asbestos will be removed from the working area as soon as is practicable and at the very least at the end of each working day.

General – Working at height

G.1 The site Management Team will identify the most appropriate method for carrying out any works at height to remove the ACM's and will use one of the following methods;

- Mobile towers / podium steps

G.2 The site Management Team will identify the most appropriate method for carrying out any works at height to remove the ACM's and will use one of the following methods;

G.3 Under no circumstances are any ladders to be used on site for carrying out works at height.

G.4 NO operatives are to access any asbestos cement roof structure.

Mobile Tower / Podium steps

G.5 All mobile towers and podium steps will be erected as per the manufacturer's instructions ensuring that double hand rails are in place at all times.

G.6 Mobile towers are to be erected, altered and dismantled by PASMA trained operatives only. Operatives are NOT to be on the tower/podium steps when the steps are being moved.

G.7 Scaff tags will be established on all towers. Where a tower is erected for more than 7 days it will be subject to a 7 day recorded inspection.

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Section 2 REMOVAL OF ASBESTOS RISK ASSESSMENTS

What are the hazards	Who might be harmed and how	Risk rating before control measures have been implemented	What control measures are in place	Risk rating after control measures have been implemented
Manual Handling	Operatives may suffer back pain when manually handling asbestos materials and asbestos bags	**High**	• Asbestos cement sheets to be lifted using a minimum of two operatives • Kinetic lifting techniques to be used to lift all loads • All operatives to have undergone manual handling training • Asbestos bags to be kept below 25kg in weight	**Low**
	Operatives may suffer broken bones, cuts or lacerations from handling materials	**Medium**	• Operatives to wear gloves, hard hats, safety spectacles and steel toe capped boots with steel midsoles • Gloves to be worn when carrying out manual handling operations	**Low**
Asbestos fibres	Operatives on site and public may suffer serious diseases due to inhalation of asbestos fibres when removing the asbestos	**High**	• All operatives to wear RPE with P3 filters & TYPE 5/6 disposable overalls • Operatives to be face fitted • Asbestos to be wetted with water during removal • Asbestos products be removed whole without breakage where possible • Operatives to ensure good personnel hygiene is adopted	**Low**
	Operatives on site and public may suffer serious diseases due to inhalation of asbestos fibres due to cross contamination of asbestos	**High**	• Asbestos materials to be wetted with water during removal • Asbestos materials to be double bagged in U.N. approved asbestos bags • Exclusion zone to be erected prior to removing asbestos	**Low**
Falls from height	Operatives may suffer fatal or serious injury when working at height	**High**	• No ladders to be used on site to carry out soft strip activities • The following equipment will be used to provide a safe working platform when working at height; • Podium steps / mobile towers	**Low**
	Operatives may suffer fatal or serious injury when working from Mobile Tower/Podium Steps	**High**	• Mobile towers and podium steps to be erected, altered and dismantled as per manufactures instructions ensuring that double edge protection is in place at all times. • All mobile towers to be erected, altered and dismantled by a PASMA trained operative. • Scaff tags to be used on all towers. • Recorded inspections to be undertaken if towers are erected for more than 7 days.	**Low**

			• Operatives are not to be on the towers or podium steps whist it is being moved.	
Falling objects	Operatives on site and members of the public may suffer serious or minor injury due to falling materials	**High**	• Exclusion zone to be erected below the areas where the works are taking place • Operatives to wear hard hats and steel toe capped & steel mid sole safety boots	**Low**
Use of hand tools	Operatives may suffer cuts, lacerations or crush injuries when using hand held tools	**Medium**	• Correct gloves to be worn when carrying out tasks • Never put parts of your body where there is a potential for crushing should a load move • Ensure correct tool is used and is fit for purpose	**Low**
Collapse of unsafe structures	Operatives may suffer fatal injuries if structure collapses	**High**	• Access will be prohibited into structures that are deemed unsafe • Unsafe structures will be demolished using a mechanical excavator with all ACM's left in situ • ACM's to be hand picked when the building has been deemed safe	**Low**

Section 3

I confirm I have read and understood the method statement and risks involved and will work in accordance with the method statement as described

OPERATIVE SIGNATURES			
Name	**Signature**	**Date**	**Revision No.**

AMENDMENTS		
Time/Date	Description of amendment	Signature of Manager/Supervisor

M/S PREPARED BY: D. CHURCHWARD	**DATE: 05th February 2018**

A2 : Drawings

Ref	Description						
SK01.1	Site & Traffic Management Plan	R1					

Higher House Farm, Blackburn		
Site & Traffic Management Plan (not to scale)		
Prepared by: AJW Date: 07.02.18	Drawing No.: 10181 / 17 / SK01 Version: 1.0	Client: Blackburn with Darwen BC

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Forshaw Demolition Ltd

Newfield Brook

Site Boundary Fencing

Welfare Facilities:
Office
Canteen
Toilet
First Aid Point
Fire Alarm Point
Fire Assembly Point

HGV Turning Area

Site Access Gates

153

147

145

143

Traffic Route

Pedestrian Route

Vehicles will drive forwards in to and out of site.
Any reversing will be carried out with the aid of a banksman.

A3 : Service Information

Ref	Description						

A4 : Project Specification

Notes:

All demolition work to be undertaken in accordance with BS6187:2011 Code of Practice for full and partial demolition.

The curtilage of the sites will be made available for the contractors welfare cabins, site compound. The contractor will limit his vehicle parking to within the site compound area with no on-street parking allowed. The contractor staff will be advised were possible to share vehicles or were available transport staff via mini buses to reduce congestion. All plant and material to be stored within the curtilage of the site as well as loading and unloading.

The contractor must allow for fencing the sites and creating safe working areas. The contractor will be required to keep the sites secure and safe at all times and at the end of the working day all structures must be left safe or propped as necessary.

Note smaller vehicles should be allowed to allow the demolition of the garden plot buildings on completion of the demolition of the garden plot buildings, this area can be used as a turning circle for the larger vehicles as noted on the swept analysis plan.

The Contractor shall ensure that prevention measures are in place to ensure existing waterways do not become contaminated as a result of the demolition works. The Contractor should note that a 450mm diameter culvert runs through the site and a consent form will need to be completed by the appointed Contractor to obtain BWDBC approval of working near a culvert.

The site is located within a residential and industrial area. The contractor shall take this into consideration in his proposals and liaise with local residents, businesses and establishments in order to minimize any disruption.

Vehicle deliveries/collections to be coordinated to avoid congestion with a designated gate person to ensure that deliveries /collections do not pose a risk to pedestrians and motorists. Pedestrians and motorists will have right of way at all times

The contractor shall keep noise, dust and mud to a minimum. The contractor shall adopt working practices such as wheel wash, silencers to plant, road sweeping etc, as necessary.

Excessive dust shall be taken into consideration and dust suppressive method of demolition shall be adopted. Prior to any mechanical demolition commencing, control of dust and debris must be assessed. The main objectives will be to both minimize the production of dust by controlled methods and suppress any dust that is generated at source. All these points will be considered and counter measures will be implemented as detailed below by the contractor:

At source:
- By using jets of water sprayed onto the demolition face to suppress dust release;
- By using jets of water sprayed onto all materials being handled by mechanical plant;
- By using jets of water (spray bars) on the demolition plant. (if applicable)

Beyond the site boundary:
Contamination from run-off water used for dust suppression and wheel wash will be prevented from entering the existing drainage systems by using sand bags around the gullies with geotextile or other suitable material, placed inside to act as a filter.

The demolition methods to be agreed and adopted will be considered to reduce noise were practical with plant provided with silencers, but it is accepted that noise cannot be eliminated entirely and reasonable steps will be taken to reduce any adverse effects of noise generated by the works. Demolition activities considered to generate high levels of noise will be monitored and hearing zones implemented.

To ensure that debris is not transported onto the public highway as a minimum, the contractor will employ a jet wash system (Bowser and power washer) to clean vehicles exiting the site at the main site exit when necessary. This will be monitored by the site manager and a road sweeper implemented if deemed necessary.

It is anticipated that vibrating tools will be used during the works. HAV will be assessed by the site manager and controls implemented to reduce the risk to acceptable levels. The individual equipment to be used will be assessed and the information supplied by the manufacturer entered into the HSE HAV calculator. This will ensure that the exposure limit values are not exceeded.

Remove asbestos and contaminated material indicated in the Pre-demolition / Refurbishment asbestos surveys. Works with this material are licensable and must be removed by specialist contractor following HSE Guidelines and Control of Asbestos Regulations 2012.

The services to the buildings will be disconnected prior to the contractor taking control of the sites. The contractor will be issued with the necessary disconnection certificates and Statutory services drawing of services around the area.

An Ecology survey has been carried out of the site and structures. The contractor will carryout the demolition of the structures taking this report and it's recommendations into account with his proposed demolition methods and shall accommodate the ecologist on site for final inspections.

Hours of site work will be restricted to there being no site operations on any Saturday, Sunday or Bank Holidays nor any other day except between the following times:
Monday to Friday 08:00 - 17:00 hours

Size and weight of components shall be reduced to a minimum where feasible and practicable. All individual components weighing greater than 20kg and any grouped or bundled together having a combined weight greater than 20kg are to be lifted / moved by mechanical means. Manual handling and lifting are to be avoided and / or reduced to minimum as far as practicable and feasible. Method statement required for lifting and transportation of the materials.

The contractor shall be responsible for structural stability during the course of the construction and shall design any connections, temporary bracing/supports that will be required for the contract. Any temporary structural supports must be designed and agreed with the CA Structural Engineer.

Excavations and embankments shall be protected with safety zones to prevent persons, plant and machinery from falling in or causing collapse. Provide guarding to retained walls. No excavations shall be left uncovered or unprotected.

Prior to undertaking any excavation. The contractor shall check the desk-top study Statutory Service records for any underground services in the area of the proposed works and also check the area with CAT scan, etc and shall proceed with caution.

No track machinery to be on highways, any damaged caused to the highways or any street furniture will be at the contractors expense, when working away from carriage way, special measures should be taken to ensure full protection is given.

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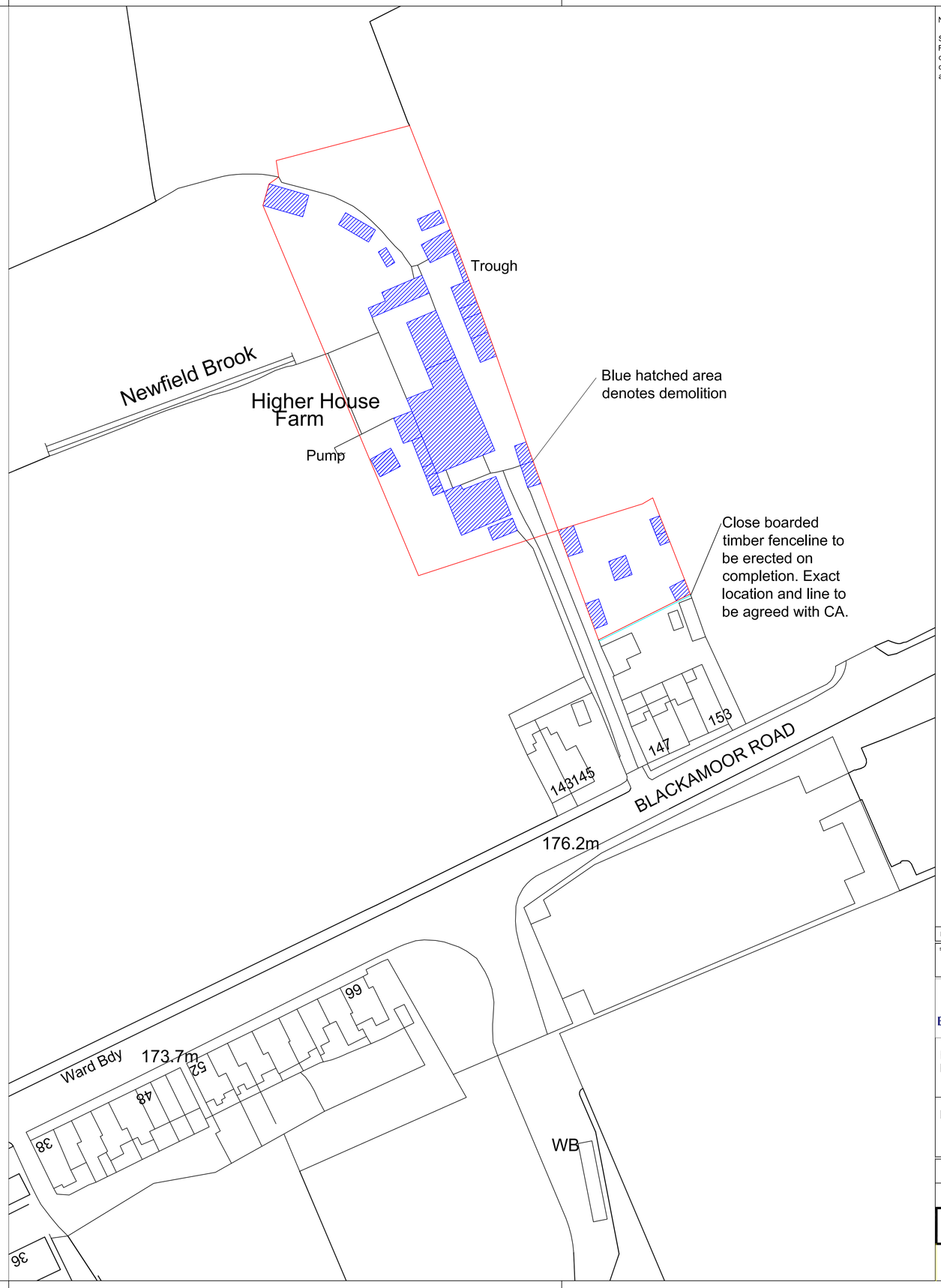

NOTES:

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction (Design and Management) documentation where applicable. It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

Key:

Note blue line indicates building to be demolished

Red line indicates site area.

REV	DESCRIPTION	DRAWN	CHK	APP	DATE

status
TENDER

client
BLACKBURN WITH DARWEN B.C.
TOWN HALL
BLACKBURN BB1 7DY

project title
HIGHER HOUSE FARM & OUTBUILDINGS
PROPOSED DEMOLITION

drawing title
DEMOLITION PLAN

scale @ A1	designed by	drawn by	checked by	Client check	date drawn
1:500	WDP	WDP	AD	AD	07.12.17

project no.
5955 / DE75

drawing no.
5955/DE75 002

revision

Do Not Scale From This Drawing

A5 : Programme

A6 : F10 Notification

	An F10 notification has been issued to the HSE and a copy can be found overleaf.
√	An F10 notification is not required for this project.

A7 : Section 81 Notice

A8 : Staff Training Matrix

Forshaw Demolition Ltd : *Training Matrix*

Archive Data | Goto Staff Details

Leaving Date: 02-Oct-17

Display Options:
Sort By: Surname
☑ Demolition ☑ Haulage ☑ Office ☑ Plant ☑ Garage ☑ All

Display Filter | Print Filter | **FILTER OFF**

Instructions to Archive a Record:
1 Enter Leaving date in box
2 Highlight Staff Forename to archive
3 Click "Archive Data" button

WFL In-House Training:
Manual Handling · *Harness Wearing & Inspection* · *Asbestos Awareness* · *Noise* · *Fire Safety* · *Banksmanship* · *PPE* · *Manual Handling* · *Vibration* · *Environmental & Quality Awareness*

Total Staff: 28 | Next Index: 46 | **Renewals:** 14

Staff Details / Cards / Health & Safety

Index	Surname	Forename	Department	CCDO	CPCS	CSCS	H&S Touch Screen Test	Medical	Drugs & Alcohol	First Aid	First Aid Appointed Person	Safety Awareness - Demolition Operatives	Safety Awareness - Plant Operatives	IOSH / CIEH Managing Safely	Asbestos Awareness	Asbestos Awareness & Removal	CITB Site Supervisor's Safety Certificate	CITB Plant Manager's Safety Certificate	Scaffolding Inspection	CAT & Genny	WFL In-House Training	Health & Safety NVQ 2	Health & Safety NVQ 4	Fire Extinguisher Maintenance	PAT Testing	Personal Track Safety (PTS)	Face Fit
				10	12	7	19	5	4	3	0	7	0	4	15	13	5	0	1	4	0	0	1	0	1	4	16
1	Adams	Anthony	Plant	CCDO	CPCS		x								x	x											x
2	Adamson	Steve	Haulage		CPCS	CSCS	x														p						x
39	Barton	Elliot	Plant		CPCS		x								x	x											
3	Churchward	Dave	H&S Manager			CSCS	x	x	x						x	x			r	x	x		x			x	
6	Farnworth	Christine	Office - Admin																		p						
7	Forder	Dean	Demolition	CCDO	CPCS	CSCS	x					x				x											x
8	Forshaw	Adrian	Plant		CPCS		x	x	x						x	x	x				p					x	x
9	Forshaw	Andrew	Director																								
10	Forshaw	Christian	Director											x													
11	Gray	Mark	Demolition	CCDO	CPCS		x					x			x	x	x										x
14	Johnson	Michael	Plant		CPCS		x	x	x						x	x					p					x	x
15	Jones	Karen	Director																		p						
44	Machnick	Jordan	Demolition												x												
41	McMaster	Lee	Demolition	CCDO	CPCS		x					x			x	x											x
42	McMaster	Roy	Demolition	CCDO			x								x	x	x										x
13	Motoi	Sebastian	Demolition												x												x
18	Parker	Jay	Demolition	CCDO			x					x			x	x											x
43	Payne	Simon	Demolition												x	x											
32	Roca	Anton	Demolition			CSCS	x					x															x
33	Roca	Laurentiu	Demolition																								x
23	Shepley	John	Garage			CSCS	x														p						x
38	Southern	John	Haulage			CSCS	x																				
24	Steele	Craig	Supervisor	CCDO	CPCS		x	x		x				x	x											x	x
25	Steele	George	Contracts Manager	CCDO	CPCS		x			x		x		x	x	x			x	x	x						x
26	Steele	Paul	Supervisor	CCDO	CPCS		x			x		x			x	x	x			x							x
45	Stephenson	Shaun	Demolition	CCDO			x										x										
27	Thornton	Pat	Office - Admin																								
28	Wolstencroft	Jez	Operations Manager		CPCS	CSCS	x	x	x					x						x	x				x		

Demolition

Index	Surname	Scissor Lift	Cherry Picker	Slinger / Signaller	Crane Appointed Person	Oxy Fuel Cutting	Abrasive Wheels	Chainsaw	Street Works	Manual Handling	Explosives Safety Awareness	Brokk	Mobile Tower	Tower Scaffold	Demolition Plant - Materials Processing	Demolition Plant - up to 15m	Demolition Plant - up to 30m	Demolition Plant - all heights
		6	6	2	1	4	4	1	0	8	2	3	1	6	5	4	0	0
1	Adams	x	x												x			
2	Adamson															x		
39	Barton																	
3	Churchward					x	x	x			x		x	x				
6	Farnworth																	
7	Forder	x	x							x		x		x				
8	Forshaw									x					x	x		
9	Forshaw																	
10	Forshaw																	
11	Gray	x	x			x	x			x		x		x				
14	Johnson														x	x		
15	Jones																	
44	Machnick																	
41	McMaster									x				x	x			
42	McMaster													x				
13	Motoi																	
18	Parker									x		x						
43	Payne																	
32	Roca									x								
33	Roca																	
23	Shepley					p	p											
38	Southern																	
24	Steele	x	x	x						x					x	x		
25	Steele	x	x	x		x	x				x							
26	Steele					x	x			x				x				
45	Stephenson	x	x															
27	Thornton																	
28	Wolstencroft				x													

Plant

Index	Surname	360° Excavator below 10t	360° Excavator above 10t	Demolition Plant Assessment Category 2	Demolition Plant Assessment Category 3	Crawler Cranes	Crusher	Screeners	Dump Trucks below & above 10t	Skidsteer Loader (bobcat)	Forward Tipping Dumper	Tracked Loading Shovels	Wheeled Loading Shovels	Telescopic Handler	Agricultural Tractor	Quick Hitch Training
		9	8	1	0	0	0	0	0	7	2	0	1	0	0	4
1	Adams	x								x						
2	Adamson	x	x													x
39	Barton	x	x										x			
3	Churchward															
6	Farnworth															
7	Forder									x						
8	Forshaw	x	x	x						x						x
9	Forshaw															
10	Forshaw															
11	Gray									x						
14	Johnson	x	x								x					x
15	Jones															
44	Machnick															
41	McMaster	x	x							x						
42	McMaster															x
13	Motoi															
18	Parker															
43	Payne															
32	Roca															
33	Roca															
23	Shepley															
38	Southern															
24	Steele	x	x							x						
25	Steele	x	x													
26	Steele	x	x							x	x					
45	Stephenson															
27	Thornton															
28	Wolstencroft															

Haulage

Index	Surname	Driving License	HGV Class 1	HGV Class 2	ADR Class 3 (+ Tanks)	ADR Class 9 (Asbestos)	Lorry Loader Hiab	Low Loader	Fork Lift	NVQ level 2 Vehicle Maintenance & Repair	NVQ level 3 Garage Mechanics	OCR 3 CPC National Road Haulage Ops	Welding	Tachograph Training	SAFED	Banking Vehicles	Driver Qualification Card
		7	2	1	1	0	0	0	0	1	0	1	0	2	1	0	2
1	Adams																
2	Adamson	x	x		x									x	x		x
39	Barton																
3	Churchward	x															
6	Farnworth																
7	Forder																
8	Forshaw	x															
9	Forshaw																
10	Forshaw											x					
11	Gray																
14	Johnson	x															
15	Jones																
44	Machnick																
41	McMaster																
42	McMaster																
13	Motoi																
18	Parker																
43	Payne																
32	Roca																
33	Roca																
23	Shepley	x	x	x						x			p	x			x
38	Southern																
24	Steele	x															
25	Steele																
26	Steele																
45	Stephenson																
27	Thornton																
28	Wolstencroft	x															

A9 : Asbestos Survey

JPR Asbestos Services Ltd

26 Fieldsway, Oldham, OL8 3AX

JPR
Asbestos Services Ltd

Asbestos Surveys
Sampling & Identification
Remediation Arrangement
Advice & Guidance

Demolition Asbestos Survey of:

Higher House Farm Buildings
Blackamoor Road
Blackburn

Report Reference:
JPR/AR/2007

Table of Content

EXECUTIVE SUMMARY.....

1. Introduction.....

2. Survey Objectives & Survey Descriptions.....

3. Non-accessed Rooms & Survey Limitations .....

4. Asbestos Survey Register .....

5. Certificate(s) of Analysis .....

6. Drawing(s) ..... D**rawing reference(s):**

Higher House Farm Buildings - Ground Floor
Higher House Farm Buildings – First Floor

7. Remedial Works Record Sheet.....

Appendix A - Survey Methodology .....

Appendix B - General Notes & Information .....

Appendix B - Legal Requirements .....

Appendix C - Risk Assessment Description .....

Type of Asbestos Survey:		Demolition	
Report Status:		Final	
Report Reference:		JPR/AR/2007	
Report Requested By:		Growth & Development Department, Blackburn with Darwen Borough Council	
Surveyors Details		***Signature***	***Date***
Survey By:	**John Robbie** (Lead Surveyor) **Mobile:** 07989329656 **Minimum Qualifications:** BOHS: P402, P405, P406, S301 and over 15 years experience		**Survey Date:** 31/10/2017
	Amanda Robbie (Assistant / Lead Surveyor) **Mobile:** 07977117105 **Minimum Qualifications:** BOHS: P402 and over 08 years experience		
Report By:	**John Robbie** (Lead Surveyor)		**Report Date:** 06/11/2017
Report Reviewed By:	**Amanda Robbie** (Assistant / Lead Surveyor)		**Review Date:** 06/11/2017

Executive Summary

NB: This report should be read in its entirety including appendices and must only be reproduced in full.

Employers have a duty of care under the Health and Safety at Work etc Act 1974 to ensure that the health of his/her employees is not put at risk due to either unsafe system of work or by the nature/maintenance of his workplace.

This is further addressed under the Management of Health and Safety at Work (amendment) Regulations 2012, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings and, to take suitable steps to reduce these risks.

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 'Asbestos: The Survey Guide' is the official supporting guidance on procedures for the assessment of asbestos in buildings.

At the request of Growth & Development Department, Blackburn with Darwen Borough Council, a survey for asbestos containing materials was undertaken to the buildings and structure located on the site of **Higher House Farm Buildings, Blackamoor Road, Blackburn. The survey also included a few structures at the rear of 147 Blackamoor Road**. Refer to the survey diagram indicating the exact areas and structures included in the scope of works. The survey was undertaken by JPR Asbestos Services Ltd, whose lead surveyors are trained to BOHS: S301, P402, P405 and P406 standards and have worked within the asbestos industry for a minimum of fifteen years.

The survey undertaken was a Demolition asbestos survey. The purpose of this survey is to locate as far as reasonably practicable, the presence and extent of any suspect ACMs in the areas included in the scope of works which could be damaged or disturbed during demolition works.

A summary of identified asbestos containing materials (ACM's) is detailed in table format at the rear of this executive summary. Section 04 of this report gives further information for each asbestos occurrence, including a photographic record and specific remediation advice. Additionally, comprehensive marked survey diagrams illustrating all obtained samples, survey findings and areas specific notes and comments are detailed in section 06 of this report.

Materials sampled during the survey which tested negative for the presence of asbestos can be seen detailed in the drawings in Section 06 of this report. Analysis results confirming their negative asbestos content are detailed in the analysis certificates in Section 05.

General and specific limitations encountered during the survey can be seen detailed in Section 03 of this report. This may give indications to asbestos materials that may/could be present to areas either logged as limited, or deemed as out-side the scope of works.

NB: Services were still live during the survey, therefore, access within boilers, calorifiers and heating/ventilation plant etc was limited. Such installations may typically contain asbestos gasketting (rope, card & mastic based). Additionally, asbestos fuse pads, rope and cement products etc, may be present within all electrical switchgear. Unless there is strong evidence to prove otherwise, all such products and installations should be presumed to contain asbestos.

It must be noted that, although the surveyors made every practicable effort to identify asbestos materials throughout the inspected areas, it is essential to note that this survey document cannot be considered exhaustive. The important issue being that concealed asbestos materials may be present and only identifiable during subsequent refurbishment/demolition works. Therefore, caution will be required during the course of any works involving the disturbance of the buildings structure and fabric.

Prior to any works that may disturb the asbestos containing materials, the asbestos containing materials will require complete removal. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and current supporting guidance.

The survey demonstrates the commitment of the client to ensuring that its buildings are run and maintained with full regard to the health, safety and well-being of their staff and visitors.

Please note that JPR Asbestos Services Ltd cannot be held responsible for the way in which a client interprets or acts upon the findings of this report.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will be pleased to clarify any technical issues raised or provide further advice.

Executive Summary Continued, Summary of **positive** samples:

The ACM's are logged starting from the front of the site through to the rear (refer to survey diagram)

Sample Number **KA:** Known ACM **SA**: Suspected ACM	**Internal External**	**Room / Area Description**	**Product / Material**	**Risk Category A, B, C, D** **A** = High risk	**Brief Recommendations/ Comments** NB: Full recommendations are given within section 04 of the report
Known Asbestos/1 (confirmed by surveyor)	External	Area logged as G08 & G10 (Refer to diagram)	Asbestos cement wall panels (Approx 2.5 Sqm). Further amounts of associated asbestos cement may be found within the general debris in the surrounding area	**C**	Remove/dispose of as asbestos waste
Known Asbestos/2 (confirmed by surveyor)	External	Area logged as G08/G10 (Refer to diagram)	Asbestos cement tubes, mixed in with general rubble/debris (full extent unknown)	**C**	Remove/dispose of as asbestos waste
Known Asbestos/3 (confirmed by surveyor)	External	Area logged as G10 (Refer to diagram)	Asbestos cement corrugated roof sheets	**D**	Remove/dispose of as asbestos waste
Known Asbestos/4 (confirmed by surveyor)	External	Area logged as G13, and outside of G13 (Refer to diagram)	Loose asbestos cement corrugated sheets and A/C tubes to the external ground	**C**	Remove/dispose of as asbestos waste
Sample FB/11	External	Area logged as G30	Asbestos cement (A/C) roof sheets	**D**	Remove/dispose of as asbestos waste
Known Asbestos/5 (confirmed by surveyor)	Internal	Room logged as G31	Asbestos containing W/C cistern	**D**	Remove/dispose of as asbestos waste
As Sample FB/13(2)	External	Area logged as G35	Loose asbestos (A/C) cement sheets and an A/C tube to the ground (Approx 4 Sqm)	**C**	Remove/dispose of as asbestos waste
As Sample FB/13(3)	External	Area logged as G35	Asbestos cement (A/C) fascia (Approx 6 Sqm)	**D**	Remove/dispose of as asbestos waste
As Sample FB/13(1)	External	Area logged as G36 / G37	Asbestos cement (A/C) roof sheet debris, mixed in with general debris/overgrowth. The A/C debris is thought to have been the roof of the structure (Approx 20 Sqm)	**C**	Remove/dispose of as asbestos waste
Sample FB/13	External	Structure logged as G41	Asbestos cement (A/C) roof and wall sheets, the ACM is in poor condition with loose associated debris present	**C**	Remove/dispose of as asbestos waste

Possible ACM's: In addition to the identified ACM's, it must be noted that access was limited within some areas of the site due to large amounts of strewn debris and vegetation overgrowth. When site is being cleared, associated remains of identified ACM's (typically asbestos cement) may be encountered. Proceed with caution during clearance of the site

Executive Summary Continued, Summary of **negative** samples:

Sample Number **KA:** Known ACM **SA**: Suspected ACM	**Internal External**	**Room / Area Description**	**Product / Material**	**Risk Category A, B, C, D** **A** = High risk	**Brief Recommendations/ Comments** NB: Full recommendations are given within section 04 of the report
Sample FB/01	Internal	Refer to diagram	Felt lining beneath the roof tiles/slates	**N/A**	**N/A**
Sample FB/02	Internal	Refer to diagram	floor tiles/bitumen adhesive	**N/A**	**N/A**
Sample FB/03	Internal	Refer to diagram	Bitumen sink pad	**N/A**	**N/A**
Sample FB/04	Internal	Refer to diagram	Red screed to the floor (noted throughout)	**N/A**	**N/A**
Sample FB/05	Internal	Refer to diagram	Textile wrap to the electrical cable	**N/A**	**N/A**
Sample FB/06	Internal	Refer to diagram	Bitumen sink pad	**N/A**	**N/A**
Sample FB/07	Internal	Refer to diagram	Textured coating to the walls	**N/A**	**N/A**
Sample FB/08	Internal	Refer to diagram	Old linoleum	**N/A**	**N/A**
Sample FB/09	Internal	Refer to diagram	Old linoleum	**N/A**	**N/A**
Sample FB/10	Internal	Refer to diagram	Old linoleum	**N/A**	**N/A**
Sample FB/12	External	Refer to diagram	Black coating to the corrugated metal roof sheets	**N/A**	**N/A**
Sample FB/14	Internal	Refer to diagram	Loose felt debris to the floor	**N/A**	**N/A**
Sample FB/15	External	Refer to diagram	Putty to the glazing	**N/A**	**N/A**
Sample FB/16	External	Refer to diagram	Putty to the glazing	**N/A**	**N/A**
Sample FB/17	External	Refer to diagram	Putty to the glazing	**N/A**	**N/A**
Sample FB/18	External	Refer to diagram	Fibreglass used as a roof lining, associated debris also present	**N/A**	**N/A**
Sample FB/19	External	Refer to diagram	Fibreglass wall lining, this materials has been used to many areas throughout the site and is also present as debris	**N/A**	**N/A**
Sample FB/20	External	Refer to diagram	Black coating to the corrugated metal roof sheets	**N/A**	**N/A**
Sample FB/21	External	Refer to diagram	Putty sealant to the greenhouse glazing	**N/A**	**N/A**
Sample FB/22	External	Refer to diagram	Felt lining to the roof	**N/A**	**N/A**
Sample FB/23	External	Refer to diagram	Fibreglass wall lining, this material has been used to many areas throughout the site and is also present as debris	**N/A**	**N/A**
Sample FB/24	External	Refer to diagram	Black composite infills to the windows (x2)	**N/A**	**N/A**
Sample FB/25	External	Refer to diagram	Felt lining to the roof & walls	**N/A**	**N/A**
Sample FB/26	External	Refer to diagram	Putty sealant to the glazing	**N/A**	**N/A**
Sample FB/27	External	Refer to diagram	Felt loose to the floor, mixed with general debris	**N/A**	**N/A**
Sample FB/28	External	Refer to diagram	Felt loose to the floor, mixed with general debris	**N/A**	**N/A**

1. Introduction

JPR Asbestos Services Ltd conducted a Demolition asbestos survey to determine as far as reasonably practical the presence of asbestos containing materials to the buildings and structure located on the site of **Higher House Farm Buildings, Blackamoor Road, Blackburn. The survey also included a few structures at the rear of 147 Blackamoor Road**. Refer to the survey diagram indicating the exact areas and structures included in the scope of works.

The survey brief can be summarised as follows;

1. To provide an experienced survey team to carry out a Demolition asbestos survey of all accessible areas included in the scope of works.

2. To take samples of any materials suspected to contain asbestos and have them samples analysed by a UKAS accredited laboratory, in accordance with, HSG248, Appendix 2, Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM). In many instances, samples are also taken to disprove asbestos content.

3. To prepare a detailed written report detailing all asbestos installations.

The survey was conducted by John Robbie and Amanda Robbie on the 31/10/2017.

In addition to identifying asbestos materials, each occurrence of asbestos sampled is assessed and a priority numerical risk assessment is calculated. The risk assessment has been designed in accordance with HSG 264 (Asbestos: The Survey Guide) to allow the duty holder to identify areas which require immediate attention, and to undertake long term planning and management of asbestos in such a way as to reduce the likelihood of unnecessary exposure.

Throughout the report the following terms and abbreviations may be used:

Licensed Contractor - Contractor licensed to work on asbestos by the HSE
ACM's - Asbestos containing materials
AIB - Asbestos Insulating Board, (<1000Kg/Cubic Metre)
A/C - Asbestos Cement, (>1000Kg/Cubic Metre)
Chrysotile - Commonly known as white asbestos.
Amosite - Commonly known as brown asbestos.
Crocidolite - Commonly known as blue asbestos.
Amphibole - Generic name for all asbestos types, excluding Chrysotile.

This report is not intended as a specification for any proposed abatement works. JPR Asbestos Services Ltd can assist with an abatement specification to comply with current asbestos regulations and associated codes of practice if required.

2. Survey Objectives & Survey Descriptions

The survey objectives was to identify, as far as reasonably practicable asbestos containing materials used in the building structure/fabric, to coincide with, "The Control of Asbestos Regulations 2012", in particular, **Regulation 4** (the duty to manage asbestos in non-domestic premises). Regulation 04 requires the person who has the duty (i.e. the "duty-holder") to undertake the following:

- Take reasonable steps to find out if there are materials containing asbestos in non-domestic premises, and if so, its amount, where it is and what condition it is in.
- Presume materials contain asbestos unless there is strong evidence that they do not.
- Make, and keep up-to-date, a record of the location and condition of the asbestos containing materials – or materials which are presumed to contain asbestos.
- Assess the risk of anyone being exposed to fibres from the materials identified.
- Prepare a plan that sets out in detail how the risks from these materials will be managed.
- Take the necessary steps to put the plan into action.
- Periodically review and monitor the plan and the arrangements to act on it so that the plan remains relevant and up-to-date.
- Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

Survey Type Descriptions

Management Survey:

A management survey is the standard survey. Its purpose 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. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed. The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

Refurbishment & Demolition Surveys:

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspections, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment

NB: Refer to the HSE Publication: HSG 264 (Asbestos: The Survey Guide) for additional information on surveys and survey descriptions

3. Non-accessed Rooms & Survey Limitations

Non-accessed Rooms/Specific Limitations:

- **The site was accessed as far as was reasonably practical, but access within the land was limited due to large amounts of vegetation overgrowth.**
- **Access was limited within a few of the structures due to large amounts of general debris.**
- **Access was limited within the room logged as G13 due to tree blocking access.**
- **Land inspections were limited to visual inspections for obvious surface ACM's only.**

NB: Services were still live during the survey, therefore, access within boilers, calorifiers and heating/ventilation plant etc was limited. Such installations may typically contain asbestos gasketting (rope, card & mastic based). Additionally, asbestos fuse pads, rope and cement products etc, may be present within all electrical switchgear. Unless there is strong evidence to prove otherwise, all such products and installations should be presumed to contain asbestos.

General Survey Limitations:

Although a thorough and diligent search has been carried out for asbestos-containing materials throughout the areas included in the scope of works, there is no guarantee that all the occurrences have been identified. Before commencing any work on this premise, contractors are required to carry out a visual inspection of the work area. Should this reveal any suspect material, then it must be left undisturbed until its composition is ascertained.

This report is based on a Demolition asbestos survey within an unfamiliar building(s). Every effort was made to locate the presence of all asbestos materials, although, it is recognised that construction techniques often create inaccessible void spaces, which even with destructive sampling techniques being employed may not uncover all ACM's during surveys. Therefore, the planned demolition should be undertaken by a competent contractor with knowledge and understanding of asbestos materials.

Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been located. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being demolished or refurbished. JPR Asbestos Services Ltd cannot accept responsibility for any asbestos materials, which are hidden within the building fabric, which may be exposed during any such work.

Materials have been referred to as asbestos cement based on their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

Unless specifically identified within the report, no responsibility can be accepted by JPR Asbestos Services Ltd, for non-systematic or random use of hidden asbestos within the areas inspected. Soft-strip works should be undertaken with caution by competent trained personnel.

A more comprehensive and intrusive investigation will be required if the site is to be redeveloped, refurbished or demolished, to facilitate an adequate risk assessment and compliance with health and safety statute. The report and accompanying drawings should be consulted before any building or installation work is carried out in the building. Where appropriate building users should be made aware of the contents of the report.

No liability can be accepted for the effects of incorrect assumptions made by JPR Asbestos Services Ltd at the time of survey or for retrospective effects of any future changes or amendments to these values, or official guidance.

This report should not be used for the purposes of costing asbestos removal work. If indicative costs have been included in relation to asbestos abatement works these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. JPR Asbestos Services Ltd accepts no financial or other responsibility whatsoever, should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials.

It is recommended that the planned refurbishment is undertaken with caution and should any further suspicious materials be encountered during the works, then these should be immediately reported to, John Robbie at JPR Asbestos Services Ltd - Mobile - 07989329656 and the materials identified before work can proceed.

Caution should be exercised to areas not inspected or locations detailed as "Limited access" within this report. It must be considered a possibility that asbestos materials may be present to such areas until further investigations are completed by a competent person.

JPR Asbestos Services Ltd accept no financial or other responsibility for remedial works or disruption to programmes which may occur as a result of asbestos materials being identified in locations which were outside the scope of survey or unidentifiable due to prevailing inspection limitations as noted above.

Refer to section 06 (Diagram) of this report for additional limitations encountered during the inspections specific to the areas surveyed.

4. Asbestos Register

Below are important notes that must be read in conjunction with the asbestos register pages:

The asbestos register is a detailed inspection/record log of the asbestos materials encountered during the survey. Dependant on findings, one room may have several register records/logs, detailing asbestos materials. Where applicable, findings are logged starting from the lowest floor level i.e. basement and work up through floor levels with external findings logged last.

When asbestos is identified, the register pages detail a numerical risk assessment system. This assessment concentrates solely on the likelihood of fibre release from asbestos based materials. This is the single most important factor in assessing the likelihood of people being exposed to fibre concentrations injurious to their health.

The assessments take into account the product type, asbestos type, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations given 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.

For ease of reference, only samples confirming the presence of asbestos are detailed in the asbestos register, where samples were negative these are not specifically detailed in the registers. However, when no asbestos materials are found, the floor/area will be logged as "No Asbestos Detected" in the register.

Materials sampled during the survey which tested negative for the presence of asbestos can be seen detailed in the drawings in Section 06 of this report. Analysis results confirming their negative asbestos content are detailed in the analysis certificates in Section 05.

General and specific limitations encountered during the survey can be seen detailed in Section 03 of this report. This may give indications to asbestos materials that may/could be present to areas either logged as limited, or deemed as out-side the scope of works.

As it is understood the site is due to be demolished, any identified asbestos materials should be removed and disposed of as asbestos waste. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and its approved codes of practice.

Possible ACM's: In addition to the identified ACM's, it must be noted that access was limited within some areas of the site due to large amounts of strewn debris and vegetation overgrowth. When site is being cleared, associated remains of identified ACM's (typically asbestos cement) may be encountered. Proceed with caution during clearance of the site

The following definition of terms may be used in the recommendation section of the following register pages:

Fully Enclosed Conditions: Provision of a physical barrier (normally 1000g polythene) erected during asbestos removal including air filters/movers (NPU'S) and airlocks to provide protection from fibre release brought on during such works.

Encapsulation: Provision of paint type coating to create a seal/barrier to the surface of the material which under general conditions would prevent fibre release.

Enclose/Seal: Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged.

Repair: Addition of a seal to the material to prevent the further deterioration of the material. Carried out in conjunction with labelling.

Removal: Complete removal of a material in compliance with the Asbestos Regulations (2012) and its approved codes of practice.

Manage in place: A policy to regularly inspect the material to ensure that the ACM is maintained in good condition.

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Area logged as G08 & G10 (Refer to diagram)**		

Sample Number	**Known Asbestos/1 (confirmed by the surveyor)**
Product/Material Description:	
Asbestos cement wall panels (Approx 2.5 Sqm). Further amounts of associated asbestos cement may be found within the general debris in the surrounding area	

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	Internal/external	**1**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Poor condition	**4**
***Access**	High access	**2**
***Treatment**	Composite material	**0**
Quantity	**Approx 2.5 Sqm**	
Total Points:		**08**
Risk Assessment Category:		**C**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	**Cat A** (Points 15>18) – Normally a high risk situation requiring immediate action
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	**Cat B** (Points 10>14) – Normally a high risk situation requiring action ASAP
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	**Cat C** (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
		No Asbestos Detected (NAD)			Un-Sealed = 4	**Cat D** (Points 01>05) – Normally a low risk situation
						It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Area logged as G08/G10 (Refer to diagram)**		

Sample Number	**Known Asbestos/2 (confirmed by the surveyor)**
Product/Material Description:	
Asbestos cement tubes, mixed in with general rubble/debris (full extent unknown)	

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	Internal/external	**1**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Poor condition	**4**
***Access**	High access	**1**
***Treatment**	Composite material	**0**
Quantity	**Full extent unknown, mixed with general rubbish**	
	Total Points:	**08**
	Risk Assessment Category:	**C**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2
		No Asbestos Detected (NAD)			Un-Sealed = 4

Cat A (Points 15>18) – Normally a high risk situation requiring immediate action
Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP
Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
Cat D (Points 01>05) – Normally a low risk situation
It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Area logged as G10 (Refer to diagram)**		

Sample Number	**Known Asbestos/3 (confirmed by the surveyor)**
Product/Material Description:	
Asbestos cement corrugated roof sheets	

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	Internal/external	**1**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Medium condition	**2**
***Access**	Limited access	**0**
***Treatment**	Composite material	**0**
Quantity	**Approx 75 Sqm**	
	Total Points:	**04**
	Risk Assessment Category:	**D**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2
		No Asbestos Detected (NAD)			Un-Sealed = 4

Cat A (Points 15>18) – Normally a high risk situation requiring immediate action
Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP
Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
Cat D (Points 01>05) – Normally a low risk situation
It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Area logged as G13, also external to G13 (Refer to diagram)**		

Sample Number	**Known Asbestos/4 (confirmed by the surveyor)**
Product/Material Description:	
Loose asbestos cement corrugated sheets and A/C tubes to the external ground	

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	Internal/external	**1**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Poor condition	**4**
***Access**	High/limited access	**1**
***Treatment**	Composite material	**0**
Quantity	**Full extent unknown, cant access G13**	
	Total Points:	**08**
	Risk Assessment Category:	**C**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	**Cat A** (Points 15>18) – Normally a high risk situation requiring immediate action
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	**Cat B** (Points 10>14) – Normally a high risk situation requiring action ASAP
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	**Cat C** (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
		No Asbestos Detected (NAD)			Un-Sealed = 4	**Cat D** (Points 01>05) – Normally a low risk situation

It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Area logged as G30 (Refer to diagram)**		

Sample Number	**Sample FB/11**
Product/Material Description:	
Asbestos cement (A/C) roof sheets	

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	Internal/external	**1**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Medium condition	**2**
***Access**	Medium access	**1**
***Treatment**	Composite material	**0**
Quantity	**Approx 20 Sqm**	
	Total Points:	**05**
	Risk Assessment Category:	**D**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	**Cat A** (Points 15>18) – Normally a high risk situation requiring immediate action
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	**Cat B** (Points 10>14) – Normally a high risk situation requiring action ASAP
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	**Cat C** (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
		No Asbestos Detected (NAD)			Un-Sealed = 4	**Cat D** (Points 01>05) – Normally a low risk situation
						It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Room logged as G31 (Refer to diagram)**		

Sample Number	**Known Asbestos/5 (confirmed by the surveyor)**
Product/Material Description:	
Asbestos containing W/C cistern	

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	Internal/external	**1**
Product/Material	WC cistern	**0**
***Asbestos Type**	Amosite (brown) asbestos (Typically)	**2**
***Condition**	Good condition	**0**
***Access**	High access	**2**
***Treatment**	Composite material	**0**
Quantity	**X1**	
Total Points:		**05**
Risk Assessment Category:		**D**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2
		No Asbestos Detected (NAD)			Un-Sealed = 4

Cat A (Points 15>18) – Normally a high risk situation requiring immediate action
Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP
Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
Cat D (Points 01>05) – Normally a low risk situation
It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Area logged as G35**		

Sample Number	**As Sample FB/13(2)**

Product/Material Description:

Loose asbestos (A/C) cement sheets and an A/C tube to the ground (Approx 4 Sqm)

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	Internal/external	**1**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Poor condition	**4**
***Access**	High access	**2**
***Treatment**	Composite material	**0**
Quantity	**Approx 4 Sqm**	
	Total Points:	**08**
	Risk Assessment Category:	**C**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2
		No Asbestos Detected (NAD)			Un-Sealed = 4

Cat A (Points 15>18) – Normally a high risk situation requiring immediate action
Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP
Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
Cat D (Points 01>05) – Normally a low risk situation
It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Area logged as G35**		

Sample Number	**As Sample FB/13(3)**

Product/Material Description:

Asbestos cement (A/C) fascia (Approx 6 Sqm)

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	Internal/external	**1**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Medium condition	**2**
***Access**	High access	**2**
***Treatment**	Composite material	**0**
Quantity	**Approx 6 Sqm**	
	Total Points:	**06**
	Risk Assessment Category:	**C**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	**Cat A** (Points 15>18) – Normally a high risk situation requiring immediate action
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	**Cat B** (Points 10>14) – Normally a high risk situation requiring action ASAP
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	**Cat C** (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
		No Asbestos Detected (NAD)			Un-Sealed = 4	**Cat D** (Points 01>05) – Normally a low risk situation
						It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Area logged as G36 / G37**		

Sample Number	**As Sample FB/13(1)**

Product/Material Description:

Asbestos cement (A/C) roof sheet debris, mixed in with general debris/overgrowth. The A/C debris is thought to have been the roof of the structure (Approx 20 Sqm)

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	External	**0**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Poor condition	**4**
***Access**	High access	**2**
***Treatment**	Composite material	**0**
Quantity	**Approx 20 Sqm (Guessed)**	
	Total Points:	**07**
	Risk Assessment Category:	**C**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	**Cat A** (Points 15>18) – Normally a high risk situation requiring immediate action
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	**Cat B** (Points 10>14) – Normally a high risk situation requiring action ASAP
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	**Cat C** (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
		No Asbestos Detected (NAD)			Un-Sealed = 4	**Cat D** (Points 01>05) – Normally a low risk situation
						It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor**		
Area Description:	**Structure logged as G41**		

Sample Number	**Sample FB/13**

Product/Material Description:

Asbestos cement (A/C) roof and wall sheets, the ACM is in poor condition with loose associated debris present

Material Risk Assessment
(Refer to bottom of page for additional information)

***Internal/External**	External	**0**
Product/Material	A/C	**0**
***Asbestos Type**	Chrysotile (white) asbestos	**1**
***Condition**	Poor condition	**4**
***Access**	High access	**2**
***Treatment**	Composite material	**0**
Quantity	**Approx 40 Sqm**	
	Total Points:	**07**
	Risk Assessment Category:	**C**

Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2
		No Asbestos Detected (NAD)			Un-Sealed = 4

Cat A (Points 15>18) – Normally a high risk situation requiring immediate action
Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP
Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
Cat D (Points 01>05) – Normally a low risk situation
It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

JPR Asbestos Services Ltd — Asbestos Surveys, Sampling & Identification, Remediation Arrangement, Advice & Guidance **4. Asbestos Survey Register** (Survey Findings)	**BUILDING/ADDRESS:** Higher House Farm Buildings, Blackamoor Road, Blackburn	**DATE OF SURVEY:** 31/10/2017	**SURVEYED BY:** J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	**JOB NO:** JPR/AR/2007	**ANALYSIS COMPANY:** North Star Environmental Ltd
Floor Level/Location:	**Ground floor - Internal**		
Area Description:	**All remaining reasonably accessible areas: No further ACM's detected**		

Sample Number	**Visual Assessment – No Asbestos Detected**
Product/Material Description:	
Possible ACM's: In addition to the identified ACM's, it must be noted that access was limited within some areas of the site due to large amounts of strewn debris and vegetation overgrowth. When the site is being cleared, associated remains of identified ACM's (typically asbestos cement) may be encountered. Proceed with caution during clearance of the site	

Material Risk Assessment
(Refer to bottom of page for additional information)

*Internal/External	N/A	
Product/Material	N/A	
*Asbestos Type	N/A	
*Condition	N/A	
*Access	N/A	
*Treatment	N/A	
Quantity	N/A	
Total Points:	N/A	
Risk Assessment Category:	N/A	

All Remaining Reasonably Accessible Areas: No Further Asbestos Detected

NB: Refer to section 06 (Drawings) for details of samples obtained during the survey that proved negative for the presence of asbestos.

Recommendations/Comments:	**Refer to section 03 (Limitations of Survey) detailing general inspection limitations encountered during the survey, which may include asbestos materials that were deemed out-side the scope of works**
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. **+ 0**	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	**Cat A** (Points 15>18) – Normally a high risk situation requiring immediate action
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc **+ 1**	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	**Cat B** (Points 10>14) – Normally a high risk situation requiring action ASAP
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. **+ 3**	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	**Cat C** (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
		No Asbestos Detected (NAD)			Un-Sealed = 4	**Cat D** (Points 01>05) – Normally a low risk situation
						It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

Refer to Appendix C for a full description of the numerical risk assessment

5. Certificate(s) of Analysis (x2)

NORTH STAR ENVIRONMENTAL LTD

UKAS TESTING 7691

John Robbie
JPR Asbestos Services Ltd
26 Fieldsway
Garden Suburbs
Oldham
OL8 3AX

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : 1711007
Date Received : 01.11.17
Site Address : Higher House Farm
Samples Analysed By : Jon Feightman
Date Analysis Completed : 01.11.17
Date Reported : 01.11.17
Samples Taken By : Client
Client Ref : JPR/AR/Farm

Client Ref	Location	Description	Lab Ref	Asbestos Identification
FB/01	Refer to Report	Felt	1711007-1	No Asbestos Detected
FB/02	Refer to Report	Floor Tile/Adhesive	1711007-2	No Asbestos Detected
FB/03	Refer to Report	Sink Pad	1711007-3	No Asbestos Detected
FB/04	Refer to Report	Red Screed	1711007-4	No Asbestos Detected
FB/05	Refer to Report	Wrap	1711007-5	No Asbestos Detected
FB/06	Refer to Report	Sink Pad	1711007-6	No Asbestos Detected
FB/07	Refer to Report	Textured Coating	1711007-7	No Asbestos Detected
FB/08	Refer to Report	Old Lino	1711007-8	No Asbestos Detected
FB/09	Refer to Report	Old Lino	1711007-9	No Asbestos Detected
FB/10	Refer to Report	Old Lino	1711007-10	No Asbestos Detected
FB/11	Refer to Report	Asbestos Cement	1711007-11	Chrysotile
FB/12	Refer to Report	Coating	1711007-12	No Asbestos Detected
FB/13	Refer to Report	Asbestos Cement	1711007-13	Chrysotile
FB/14	Refer to Report	Felt	1711007-14	No Asbestos Detected

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

P. Lee
Laboratory Manager

K. Burns
Technical Manager

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd
It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held.
North Star Environmental Ltd, Suite A1, 1st Floor, Beech House, Oaklands Office Park, Hooton Road, Hooton, CH66 7NZ
Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
Company No. 7948744

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CERTIFICATE OF ASBESTOS ANALYSIS

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Date Received : 01.11.17
Site Address : Higher House Farm
Samples Analysed By : Jon Feightman
Date Analysis Completed : 01.11.17
Date Reported : 01.11.17
Samples Taken By : Client
Client Ref : JPR/AR/Farm

Client Ref	Location	Description	Lab Ref	Asbestos Identification
FB/15	Refer to Report	Putty	1711007-15	No Asbestos Detected
FB/16	Refer to Report	Putty	1711007-16	No Asbestos Detected
FB/17	Refer to Report	Putty	1711007-17	No Asbestos Detected
FB/18	Refer to Report	Fibre Glass	1711007-18	No Asbestos Detected
FB/19	Refer to Report	Fibre Glass	1711007-19	No Asbestos Detected
FB/20	Refer to Report	Coating	1711007-20	No Asbestos Detected
FB/21	Refer to Report	Putty	1711007-21	No Asbestos Detected
FB/22	Refer to Report	Felt	1711007-22	No Asbestos Detected
FB/23	Refer to Report	Fibre Glass	1711007-23	No Asbestos Detected
FB/24	Refer to Report	Black Infill	1711007-24	No Asbestos Detected
FB/25	Refer to Report	Felt	1711007-25	No Asbestos Detected
FB/26	Refer to Report	Putty	1711007-26	No Asbestos Detected
FB/27	Refer to Report	Felt	1711007-27	No Asbestos Detected
FB/28	Refer to Report	Felt	1711007-28	No Asbestos Detected

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

P. Lee
Laboratory Manager

K. Burns
Technical Manager

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Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
Company No. 7948744

6. DRAWING(S)

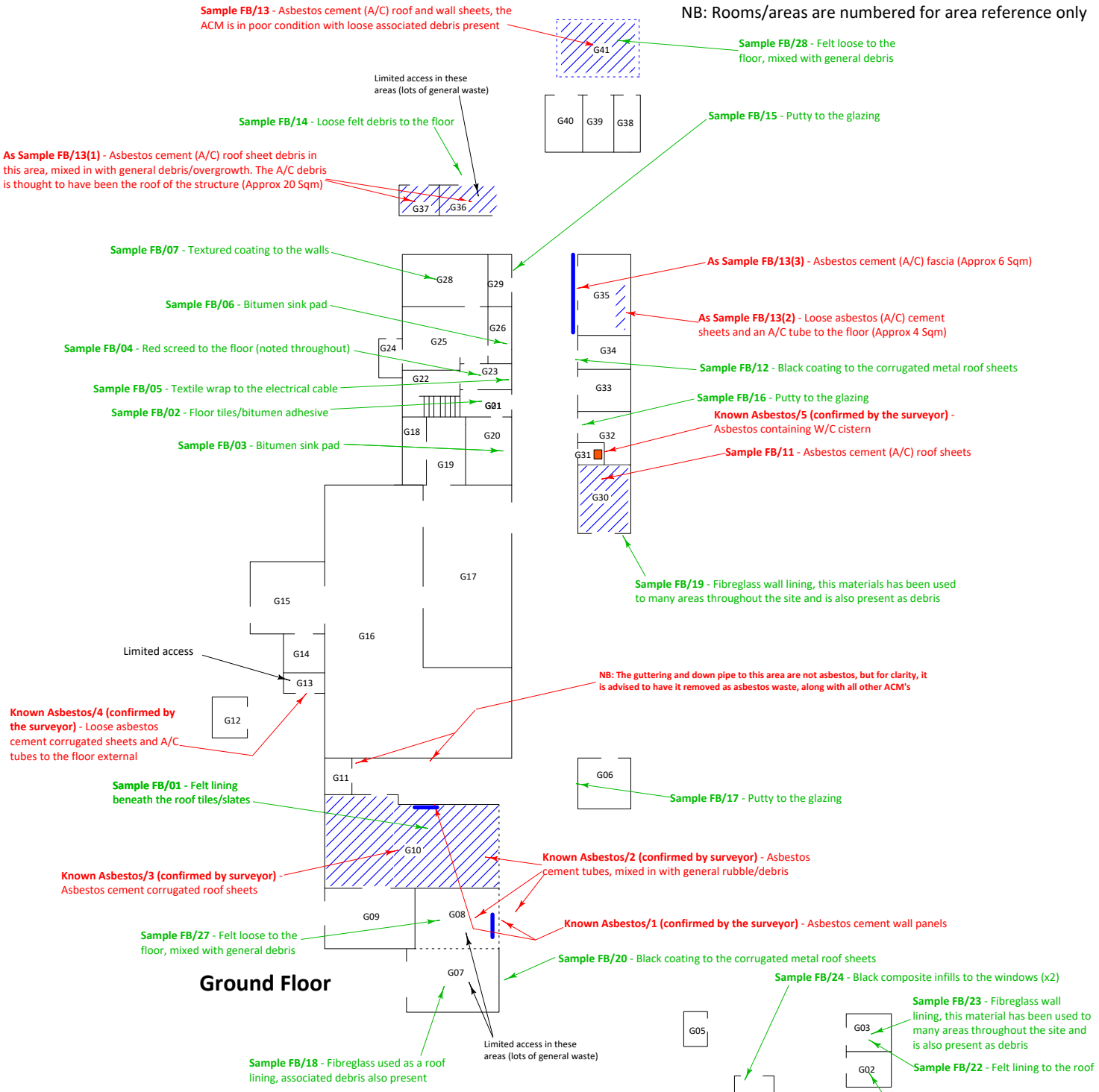
Drawing number(s):

Higher House Farm Buildings - Ground Floor
Higher House Farm Buildings – First Floor

Diagram Key:

Red Text = Asbestos materials (Known or Suspected)
Green Text = Non-Asbestos Materials

Asbestos Colour Key Code (Where applicable)	
	Insulation Boarding
	Cement/Eternite/Sindanyo etc.
	Insulation / Residue / Debris
	Textured Coatings/Artex
	Roofing Slates
	Gasketting/Rope Products
	Floor Tiles
	W/C Cisterns
	Sprayed Coating (Limpet)
	Bitumen/Galbestos



Possible ACM's: In addition to the identified ACM's, it must be noted that access was limited within some areas of the site due to large amounts of strewn debris and vegetation overgrowth, when the site is being cleared, associated remains of identified ACM's (typically asbestos cement) may be encountered. Proceed with caution during clearance of the site

NB: Rooms/areas numbered for area reference only

Key & Notes

RedText = Asbestos materials (Known or Suspected)

GreenText = Non-Asbestos Materials

Asbestos Colour Key Code *(Where applicable)*	
	Insulation Boarding
	Cement/Eternite/Sindanyo etc
	Insulation / Residue / Debris
	Textured Coatings/Artex
	Gasketting/Rope Products
	Floor Tiles/Bitumen Adhesive
	W/C Cisterns
	Sprayed Coating (Limpet)
	Bitumen/Galbestos

General survey notes and comments:

Unless stated, walls are stone, brick, plasterboard, lath-n-plaster or timber.
Floors are a mixture of concrete, flags or stone.
Ceilings are either timber(s), plasterboard or lath-n-plaster.
Non-asbestos felts have been used as a lining beneath many roof coverings.
Over door and windows lintels are stone or timber.
Unless stated as asbestos, roofs were a mixture of stone, slate, metal or plastics.
Much of the site has large amounts of strewn debris and overgrowth, limiting access for full inspections.
Unless stated, gutters and down-pipes are timber, plastic and metal.
No access was gained to the top of the chimney on the house.
No access was gained within the storage heaters, it would be advisable to have these disposed of as asbestos waste along with other positively identified ACM's.

Access within boilers, calorifiers and heating/ventilation plant was limited at the time of the survey. Such products may typically contain asbestos gasketting (rope, card & mastic based) All Gasketting products throughout the building should be presumed to contain asbestos. Additionally, asbestos fuse pads, rope and cement products may be present in all electrical switchgear, however, these could not be fully accessed during this survey for health and safety reasons. All electrical switchgear should be presumed to contain asbestos materials.

NB Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been identified. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being refurbished or demolished

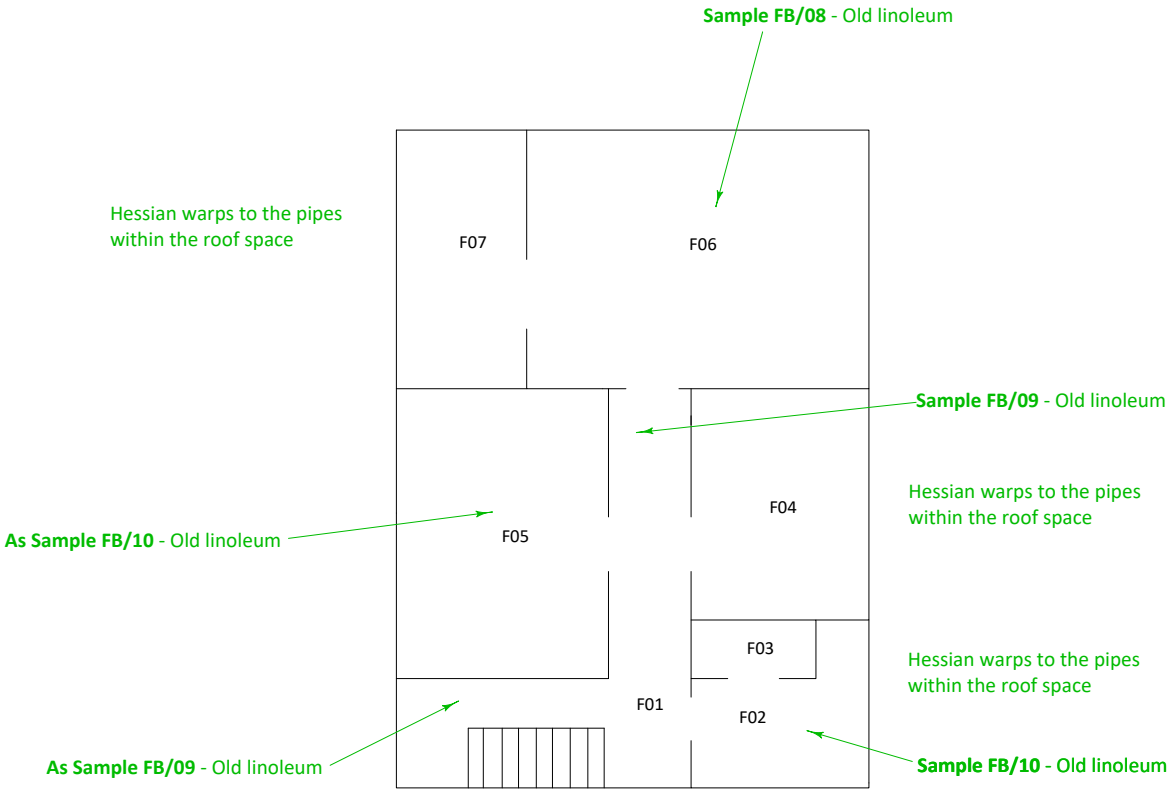
JPR Asbestos Services Ltd

Property: Higher House Farm Buildings, Blackamoor Road, Darwen

Project: Demolition Asbestos Survey

Report Ref: JPR/AR/2007

Diagram Ref: (Not to Scale) Higher House Farm - Ground Floor



First Floor

Key & Notes

Red Text = Asbestos materials (Known or Suspected)

Green Text = Non-Asbestos Materials

Asbestos Colour Key Code *(Where applicable)*
Insulation Boarding
Cement/Eternite/Sindanyo etc
Insulation / Residue / Debris
Textured Coatings/Artex
Gasketting/Rope Products
Floor Tiles/Bitumen Adhesive
W/C Cisterns
Sprayed Coating (Limpet)
Bitumen/Galbestos

General survey notes and comments:
Unless stated, walls are brick, plasterboard or lath-n-plaster.
Floors are timber.
Ceilings are either plasterboard and lath-n-plaster.
Non-asbestos felts have been used as a lining beneath the roof covering.
Over door and window lintels are stone or timber.
The roof space was accessed as far as was reasonably practical, no ACM's seen.

Access within boilers, calorifiers and heating/ventilation plant was limited at the time of the survey. Such products may typically contain asbestos gasketting (rope, card & mastic based) All Gasketting products throughout the building should be presumed to contain asbestos. Additionally, asbestos fuse pads, rope and cement products may be present in all electrical switchgear, however, these could not be fully accessed during this survey for health and safety reasons. All electrical switchgear should be presumed to contain asbestos materials.

NB Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been identified. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being refurbished or demolished

JPR Asbestos Services Ltd

Property: Higher House Farm Buildings, Blackamoor Road, Darwen

Project: Demolition Asbestos Survey

Report Ref: JPR/AR/2007

Diagram Ref: (Not to Scale) Higher House Farm - First Floor

7. REMEDIAL WORKS RECORD SHEET

This section should be used to record any information regarding the remedial actions undertaken on the asbestos materials identified within this report. This could include removal of or encapsulation of materials identified in section 4 (Asbestos survey register).

If required more pages can be added. The remedial action records and any relevant additional information, i.e. removal method statements, clearance paperwork, re-inspection documentation etc should be kept within a central asbestos management file and reviewed on a regular basis.

Sample Number	Floor Level	Room Number	Remedial Action	Date of Work	Contractor	Paperwork Reference's (If applicable)

Contact JPR Asbestos Services Ltd if additional declaration forms are required

Appendix A - Survey Methodology

In order to accurately survey buildings for the presence of asbestos, it is advisable that representative samples are taken from installations suspected of containing asbestos. The survey has been conducted by a team of experienced surveyors following all current legislation.

It is therefore essential that suitable procedures are adopted to ensure that the sampling work does not lead to the release of significant amounts of asbestos fibres into the air.

JPR Asbestos Services Ltd have many years' experience in carrying out such surveys, and adopt the following procedures to ensure that personnel working in the building during the survey are not put at risk. These procedures are as follows;

The number of samples to be taken is left to the discretion of the surveyor on site, in some situations it may be prudent to assume some materials are asbestos rather than take unnecessary samples.

In some circumstances materials which are visually identical to the ones which have been sampled will be cross-referenced to minimise the need for sampling.

Samples taken are analysed using an UKAS accredited laboratory.

Occasionally, samples are not taken due to lack of safe access or because to do so would cause irreparable damage to the material or because materials of identical appearance have already been sampled. In these cases, the installations are referenced as 'strongly suspected of containing asbestos'.

1. Sampling will be taken from occupied parts of the building at times when the areas are vacant.

2. Sampling is carried out carefully and in such a way as to minimise the release of asbestos fibres. Sampling methods will vary dependent on the nature of the material, typical sampling methods are as follows:

Dust and loose materials	Scrape as much dust as is necessary for analysis into a polythene bag. The area will then be sealed using a light spray coat of Poly Vinyl Acetate (PVA) adhesive solution.
Pipe lagging/sprayed-coating	Pipework, representative samples will be taken of each homogeneous pipe run. Spray-coated ceilings or walls should be sampled either end of the material, i.e. usually two samples being sufficient. The sample shall be pre-wetted before passing a cork borer through the layers of the material. The sample will then be carefully placed into a polythene bag and the sample area sealed with PVA solution, foil tape or a suitable proprietary filler/sealant where appropriate.
Asbestos Products/Insulation Boarding and Mill Board	For Insulation boarding and Mill-Boards one sample approximately is sufficient per area. If there is evidently more than one type of panel, then representative samples of each should be taken, but if the boarding is all visibly the same then cross referencing will be undertaken to minimise the need for unnecessary sampling. All material types shall be pre-wetted before passing through a cork borer or for harder materials a knife or pliers will be used to obtain a sample. Again the sample area will be immediately sealed with PVA solution and covered with tape to give an airtight seal.
Asbestos Ropes/Yarns	For asbestos rope/fabric materials, which contain a uniform concentration of asbestos throughout, a single sample of each suspect installation shall be taken for analysis. All materials shall be pre-wetted before taking a sample using either a Stanley knife and/or a pair of pliers. The sample area will be immediately sealed with PVA solution and covered with adhesive tape to give an airtight seal.

Textured Coatings etc.	A representative sample of textured coating shall be collected for analysis. The area shall be pre-wetted before taking the sample using a Stanley knife. The sample area shall be immediately sealed with a PVA solution

3. Surfaces onto which dust or debris may fall, will be covered with an impervious sheet before the sample is taken (unless the surface itself is impervious) and be cleaned afterwards by a dustless method such as a damp cloth which is then double wrapped within two self-sealing bags. This package will then be disposed of as asbestos waste.

4. All sampling equipment will be cleaned between samples with wet wipes to prevent cross contamination.

5. All samples will be double wrapped within two self-sealing polythene bags to prevent any possible chance of fibre release.

6. Air testing carried out in the past has shown that fibre levels given off during asbestos sampling of the above nature typically gives results below the clearance indicator level of 0.010 fibres per millilitre of air.

7. Once the sample has been taken, a unique sample number label with the client name and date will be attached to the location.

8. An asbestos survey record and risk assessment will be completed for each sample location.

9. Personnel carrying out the sampling may wear appropriate respiratory and protective equipment at the time of sampling only.

10. If any installation is found to be in a poor condition giving a potential for the release of airborne asbestos fibres, then JPR Asbestos Services Ltd will inform the person in charge of the premises as to the safe treatment of the material.

Appendix B - General Notes & Information

The following is a summary of building features and materials commonly found to contain asbestos. It is often extremely difficult or impossible to detect these installations, or positively identify the presence of asbestos within them, without conducting a destructive survey or obtaining samples for analysis. Also included are areas not routinely examined for safety reasons.

This summary is not a complete list but is intended to emphasise the importance of a full asbestos survey and building register, and to reinforce the requirement for care and attention to be taken before and during refurbishment or demolition works.

BUILDING FEATURES & POTENTIAL ASBESTOS INSTALLATIONS

- **Ceiling Voids**
  For safety reasons, only limited inspections are undertaken in ceiling voids in occupied areas. Entering ceiling voids carries a high risk of fibre release from the disturbance of any asbestos material within it, which may contaminate the areas below. In general, ceiling voids may only be checked in unoccupied areas where safe access is available.

- **Wall Cavities**
  May be completely blocked or bricked in. Detected only if shown on building construction plans or during demolition.

- **Risers**
  Often completely blocked or bricked in. May only be detected if shown on building construction plans or during demolition. In certain circumstances, entering riser shafts can carry a high risk of fibre release from the disturbance of any asbestos material within it, which could contaminate adjacent areas. An assessment will be made of the risk and risers may only be checked in unoccupied areas where safe access is available.

- **Floor Voids**
  May be completely blocked or inaccessible. Detected only if shown on building construction plans or during demolition.

- **Windows**
  Asbestos panels may be located above or below windows, which are covered with wallpaper, painted, or covered with hardboard/plasterboard or painted glass etc. Often can only be examined externally where safe access is available. In addition, asbestos may be present in the form of glazing mastics. Positive identification of this type of material is not possible without sampling and analysis.

- **Columns**
  Often completely blocked or bricked in. If the integrity and safety of structural columns are at risk they will not be examined.

- **Plaster Ceilings**
  If access above cannot be made and destructive techniques cannot be applied, then the areas above cannot be checked.

- **Small or Confined Spaces**
  These will not be checked if safe access cannot be achieved.

- **Restricted Access**
  Secure areas subject to restricted access will not be checked unless special arrangements have been made through the client within the remit of the survey.

- **Trunking/Ductwork**
  May contain asbestos internally as ventilation linings or gaskets, which are not visible, until the trunking is disassembled. Often found within **ceiling voids** (see above).

- **Lift Shafts**
  Doors and shaft may be lined with asbestos. Lifts will not be checked for safety reasons unless they are known to be isolated.

- **Boilers**
  May contain asbestos internally which is not visible until dismantled.

- **Refrigerators, Cold Rooms, Safes and Kilns**
  May contain asbestos internally which is not visible until dismantled.

- **Heater Units**
  Sealed heater units are often lined with asbestos, or have insulation blocks containing asbestos within them, but cannot be examined until dismantled.

- **Mechanical Equipment**
  These are not examined for safety reasons as machinery may start at any time and are often sealed, self-contained units.

- **Thermal Insulation**
  Often found within **ceiling voids, wall cavities, risers, floor voids** (see above). Thermal insulation to pipes etc. which contains asbestos is often not uniform in its application or composition. Although a representative number of locations relative to the extent of the material may be examined and found to be non-asbestos, it is possible that asbestos has been incorporated in a number of isolated locations. An inner skim of asbestos pipe insulation or paper lining may also be found beneath a non-asbestos outer layer. Lagging construction of this type is often difficult to identify without sampling and analysis.

- **Sprayed Coatings**
  Often found within **ceiling voids** (see above). Sprayed coating material, which contains asbestos, is often not uniform in its application or composition. Although a representative number of locations relative to the extent of the material may be examined and found to be non-asbestos, it is possible that asbestos has been incorporated in a number of isolated locations. In areas where sprayed coating is found on ceilings or structural steelwork, it is often also present as overspray behind plaster applied to walls and beneath the floor screed. This cannot be detected without applying destructive techniques. May be a significant hazard during demolition or major refurbishment works.

- **Plaster and Textured Coatings/Artex**
  Plaster, paints and textured coatings applied to walls, ceilings or structural beams etc. contain asbestos. Positive identification is not possible without sampling and analysis. The removal of this material is covered by the ACoP, 'Work with asbestos insulation, asbestos coating and asbestos insulating board' and should be undertaken by a contractor licensed to work with asbestos.

- **Fire Break Boards**
  Original asbestos boards may be covered with Supalux or plasterboard to increase fire ratings at a later date. Often found within **ceiling voids and floor voids** (see above).

- **Wall Panels**
  Often covered with wallpaper, painted, or covered with hardboard/plasterboard.

- **Shuttering**
  May be hidden by new walls, covered with wallpaper, painted or plastered over.

- **Expansion Joints and Cement Sleeves**
  These may have been used in the building but are usually concreted over as part of the finishing works. These can only usually be detected if they are mentioned in the building construction plans or when demolition takes place.

- **Flange Gaskets**
  Not usually visible until the pipework is dismantled. All gaskets are usually presumed to contain asbestos and to be disposed of as a Special Waste when replaced during the course of routine maintenance.

- **Floor Tiles**
  Thermoplastic floor tiles often contain asbestos within the bonded material, or it may be contained within the adhesive used to affix the tiles. The risk of fibre release under normal occupation is minimal. All floor tiles are usually assumed to contain asbestos until sampled. When removed, they must be disposed of as a Special Waste.

- **Roof Slates**
  Very similar in appearance to natural slates. These will not be checked if safe access cannot be achieved.

- **Roofing Felt/Damp Courses**
  Bituminous products may contain asbestos in low concentrations. Without sampling and analysis, it is very difficult to determine the presence of asbestos in these products, but the risk of fibre release is extremely low.

- **Wall Fixings**
  Loose asbestos was often used as a plugging material for wall fixings. Usually covered with wallpaper, painted or plastered over.

- **Debris**
  Often found within **ceiling voids, wall cavities, risers, floor voids** (see above). Small amounts of asbestos debris are very difficult to locate and may be present at any location. General debris containing asbestos cannot be identified without sampling and analysis techniques.

- **Encapsulated Debris**
  Small amounts of debris may have been painted over after historical removal works during refurbishment. This is a common occurrence in plant rooms.

- **Asbestos Materials Behind Known Asbestos**
  Asbestos ceilings and panels etc. may conceal further asbestos materials behind, for example an asbestos lagged pipe. This would not be known until the ceiling or panels were removed.

- **Non-asbestos Insulated Services**
  Services re-insulated with MMMF, Vegetable fibre, Cork, Polystyrene, etc. may have residual asbestos insulation adhering to their surface. It is not possible to check all surfaces unless all of the new insulation is removed. However, exposed sections, valves, etc. will be examined where possible.

Appendix C - Legal Requirements

Work with all asbestos containing materials is controlled under the Control of Asbestos Regulations 2012 (CAR 2012). The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974, is to minimise worker's exposure to asbestos fibre within the work place.

This is further addressed under the Management of Health & Safety at Work Regulations 1999, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings, and to take suitable steps to reduce these risks. Hence, if asbestos is present in the workplace, it is the responsibility of the employer to ensure, firstly, that he knows where it is, and secondly, that it is maintained in a safe and proper manner so as not to pose a threat to the health of his/her workforce.

The Health and Safety Executive have produced an Approved Code of Practices' (ACoP L143, "Managing and working with asbestos" (Second Edition)) so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.

The substantial majority of projects which involve work with asbestos spray coating, thermal insulation materials and asbestos insulating boards, require the contractor or persons carrying out the works to be licensed under The Control of Asbestos Regulations 2012 (CAR 2012).

Unless the work is short-term repair work in premises occupied by the employer of self-employed, asbestos removal by an unlicensed contractor may be an offence. The building owner has, however, ultimate responsibility under the Health and Safety at Work Act 1974.

There is no legal requirement to remove any asbestos material, which continues to perform the function for which it is installed. However, it is recommended that any material in poor condition should be removed or made safe/ sealed appropriately.

All asbestos materials left in-situ should be labelled accordingly, and all maintenance staff/personnel who might possibly come into contact with this material, should be notified and informed to avoid disturbance of this material.

The principal statutory and regulatory requirements are:

The Health and Safety at Work (etc). Act 1974

The Management of Health & Safety at Work Regulations 1999

The Control of Asbestos Regulations 2012 Statutory Instrument 2012 No. 632 (More specifically Regulation 4 - "The management of asbestos in non-domestic premises).

The Hazardous Waste (England and Wales) Regulations 2005

Construction (Design and Management) Regulations 2015 (CDM 2015)[1].

In order to comply with Regulations 6 and 7 of the Control of Asbestos at Work Regulations, a "Risk Assessment" and detailed "Plan of Work" should be prepared by the employer engaged in asbestos removal, to ensure workers' exposure to asbestos fibres is estimated and appropriate controls put in place to ensure that this exposure is minimal. With Certain minor exceptions, the removal of asbestos insulation, spray coating and asbestos insulation board must be undertaken by a contractor licensed by the HSE.

Appendix D - Risk Assessment Description

The risk assessment system that has been adopted, concentrates solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the single most important factor in assessing the likelihood of that person being exposed to fibre concentrations injurious to their health.

To arrive at a risk category the following factors are each given a numerical score:

Product Type: i.e. AIB, reinforced composite, mill board or thermal.
Location: i.e. Internal, External, Airflow etc.
Position/ Material Use: i.e. Floor, wall, ceiling, floor, Lagging, Floor tiles, loose fill etc.
Accessibility: Is the material likely to get damaged.
Condition: Whether the material is damaged and the level of damage.
Treatment: How well the material is sealed or encapsulated.

The Points Are Given As Follows:

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment
External = 0 (Ext) Internal = 1 (Int) Airflow/ = 2 Heating	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0 Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1 Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Crocidolite (Croc) + 3 pts Amosite (Amo) + 2 pts Chrysotile (Chry) + 1 pts No Asbestos Detected (NAD)	Good = 0 Medium = 2 Poor = 4	Limited = 0 Medium = 1 High = 2	Composite Material = 0 Sealed = 0 Partial = 2 Un-Sealed = 4

The scores for each factor are added to give a risk value. Each risk category contains a range of values.

Although recommendations are issued, these are basic and will vary according to the situation, it is recommended that some standardisation of action is achieved. It is therefore proposed that the following guidelines be adopted.

Please note that these are only guidelines and are in no way representative of all situations, each installation is assessed individually and high risk situations would have been brought immediately to the building manager's attention while the survey was in progress.

PRIORITY RATING RECOMMENDATIONS AND COMMENTS

Category A, Numbers 15 - 18

It is likely in situations with such a high rating, that persons are currently being exposed to some level of asbestos fibre contamination.

This exposure will vary according to location conditions - for example, the intensity of use of a heating system or the nature of airflow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to the potential exposure, areas or situations, which fall into this category, should be regarded as a matter for concern.

In most circumstances, immediate plans for remediation of the asbestos concerned should be implemented, or at least the rapid sealing of the affected area.

Category B, Numbers – 10 - 14

Situations within this category may be potentially hazardous and will warrant careful consideration in the short term in that any slight deterioration in one of a number of contributory factors will result in unacceptable deterioration within a short period of

time. In these situations, it may therefore be necessary for the asbestos to be encapsulated/removed on a programmed basis, but within a specified timescale.

Category C, Numbers 06 - 09

Situations within this category normally do not pose any imminent risk and the likelihood of fibre release is low under existing conditions. It is recommended that material falling within this category should be regularly assessed to monitor the condition as potential deterioration may occur with passage of time.

Category D, Number 01>05

Situations within this category are normally of low priority. The situation should be assessed on the basis of a 1-year inspection cycle to ascertain any change in category.

It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

NB All asbestos materials should be regularly inspected for changes in their condition, the times between the re-inspections will vary dependant on the product/materials, i.e. sprayed coating and pipe insulations will require more frequent inspections than floor tiles, W/C cisterns etc.

A10 : Ecological Assessment Report

Daytime Building Inspection and Site Walkover

Outbuildings off Blackamoor Road, Blackburn

November 2017

Control sheet

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Job number:	BOW17.874
Title:	Daytime Building Inspection and Site Walkover - Outbuildings off Blackamoor Road, Blackburn
Client:	Blackburn with Darwen Borough Council
Prepared by:	Claire Wilson*, Senior Ecologist*
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This report is prepared by Bowland Ecology Ltd for the sole and exclusive use of Blackburn with Darwen Borough Council in response to their particular instructions. No liability is accepted for any costs, claims or losses arising from the use of this report or any part thereof for any purpose other than that for which it was specifically prepared or by any party other than Blackburn with Darwen Borough Council.

This report has been prepared by an ecological specialist and does not purport to provide legal advice. You may wish to take separate legal advice.

The information which we have prepared and provided is true, and has been prepared and provided in accordance with the BS42020:2013 and the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Bowland Ecology is accredited to Quality Guild (QG) standards in respect of our Quality, Environmental and Health and Safety procedures. The QG is an independent externally audited and accredited system that has been developed according to the principles of ISO9001, ISO14001 and OHAS18001.

Signed (Author)	Signed (QA)
	

Contents

1. Introduction 1

2. Methodology 2

3. Results 4

4. Evaluation and Assessment of Potential Impacts 7

5. Conclusions and Recommendations 10

References 12

Appendix A – Legal Information 13

Appendix B – Bat Roost Potential and Habitat Suitability Categories 15

Appendix C – Information Sheet for Contractors on Bats 16

Appendix D – Building and Invasive Species Plan 17

Appendix E – Site Photographs 18

Appendix F – Information Sheet for Contractors on Himalayan Balsam 20

Appendix G – Information Sheet for Contractors on Japanese Knotweed 21

1. Introduction

1.1 Bowland Ecology Ltd was commissioned by Blackburn with Darwen Borough Council to complete a daytime building inspection for bats and walkover survey of a site off Blackamoor Road, Blackburn (NGR: SD 69941 25579). The Site is subject to proposals to demolish five small outbuildings and re-develop the Site. Detailed Site proposal are not available at the time of writing.

1.2 The Site is located to the south of Blackburn and is surrounded by large industrial premises. Fishmoor and Guide Reservoirs are located north and east of the Site, respectively. The surrounding habitats comprise scattered scrub and open grassland. The Site boundary is shown on the Building and Invasive Species Plan in Appendix D.

1.3 The purpose of the survey was to 1) make an assessment of the value of the Site for bats, with particular reference to legal requirements (Appendix A) and 2) identify potential impacts and provide recommendations pertaining to the proposed works. This report includes a description of survey methods, survey results and outlines recommendations to provide protection and enhancements.

2. Methodology

Desk Study

2.1 The aim of the desk study was to identify the presence of statutory and non-statutory wildlife sites that are designated for bats, as well as any records for bats or bat roosting sites within the locality of the survey area.

2.2 The Multi-Agency Geographic Information for the Countryside (MAGIC) website (http://magic.gov.uk) was reviewed for information on locally, nationally and internationally designated sites of nature conservation importance (statutory sites only) and Habitats of Principal Importance (Natural Environment and Rural Communities (NERC) Act, Section 41, 2006) on or within 1 km of the site boundary.

2.3 Bat species records on and within 1 km of the Site were obtained following a data search with Lancashire Environmental Records Network (LERN).

2.4 Ordnance Survey (OS) maps and aerial photographs (http://maps.google.co.uk/maps) were reviewed to help identify any continuous habitat and any other notable habitats within the surrounding area, including bat foraging and commuting habitat.

Building Inspection Survey

2.5 A daytime external and internal inspection of the buildings on Site was undertaken on the 30th October 2017. The weather was cold (approximately 8°C) with scattered cloud and no breeze (Beaufort Scale 0). The survey was completed by Claire Wilson MSc, BSc (Hons), MCIEEM (Natural England Bat Licence No. 2015-16761-CLS-CLS) and Mark Breaks BSc (Hons), (Natural England Bat Licence No. 2016-26712-CLS-CLS).

2.6 The external inspection involved checking for field signs of bats on external features of the buildings with particular attention being paid to ledges, walls, doors and the surrounding ground. An assessment of the potential of the buildings to support bats was also made during the survey i.e. searching for suitable roosting crevices.

2.7 The internal inspection involved a search of the buildings for field signs such as: bats, bat droppings, urine stains, bat feeding remains (moth wings, insect cases), bat staining, a distinctive smell of bats, scratch marks and smoothing of surfaces, which would indicate a roosting site. High power torches (LED LENSER T7.2 - 320 lumens) were used to aid the survey.

2.8 Natural England's Bat Mitigation Guidelines (2004) states that a significant bat roost can normally be determined on a single visit at any time of the year, provided that the entire structure is accessible and that signs of bats have not been removed by others. Using the information collected during the internal and external assessment, a 'roost potential' score was given to the buildings according to the criteria shown in Appendix B (Collins, 2016).

2.9 An assessment of the suitability of the surrounding habitats for bats was also undertaken, including the identification of potential foraging and roosting areas, potential flight lines and important commuting corridors.

2.10 A walkover of the Site also undertaken during the survey. This included an assessment of the suitability of habitats for nesting birds (including any active or disused nests), and a check for the most common invasive plant species subject to strict legal control including; Japanese knotweed (*Fallopia japonica*), giant knotweed (*F. sachalinensis*), hybrid knotweed (*F. x bohemica*), giant hogweed (*Heracleum mantegazzianum*), rhododendron (*R. ponticum, R. ponticum x R. maximum and R. luteum*) and Himalayan balsam (*Impatiens glandulifera*).

3. Results

Desk Study

3.1 The Site is located within an Impact Risk Zone for statutory designated sites. However, the proposed development does not fall into any of the categories which require consideration. As such, no further consideration towards the Impact Risk Zone is required.

3.2 There are no statutory designated wildlife sites within 1 km of the Site.

3.3 The data search with LERN identified two Biological Heritage Sites (BHS) within 1 km of the Site.

- Davyfield Pasture BHS located 0.9 km south of the Site. The BHS is a field of species-rich, neutral grassland with scattered scrub. This type of grassland is now scarce in Lancashire; and
- Grimshaw Brook Valley BHS located 0.95 m south of the site. The BHS comprises a mosaic of semi-natural habitats in Grimshaw Brook Valley. These habitats consist of neutral and acid grassland, scrub, clough woodland, wet woodland, flushes and streamside cliffs.

3.4 The aforementioned designated sites provide foraging and commuting habitat for a variety of bat species. Further details of habitats and their suitability as bat foraging and commuting habitat is provided in Paragraphs 3.5 – 3.7 below.

3.5 The search of the Multi Agency Geographical Information Centre (www.magic.gov.uk) identified the following HPIs within 1 km of the Site; good quality semi-improved grassland, lowland meadows, lowland fens and deciduous woodland. The closest of the aforementioned habitats is a small area of deciduous woodland located 0.37 km south of the Site. The woodland provides suitable foraging and commuting habitat for bat species which show a preference for utilising 'edge' habitats. Such species include common pipistrelle (*Pipistrellus pipistrellus*) and whiskered (*Myotis mystacinus*) bats, which are flexible in their foraging habitats.

3.6 Based on a review of aerial photographs and OS maps, suitable bat foraging habitat is present directly north of the Site in the area of open grassland which is considered to provide favourable foraging habitat for noctule bats (*Nyctalus noctula*), which prefer to feed in 'open' habitats.

3.7 Fishmoor and Guide Reservoirs located north and east of the Site, respectively provide suitable foraging habitats for a variety of species including soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius' pipistrelle (*P. nathusii*), Natterer's bat (*Myotis nattereri*), Daubenton's bat (*M. daubentonii*) and Brandt's bat (*M. brandti*) all of which show a preference to feed in 'open water' and 'edge' habitats.

3.8 The data search returned no records for bats within 1 km of the Site[1]. The closest roost record is located 2.6 km north west of the Site, The record is a common pipistrelle roost recorded in 2014, located in the centre of Blackburn.

[1] Only records from 2000 onwards are detailed within this report.

Bats

3.9 Five building were noted on site. Detailed descriptions of each building are described below. Photographs of each building can be viewed in Appendix E.

3.10 **Building 1** is a very small, single storey, timber shed, measuring 2 m x 1 m x 2 m. The building has a sloping, metal corrugated roof which was found to be in good condition. Gaps of approximately 3 cm x 15 cm are present beneath the corrugated roofing material. These gaps are considered too large and exposed to provide suitable bat roosting habitat. Many of the timber wall panels were found to be in relatively poor condition, showing signs of damp and rot. On the western elevation of the building, dense ivy (*Hedera helix*) cladding is present which has the potential to provide habitat for small numbers of roosting bats.

3.11 Internally, the roof of the building is lined with timber panels, potentially creating a very small cavity that could be used by individual crevice dwelling bats. Some of the ivy cladding has also grown through the timbers, and may provide bat roosting habitat. The door to the shed is slightly ajar and there are missing timber panels on the southern elevation which would make the internal space cold and draughty, thus unsuitable for roosting bats. No evidence of roosting bats was noted during the survey. The building is considered to provide **low** potential to support roosting bats.

3.12 **Building 2** is a small, single storey outbuilding, with two separate sections (2a & 2b) both of which were found to be in a poor state of repair with rotting timbers. The roof is gently sloping and is covered with roofing felt which was found to be intact to the south but rotten at the northern section of the building (2b), with large gaps allowing access into the internal space. The external sides of the building are covered with felt, beneath which is a timber frame. The room to the north is in poor condition, the window is missing and there are gaps in the roof. Timber fascias are present along the western elevation. These are showing signs of water damage with several gaps along the elevation. The gaps potentially provide internal access for bats to the space between the felt roofing material and timber lining.

3.13 Internally, the building to the south (2a) is clad with timber, providing potential bat roosting habitat between the timber lining and felt outer covering. The building is used for storage, as such, it is relatively cluttered and was found to be heavily cobwebbed. The absence of the window and missing roof on the northern section renders the internal space unsuitable for roosting bats as it is cold, wet and draughty. No evidence of roosting bats was noted during the survey. As such, the building is considered to provide **low** potential to support roosting bats.

3.14 **Building 3** is a small, timber shed, approximately 3 m x 5 m x 3 m with a sloping, corrugated metal roof. The timbers are in poor condition showing signs of damp, and the window on the northern elevation is broken. Timber fascia boards are present on the north, south and western elevations. A section of the fascia is missing on the northern elevation leaving a 5 cm gap between the corrugated roofing material and the timber roof lining. This gap potentially provides roosting habitat for very small number of crevice dwelling bats. The section of roof on the western elevation overhangs the walls, with small gaps suitable for individual crevice dwelling bats present beneath the corrugated roofing material and the timber lining, also present along this section.

3.15 Internally, the building is used for storage and was found to be cluttered and the roof densely covered with cobwebs. Timber plywood lining is present on the walls and the roof. No evidence of roosting bats was noted during the survey. The building is considered to have **low** potential to support roosting bats.

3.16 **Building 4** is a single storey garage with a flat, corrugated metal roof and chip board type material covering the walls. Small gaps (approximately 3 cm x 5 cm) are present beneath the corrugated roofing material that may potentially provide habitat for small numbers of crevice dwelling bats. The building is connected to garage buildings to the south, on the adjoining land.

3.17 Internally, the building is used for storage and is cluttered. The walls and ceiling are clad with timber. No features suitable for roosting bats were noted during the internal inspection and evidence of water ingress was noted on the timber roof lining. No evidence of roosting bats was noted during the survey. The building is considered to have **low** potential to support roosting bats.

3.18 **Building 5** is a small glasshouse with a metal frame. Two of the glass panes on the eastern side are broken. No habitat suitable for roosting bats was noted during the survey. The building is considered to have **negligible** potential to support roosting bats.

Birds

3.19 The dense ivy cladding on the western elevation of Building 1 provides suitable nesting habitat for small birds. Furthermore, an entrance to a birds nest was noted where there are gaps in the fascia on Building 2. Numerous bird droppings were located at the gap in the fascia.

Invasive Species

3.20 Japanese knotweed is located along the western side of the access track leading down to the Site. The plant is located within 5 m of Building 4. There are also several stands of the plant located in rank grassland to the east of the Site, outside of the Site boundary.

3.21 Himalayan balsam is present at the bottom of the access track leading to the Site. The closest stand is located approximately 9 m north west of Building 1. The locations of the aforementioned plants are detailed on the Building and Invasive Species Survey Plan in Appendix D.

4. Evaluation and Assessment of Potential Impacts

4.1 An assessment of effects on ecological features has been made using the available design and survey information and the professional judgement of the ecologist. This includes a consideration of the relevant legislation (see Appendix A). The current proposals involve the demolition of the outbuildings. If there are changes to the proposals, such as a change to the proposed design the assessment would need to be reviewed.

Bats

4.2 Following the initial daytime inspection, Buildings 1 - 4 were considered to offer **low** potential to support roosting bats. Building 5 was considered to have **negligible** potential to support roosting bats, therefore it is not considered further within this report.

4.3 Roosting opportunities provided by the buildings comprised:

- Gaps between the corrugated roofing material and timber cladding;
- Gaps in and along timber fascias; and
- Dense ivy cladding on Building 1.

4.4 Small gaps, crevices and ivy cladding, such as those detailed in Paragraph 4.3 have **low** potential to be used by small numbers of crevice dwelling bats including pipistrelle, whiskered and Brandt's bats.

4.5 Although suitable roosting habitat is present within Buildings 1 - 4, it is limited in extent and lacks evidence of the presence of roosting bats. In addition, the dense cobwebbing, indicates that the majority of potential roosting opportunities are not used by bats. The likelihood of the use of the potential roosting features being used by bats is further reduced due to the damp nature of the buildings. In addition, the metal roofing material on Buildings 1, 3 and 4 is considered to be unsuitable for roosting bats as they prefer to roost against a rough surface, and the metal roofing material will likely make the internal space susceptible to frequent changes in temperature due to its poor insulating properties, thus making it cold in winter and hot in the summer. This again reduces the potential of the buildings as suitable bat roosting habitat, as bats favour stable environments with high humidity levels.

4.6 Due to the absence of roof voids and general cluttered nature of the buildings they are considered to provide **negligible** roosting habitat for void dwelling species including brown long-eared bats (*Plecotus auritus*).

4.7 The buildings are considered unlikely to support a roost of conservation significance such as a maternity roost due to the limited availability of suitable roosting features. The buildings are also considered to provide **negligible** potential for hibernating bats, which require low stable temperatures in order to maintain torpor.

4.8 As the potential for bats to be roosting within the buildings is **low** it is considered that works to demolish the buildings will not impact the Favourable Conservation Status (FCS) of bats in the area. Furthermore, no records for bats, or bat roosts within 1 km of the Site were returned with the data search. The closest roost record (2.6 km north west) is for common pipistrelle bats; this

species is widespread throughout the country and will roost in a variety of structures, therefore the loss of the buildings is not considered to represent a significant impact to pipistrelle roosting habitat.

4.9 Whilst it is considered that a European Protected Species (EPS) licence is not required for this scheme due to the low risk of encountering bats on site the following recent policies described below corroborate our recommended approach with regards to demolition of the buildings.

4.10 The recent consultation by Natural England on 'Proposed New Policies for European Protected Species Licensing' (2016) highlights the following in Section 4:

> *"Natural England will be expected to ensure that licensing decisions are properly supported by survey information, taking into account industry standards and guidelines. It may, however, accept a lower than standard survey effort where: the costs or delays associated with carrying out standard survey requirements would be disproportionate to the additional certainty that it would bring; the ecological impacts of development can be predicted with sufficient certainty; and mitigation or compensation will ensure that the licensed activity does not detrimentally affect the conservation status of the local population of any EPS.'*

4.11 Furthermore, the The ODPM Circular (2005) paragraph 99 states that:

> "*bearing in mind the delay and costs that may be involved, developers should not be required to undertake surveys for a protected species unless there is reasonable likelihood of the species being present and affected by the development".*

4.12 Therefore, it is considered in this case that additional dusk/dawn emergence surveys would not return any additional information on the level of use of the buildings by roosting bats. If the aforementioned surveys were required it would substantiate a disproportionate level of survey for what is considered to be low value habitat for individual pipistrelle bats and also delay the demolition of buildings posing a public health and safety risk.

Birds

4.13 The removal of the ivy cladding on Building 1 and timber fascias on Building 2 will result in the loss of suitable bird nesting habitat.

4.14 Where the aforementioned habitats and structures are removed/affected as a result of the proposed works, impacts to nesting birds could occur if works are undertaken within the nesting bird season (March to August inclusive) and/or without due care and attention, which would constitute an offence (see Appendix A).

Invasive Species

4.15 Non-native invasive species Himalayan balsam and Japanese knotweed are located within 10 m of the Site boundary. These species are listed on Schedule 9 of the Wildlife and Countryside Act (1981, as amended). This makes it illegal

to plant or otherwise cause the species to grow in the wild. Therefore, works undertaken without due care and attention in respect of the aforementioned species could therefore lead to an offence (see Appendix A).

5. Conclusions and Recommendations

5.1 This section provides the required measures to mitigate the impacts of the proposed development. A key element of the National Planning Policy Framework is to minimise impacts to biodiversity and provide enhancements. Paragraph 109 states that '*The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible'*. It also states in Paragraph 118 that '*when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments'*. The following recommendations are designed to comply with legal requirements and national and local planning policy.

Bats

5.2 Bats are highly mobile and given the limited number of potential roosting features within the buildings there is **low** potential for small numbers of crevice dwelling bats to utilise the buildings occasionally, at any time. Therefore it is considered that the implementation of Reasonable Avoidance Measures (RAMs, as described below) in relation to works to demolish the buildings will minimise impacts to roosting bats to a negligible level.

- Before any works proceed all contractors should be made aware of the possible presence of bats, bat field signs to look for and procedure if bats are found or discovered (see Appendix C);
- Hand removal of corrugated roofing material, timber fascias and ivy cladding;
- A suitably qualified ecologist should be on call during the works and if a bat is found, the ecologist will attend Site, remove the bat, check the health of the bat and then place it in a suitable bat box;
- Work to cease immediately if bats are encountered at any stage, works can only resume once advice from a suitably qualified ecologist has been sought; and
- If a bat is in immediate danger it should only be picked up with **gloved hands** and placed in a secure container with air holes and placed in a dark, quiet place until the ecologist arrives at Site.

Birds

5.3 Works to remove the ivy cladding and timber fascias will take place outside the breeding bird season which runs from March until August inclusive, in order to prevent any impacts upon breeding birds.

5.4 Any clearance works, including removal of ivy cladding and timber fascias that must be carried out within the bird breeding season will be subject to a pre-clearance bird survey carried out by a suitably experienced ecologist. No clearance will be carried out within 5 m of an identified nest until the young have fledged and are no longer returning to the nest site. The area will only be cleared once a scheme ecologist has declared the nest to be no longer in use.

Invasive Species

5.5 The following control measures should be undertaken to prevent the spread of Himalayan balsam and Japanese knotweed during the proposed works (see

Appendix F & G for further details on identification and management of the species):

- Contractors to be aware of the location of Himalayan balsam and Japanese knotweed;
- Marking off all stands of Himalayan balsam/Japanese knotweed with hi-visibility netlon fencing; and
- Biosecurity measures to be implemented whilst on site to prevent cross contamination. This involves the cleaning of footwear and machinery, prior to, and on completion of each working window to ensure that invasive species are not taken off site.

5.6 Under the Environmental Protection Act 1990 Sections 33 and 34, Japanese knotweed must be treated as controlled waste, as such all arisings and potentially contaminated soil from the plant must be disposed of in an appropriate manner to ensure that the waste does not cause pollution of the environment.

Re-survey of the Site

5.7 If no works are undertaken on site within 12 months of this survey or if any changes to the proposals are made, a further ecological survey may be necessary (because of the mobility of animals and the potential for colonisation of the site).

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Stone, E.L. (2013) *Bats and lighting: Overview of current evidence and mitigation guidance*.

Appendix A – Legal Information

This report provides guidance of potential offences as part of the impact assessment. This report does not provide detailed legal advice and for full details of potential offences against protected species the relevant acts should be consulted in their original forms i.e. The Wildlife and Countryside Act, 1981, as amended, The Countryside and Rights of Way Act 2000, The Natural Environment and Rural Communities Act, 2006 and The Conservation of Habitats and Species Regulations 2010.

Species	Legislation	Offences	Notes on licensing procedures and further advice
Species that are protected by European and national legislation			
Bats *European protected species*	Conservation of Habitats and Species Regulations 2010 Reg 41	• Deliberately[1] capture, injure or kill a bat; • Deliberate disturbance[2] of bats; • Damage or destroy a breeding site or resting place used by a bat. The protection of bat roosts is considered to apply regardless of whether bats are present.	An NE licence in respect of development is required in England. *European Protected Species: Mitigation Licensing- How to get a licence* (NE 2010) *Bat Mitigation Guidelines* (English Nature 2004) *Bat Workers Manual* (JNCC 2004) *BS8596:2015 Surveying for bats in trees and woodland* (BSI, 2015)
	Wildlife and Countryside Act 1981 (as amended)[4] S.9	Intentionally or recklessly[3] obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place.	Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.
Birds	Conservation of Habitats and Species (Amendment) Regulations 2012	• N/A	Authorities are required to take steps to ensure the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management and creation of such habitat. This includes activites in relation to town and country planning functions.
	Wildlife and Countryside Act 1981 (as amended)[4] S.1	• Intentionally kill, injure or take any wild bird; • Intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; • Intentionally take or destroy the nest or eggs of any wild bird. **Schedule 1 species** Special penalties are liable for these offences involving birds on Schedule 1 (e.g. most birds of prey, kingfisher, barn owl, black redstart, little ringed plover). Intentionally or recklessly[3] disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species.	No licences are available to disturb any birds in regard to development. Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development. General licences are available in respect of 'pest species' but only for certain very specific purposes e.g. public health, public safety, air safety. https://www.gov.uk/wild-birds-protection-surveys-and-licences https://www.gov.uk/prevent-wild-birds-damaging-your-land-farm-or-business

[1]Deliberate capture or killing is taken to include "accepting the possibility" of such capture or killing

[2]Deliberate disturbance of animals includes in particular any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong.

Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2010 remain an offence under the Wildlife and Countryside Act 1981 although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided. Thus deliberate disturbance that does not result in either (a) or (b) above would be classed as a lower level of disturbance.

[3]The term 'reckless' is defined by the case of Regina versus Caldwell 1982. The prosecution has to show that a person deliberately took an unacceptable risk, or failed to notice or consider an obvious risk.

[4] The Wildlife and Countryside Act (1981) has been updated by various amendments, including the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006. A full list of amendments can be found at http://jncc.defra.gov.uk/page-1377.

Habitats & Species	Legislation	Guidance
Japanese knotweed **Himalayan balsam**	Wildlife and Countryside Act 1981 (as amended) S.14	It is illegal to plant these species or otherwise cause them to grow or spread in the wild. Any contaminated soil or plant material containing Japanese knotweed is classified as controlled waste and should be disposed of in a suitably licensed landfill site, accompanied by appropriate Waste Transfer documentation, and must comply with section 34 of the Environmental Protection Act 1990. *The Knotweed Code of Practice* (Environment Agency, 2013) *Guidance on Section 14 of the Wildlife and Countryside Act, 1981* (Defra, 2010)

Appendix B – Bat Roost Potential and Habitat Suitability Categories

Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape (Collins, 2016).

Suitability	Description of Roosting Habitat	Commuting & Foraging Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitats to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable maternity or hibernation). A tree of sufficient size and age to contain potential roosting features but with none seen from the ground, or feature seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis, and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close and connected to known roosts.

Appendix C – Information Sheet for Contractors on Bats

BATS

Information, legal responsibilities and best practice for the construction industry

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Legal Protection

All UK Bat species are protected by European and UK law, in practical terms this means it is an offence to:

- Deliberately capture, injure or kill a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place (even if bats are not occupying the roost at the time);
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place;
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat.

Penalties on conviction: the maximum fine is £5,000 per incident or per bat (some roosts contain several hundred bats), up to six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.

Defences include:

1. Tending/caring for a bat solely for the purpose of restoring it to health and subsequent release.
2. Mercy killing where there is no reasonable hope of recovery (provided that person did not cause the injury in the first place – in which case the illegal act has already taken place).

Found a bat during unsupervised works?

Is the bat in immediate danger of injury?

YES

Using gloves or other protection place bat carefully in a lidded ventilated box with a piece of clean cloth and a small shallow container of water.

Call scheme ecologist Bowland Ecology: 01200 446 777.

Keep box in a safe, quiet location until scheme ecologist arrives.

NO

Stop work immediately and inform Site Manager.

Contact scheme ecologist - Bowland Ecology: 01200 446 777.

Do not expose bat or cause it to fly away.

The scheme ecologist will assess the situation and advise what needs to happen next. Works may need to stop until a licence has been obtained.

A written record should be kept and made available to Natural England or any police officer on request.

Field signs of bat presence:

- Live or dead bats: the smallest UK bat species, the pipistrelle is only 3.5-4.5cm long.
- Droppings: bat droppings look like mouse droppings but will crumble between your fingers (they are dry and made entirely of insects).
- Feeding remains: piles of butterfly/moth wings are often left below bat feeding perches.

Schematic from www.bats.org.uk

Bats can roost in the following places:

- The top of gable end or dividing wall;
- The top of chimney breasts;
- Ridge and hip beams and other roof beams;
- Mortise and tension joints;
- All beams/ceilings/pipework (free hanging bats);
- The junction of roof timbers, especially where ridge and hip beams meet;
- Behind purlins;
- Between tiles and the roof lining;
- Under flat felt roofs;
- In trees (cracks/holes/ivy cladding) ;
- Under barge boards;
- In cavity walls;
- In cracks in stone or concrete;
- Behind peeling paint/wall coverings;
- Gaps behind window and door frames;
- Between window panes and timber boarding.

Why wear gloves?

There is a small risk that some bats carry a rabies virus – European Bat Lyssavirus. The purpose of wearing gloves is to reduce the chance of being bitten, as the virus is transmitted via bat saliva. Thick leather gloves are appropriate for removing a bat from imminent danger but these should be clean.

In the event that you are bitten, wash the wound, gently but thoroughly, with soap and water. Speak to a health professional immediately, advising them that you have been bitten by a bat.

References:
Bat Conservation Trust. August 2016. Why wear gloves when handling bats?
BCT Bat Surveys for Professional Ecologists, Good Practice Guidelines, 3rd Edition, 2016

version 1 August 2017

Appendix D – Building and Invasive Species Plan

Appendix E – Site Photographs

Building 1 – Externally

Building 1 – Internally

Building 2 - Externally

Building 2 - Internally

Building 3 - Externally

Building 3 - Internally

Building 4 - Externally

Building 4 - Internally

Building 5

Stand of Japanese knotweed along access track

Stand of Himalayan balsam along access track

Appendix F – Information Sheet for Contractors on Himalayan Balsam

Himalayan Balsam

Information, legal responsibilities and best practice for the construction industry

bowland ecology

Legal Information

In England it is illegal to plant or cause the spread of Himalayan balsam in the wild. If Himalayan balsam is taken away from the site of origin, the plant and its associated materials, e.g. soil, become classed as controlled waste and must be disposed of at an authorised landfill site. Furthermore, powers are given to environmental authorities to enter into control agreements and orders with landowners, in order to ensure action is taken to control non-native invasive species on their land.
Legislation governing the movement and spread of Himalayan balsam in England includes the following;

- Wildlife and Countryside Act 1981 (as amended) Section 14;
- Environmental Protection Act 1990 S33 & 44; and
- Infrastructure Act 2015 Sections 23 to 25.

Impacts

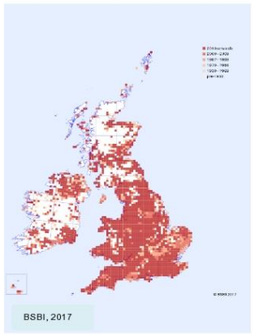
Himalayan balsam is a non-native, rapidly colonising plant. It negatively impacts the growth and success of native plants, as dense stands grow quickly and prevent other plants from successively germinating and producing flowers. The species rapidly dominates an area, creating dense monoculture stands, commonly observed on river banks, but also within woodland and other habitats with damp ground.

Management of Himalayan balsam

- Prior to commencement of any works on site all staff on site should be made aware of the presence and location of Himalayan balsam on site and all stands of Himalayan balsam, including a 7 m buffer zone should be marked out with hi-visibility fencing;
- Prior to the plant setting seed in June it should be strimmed to the ground to prevent the dispersal of seeds;
- The use of mechanical plant over infected areas should be kept to a minimum;
- Biosecurity measures should be implemented whilst on site to prevent cross contamination. This includes the cleaning of footwear and machinery, prior to, and on completion of each working window to ensure that Himalayan balsam is not taken off or spread around the site.
- Himalayan balsam is classed as controlled waste. As such, all arisings and potentially contaminated soil from the plant must be disposed of in an appropriate manner to ensure that the waste does not cause pollution of the environment.

Distribution & Spread

Himalayan balsam is widely distributed across most of lowland England and Wales and many parts of Scotland and Ireland.
Each plant produces approximately 2,500 seeds and when mature the seeds open 'explosively if disturbed' and can project several meters from the parent plant. Furthermore, the seeds also float, making watercourses a perfect vector for their dispersal.


BSBI, 2017

Useful references & guides:

GB non-native species secretariat
http://www.nonnativespecies.org/home/index.cfm
Prevent harmful weeds and invasive non-native plants spreading
https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants

Key ID Features


Young seedling


Reddish leaves


Single stem


Flower heads/seed pods


Flower head


Reddish stem


Short roots


Dense stand


Dead stand

Identifying Himalayan balsam

Himalayan balsam, also referred to as Indian balsam (*Impatiens glandulifera*) is a tall, annual plant. As a mature plant it can grow up to 3 m in height and is easily recognisable with pink/purple flowers, a fleshy stem, turning more pink/red in the summer, with lanceolate shaped, long, green leaves tinged with pink. In summer, the plant forms dense stands, commonly along watercourses and other damp habitats.

In late July/August exploding seed pods appear. The pods enable the plant to disperse seeds up to distance of 7 m from the mature plant, enabling the effective spread of the plant in the wild.

As an immature plant it is more difficult to identity. Seedlings begin to appear in March, and in winter, when the plant dies back it can resemble the remains of hay.

References: Botanical Society of Britain & Ireland, 2017, GB non-native species secretariat, RPS group Plc.
Bowland Ecology Ltd. 2 York Street, Clitheroe, Lancashire, BB7 2DL

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Appendix G – Information Sheet for Contractors on Japanese Knotweed

Japanese knotweed

Information, legal responsibilities and best practice for the construction industry

Legal Information

In England it is illegal to plant or cause the spread of Japanese knotweed in the wild. If Japanese knotweed is taken away from the site of origin, the plant and its associated materials, e.g. soil, become classed as controlled waste and must be disposed of at an authorised landfill site. Furthermore, powers are given to environmental authorities to enter into control agreements and orders with landowners, in order to ensure action is taken to control non-native invasive species on their land.
Legislation governing the movement and spread of Japanese knotweed in England includes the following;

- Wildlife and Countryside Act 1981 (as amended) Section 14;
- Environmental Protection Act 1990 S33 & 44; and
- Infrastructure Act 2015 Sections 23 to 25.

Impacts

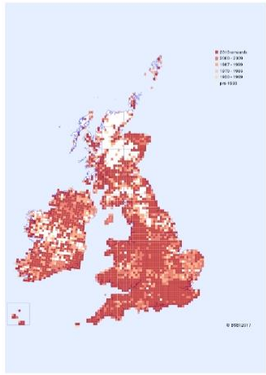
Japanese knotweed is a non-native species that when established forms dense stands, commonly found in riparian habitats. However, the plant can establish in other habitats where the ground has become disturbed. The dense, monoculture stands reduce biodiversity and dominate the landscape, outcompeting native species. The plant can also grow through tarmac and concrete causing damage to buildings and roads.

Management of Japanese knotweed

- Prior to commencement of any works on site all staff on site should be made aware of the presence and location of Japanese knotweed and all stands of the plant, including a 7 m buffer zone should be marked out with hi-visibility fencing;
- The use of mechanical plant over infected areas should be kept to a minimum, and biosecurity measures should be implemented whilst on site to prevent cross contamination. This includes the cleaning of footwear and machinery, prior to, and on completion of each working window to ensure that the plant is not taken off or spread around the site;
- Japanese knotweed is classed as controlled waste. As such, all arisings and potentially contaminated soil from the plant must be disposed of in an appropriate manner to ensure that the waste does not cause pollution of the environment;
- The plant can be managed several ways;
    - Spraying with approved herbicides, over a three year period to ensure rhizomes become dormant;
    - Burying, further guidance should be sought beforehand from the EA; and
      Burning, guidance should be sought beforehand from the EA and LPA.

Distribution & spread

Japanese knotweed is widely distributed across most of lowland England and Wales and many parts of Scotland and Ireland. All Japanese knotweed plants in the UK are clones, as such, their seeds are sterile. The plant contains rhizomes (underground root system) which enable the effective spread of the plant. Soil can be contaminated up to 3 m deep and within a 7m radius of the parent plant.



Useful references & guides:

GB non-native species secretariat
http://www.nonnativespecies.org/home/index.cfm
Preventing Japanese knotweed from spreading
https://www.gov.uk/guidance/prevent-japanese-knotweed-from-spreading

Key ID Features

Young shoots (approx. 2 cm)

Arrow shaped leaves

Young stem

Flowers

Dead, hollow stems

Stand in winter

Branches in winter

Dense stand along watercourse

Large stand to building

Identifying Japanese knotweed

There are three species of Japanese knotweed in England; Japanese knotweed (*Fallopia japonica*) the most widespread species; giant knotweed (*Fallopia sachalinensis*); and a hybrid Knotweed (*Fallopia x bohemica*).

Japanese knotweed is a herbaceous perennial that produces green/reddish shoots in early spring. The plant can reach to heights of 3 m before dying back in autumn. The stem, is green with red and/or purple specks and forms dense cane-like clumps. The plant's shoots and leaves, which can be up to 120 mm long, densely cover the ground and are arrow shaped.

The plant spreads underground by means of rhizomes which can extend 7 metres outwards and reach up to 2 metres deep. Rhizome fragments as small as 10 mm can produce new plants, seeds produced by the plant are sterile.

References: Botanical Society of Britain & Ireland, 2017, GB non-native species secretariat
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