

Our Ref: DJD/ 11015

Your Ref:

27 June 2024

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THORNBUSH FARM, LIVERSEDGE FOLLOW-UP STRUCTURAL INSPECTION/REPORT

We would refer to our recent discussions regarding the existing buildings on the Thornbush Farm site, our previous structural reports dated 02.11.2022 and 08.02.2023, and our recent email dated 03.06.2024 after our most recent structural inspection dated Thursday 30.05.2024.

The level of decay, partial collapse and further structural failure of the Bronte Cottage has accelerated over that time since our last inspection on 03.02.2023 as we suspected and suggested in our previous report. The building is in a dangerous state and the area surrounding the building is unsafe. In addition it should be noted that under no circumstances should anyone access inside the buildings. Please see attached Photographs P1 to P19.

It must be noted that the current scaffold is only an access scaffold and not suitable for providing lateral support to the existing building. As discussed on the phone, the scaffold requires to be immediately taken down and removed from site as the movement/decay in the building will result in a scaffolding collapse. There are already significant signs of instability in the scaffold, which will lead to sudden collapse and the potential H&S risks that such an action will incur. I am very conscious of the children which play in the area in the evenings and at night time. We understand that the scaffold removal has now been completed.

The building requires to be demolished down to just above ground level as previously advised. More areas of the building have collapsed since the previous site inspection and this deterioration/decay will only accelerate. In our view collapse is imminent.

Due to the unsafe nature of the building, the demolition can only be carried out using mechanical means with a JCB or similar such equipment. The current state should be of substantial concern to all and needs to be taken seriously. Please action.

With regard to the adjacent garage buildings, the asbestos roof sheeting has been significantly damaged we understand by local children even with the hoarding having been installed. This is not just a considerable concern due to the materials involved and their effects on people's health, but potential injury due to the brittle nature of the roof sheeting and falls to ground level.

In our view the sensible course of action would be the removal of the roof to the garage buildings and the potential for similar removal of walling to ground level.

Trust that the above is self-explanatory. We would be delighted to discuss further after you have had time to digest the contents of the report.

Yours sincerely

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