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## Information on Vacant Properties and Land Report

For  
Broadford Works

Aberdeen

On behalf of  
Ferness

May 2017



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The Occupiers Liability (Scotland) Act 1960 impose on owners/those responsible for properties, a duty of care to visitors and trespassers (in Scotland “Trespass (Scotland) Act 1865”). This is dependent on circumstances of an incident and the provisions that have been set out by the owner. The outcome of any incident could be followed by legal liability and the recriminations of that process. This report will try to identify and advise relevant precautions in line with relevant warning notices (set out in BS EN ISO 7010: 2012) giving relevant information and warnings to deter trespass. The security of the boundaries and buildings is part of those preventative measures which should be deemed “reasonably practicable” in line with The Health and Safety at Work Act 1974 (HASAWA 1974). For site visits: Management of Health and Safety at Work Regulations 1999 in preparation of risk assessments should be produced by relevant parties visiting sites, with the aid of the information contained within this report. This report is to be read in its entirety; any conclusions are in line with observations and inspections conducted over a period and with the experience levels of the author.

**Document History**

Revision Record			
Rev	Date	Revision Details	Revised by
0	29 <sup>th</sup> May 17	Initial issue	NP
1	31 <sup>st</sup> May 17	Remedial task lists added	NP
2	21 <sup>st</sup> July 17	Remedial tasks removed as completed	NP
3	15 <sup>th</sup> Aug 17	Monthly update	NP

## 1.00 Introduction:

Broadford works was named after the old district name. It has gone through a number of owners within the original owner of Scott Brown & Co in 1808, bankrupted in 1811, then sold to Sir John Maberly MP. He also went bankrupt and it was then bought up by Richards and Co until 2002, when it was sold to First Oil. It was primarily a textile factory which produced thread and cloth. At its peak, it employed more than 3,000 workers considered at one stage to be the largest employer in Aberdeen.

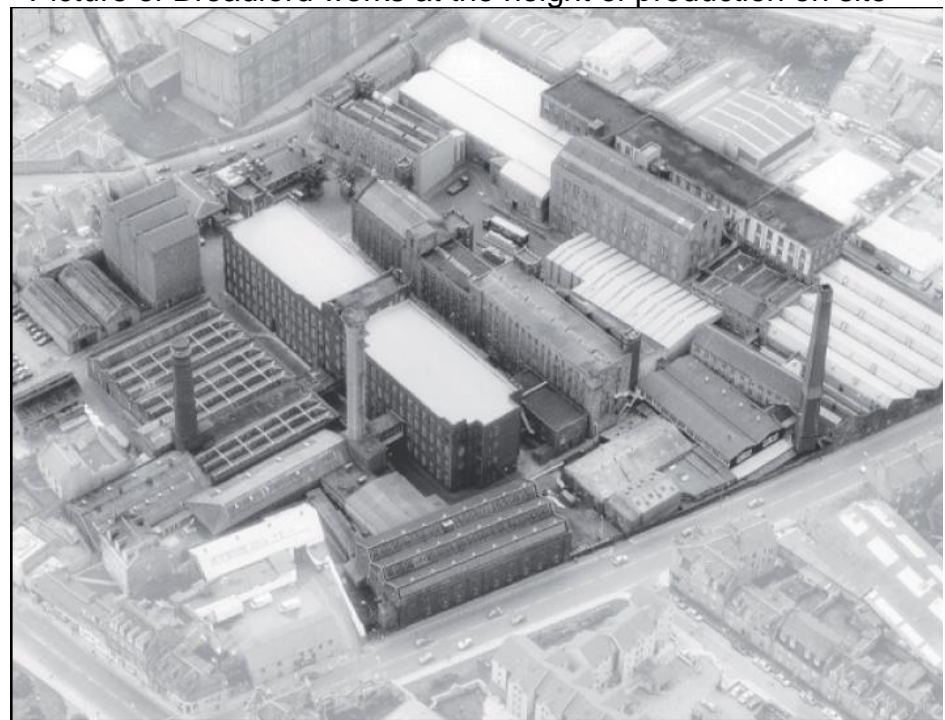
The factory brought three major changes to the Aberdeen skyline with the introduction of three towers. The first being the square chimney constructed 1862-64. In 1922-23 the red brick chimney was constructed in order to remove dust from the production of “jute”. The final concrete “hose tower” in 1977.

The site has now had various buildings demolished and leaving a total of 12 building/structures, 2 of which are chimneys, 1 tower and 1 retained facade.

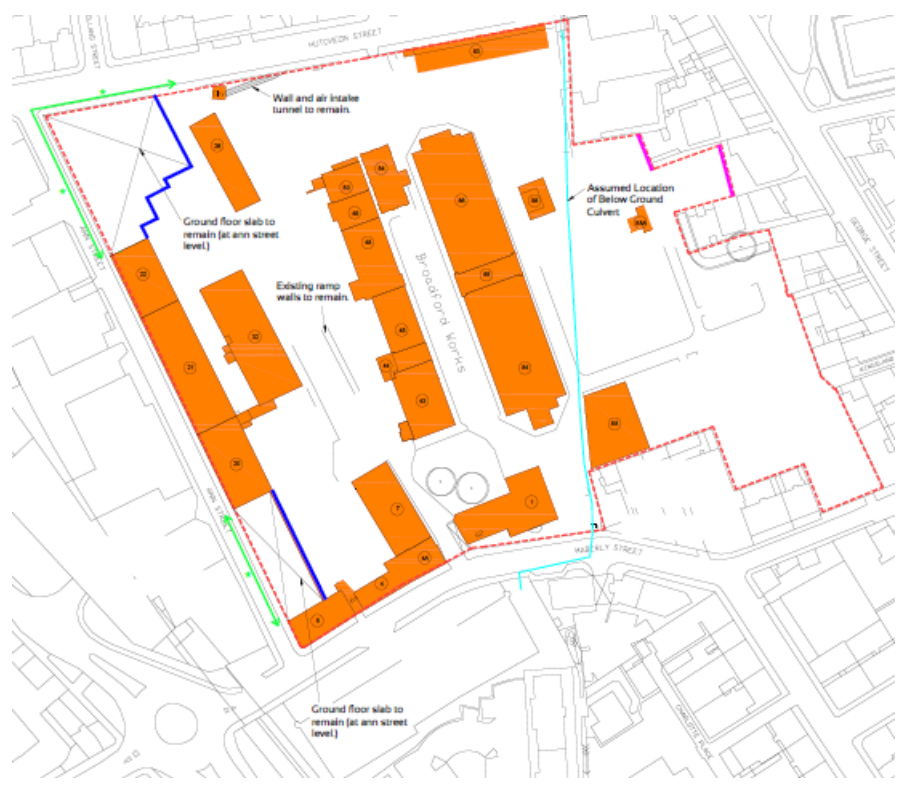
This report has tried to identify all health and safety issues pertaining to the site, trying to identify any residual risks with remedial actions and provide information to reduce those risks to their lowest levels whilst the area is going through the various planning process before construction work commences. Whilst various site visits and updates have been made, this report is from the observations taken on Fridays 26<sup>th</sup> May 2017 updated as required.

### Overview of Site

Picture of Broadford works at the height of production on site



Remaining structures and site boundaries



**Brief Conclusion and recommendations.** (Updated)

Whilst the council may have removed the dangerous buildings notices, the level of “compliance” in respect of what they require and the level of occupier’s liability presents an imbalance. Whilst satisfying the council, it may well not present enough of a defence should a serious incident occur on site.

The site needs to be made as inaccessible as possible by trespassers to try to prevent serious injury occurring. The onus is on the owners of a site to ensure adequate warning signage is in place and to ensure the site is as safe as possible should an individual gain access and cause themselves harm or injury; therefore, the site needs to be cleared as much as is reasonably practicable from materials which could be used to start fires, any manholes or openings are covered adequately and buildings with the potential of falls from height must be secured. It has been known that this site has had various trespassers and therefore it is a vulnerable site. Any large site is likely to attract vandals and trespassers and this site is no different. As is evidenced in the recent past.

The site is still effectively a disused site and as such whilst every whilst residual risks have been reduced to their lowest levels there are still inherent risks from slip trips and falls given the nature of slab, buildings and made ground areas. Buildings are still open to the elements and have pigeons in all upper levels precautions must be taken if entering these areas in respect of RPE. Any structural access provision has not been formally inspected and as such should not be accessed unless a competent person has authorised its use. Parties visiting site should have a minimum of steel toe/sole plate boots and hi viz vest whilst moving around the site. All liaison and access must be conducted through McLeod and Aitken.

**Updated list of respective parties’ Remedial tasks Removed as now completed by both parties (20 July 2017)**

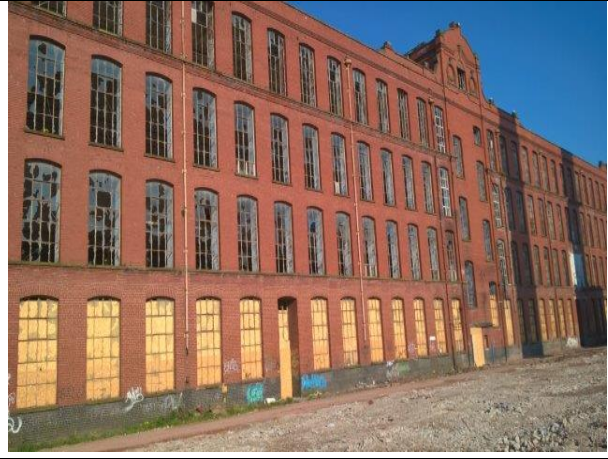
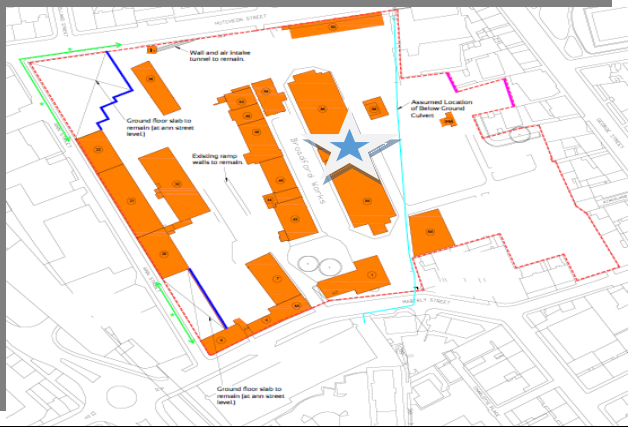
**Individual Building /Structure reports**

<p><b>Building 1</b></p> 	
<p><b>This building is asbestos free</b>  <b>Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis</b></p>	

<p><b>Building 68</b></p> 	
<p><b>This building is awaiting an asbestos report no access until this has been conducted</b></p>	

**NP/ Vacant Properties and Land Report**

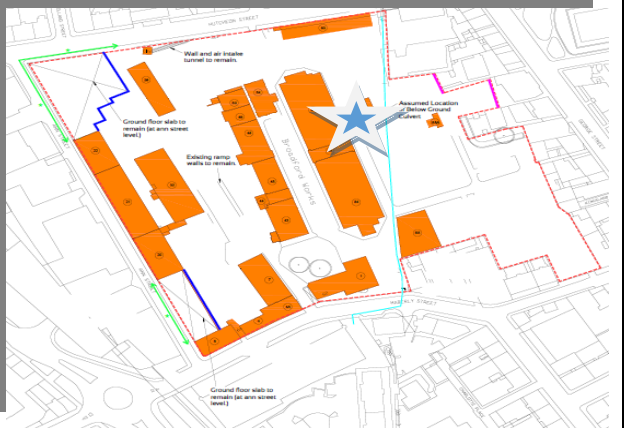
**Building 84, 85 and 86 (Red Mill)**



**This building is free from asbestos**

**Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis**

**Lite dust extraction Chimney**



**Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis**

**A detailed survey of this structure has not been conducted whilst it is not thought to contain any asbestos products it must be treated as such until proven otherwise**





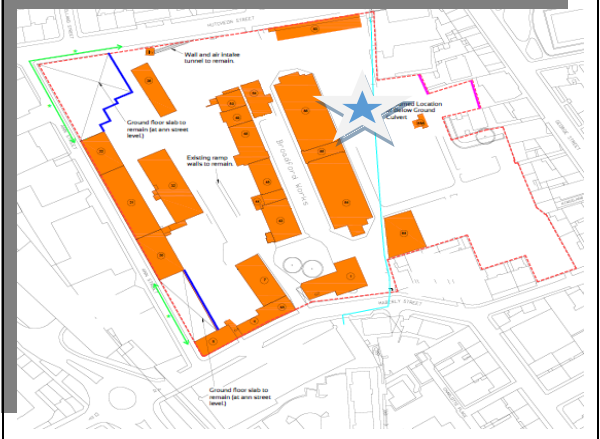
**A detailed survey of this structure has not been conducted whilst it is not thought to contain any asbestos products it must be treated as such until proven otherwise**



**Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis (This is currently on programme to be cleaned)**

**This building is asbestos free**

**Structure Fire House Tower**

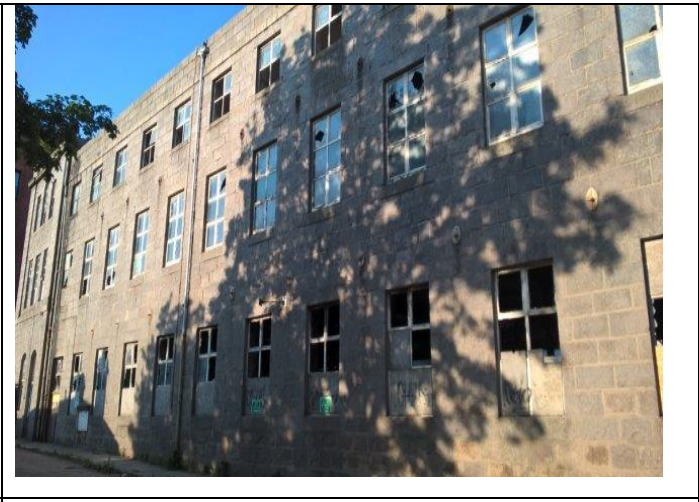
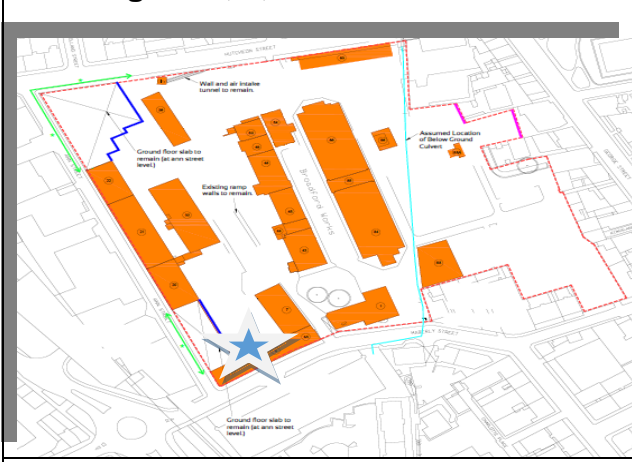


**Remedial actions and Residual Hazards**

Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis

A detailed survey of this structure has not been conducted whilst it is not thought to contain any asbestos products it must be treated as such until proven otherwise

**Building 4. 4a, 5, 6 & 7**

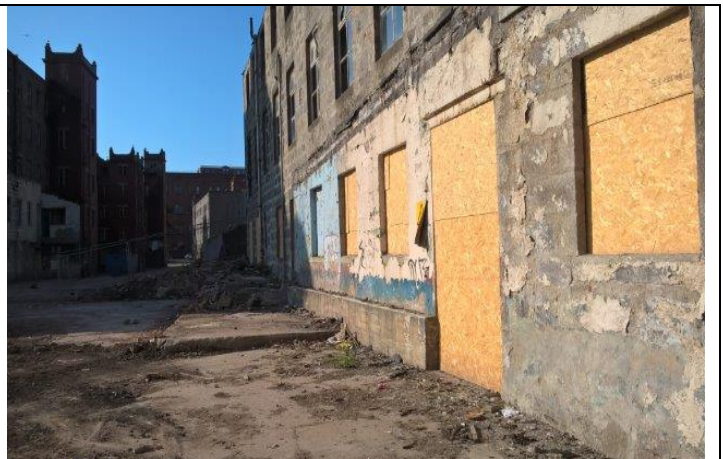
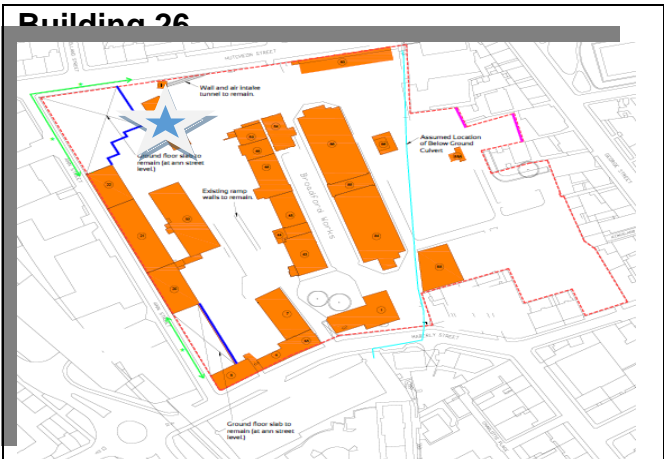


**Remedial actions and Residual Hazards**

Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis

Building 4 is not accessible currently due to excessive amounts of pigeon guano. This is in the process of being removed.

This building is asbestos free

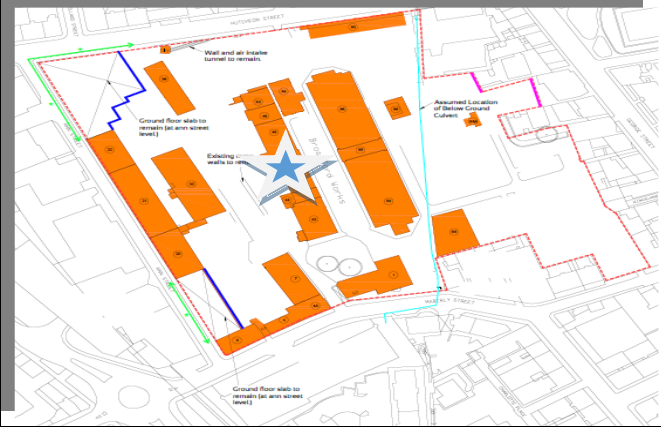


**This building has not had asbestos survey work conducted and is also in a dangerous state and should not be entered under any circumstances.**

<p><b>Building 20 21 22</b></p>	
	<p>Possible combustible but within concrete shell</p>
<p><b>Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis</b></p>	
<p><b>This building is asbestos free</b></p>	

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**Grey Mill Buildings 44-50**



Potential trip hazard on slab



No edge protection on many flights of stairs



Condition of burnt out areas on ground floor



Where window frames are missing potential for fall from height.

**Building must not be accessed without prior confirmation from Cameron and Ross due to nature of the structure.**

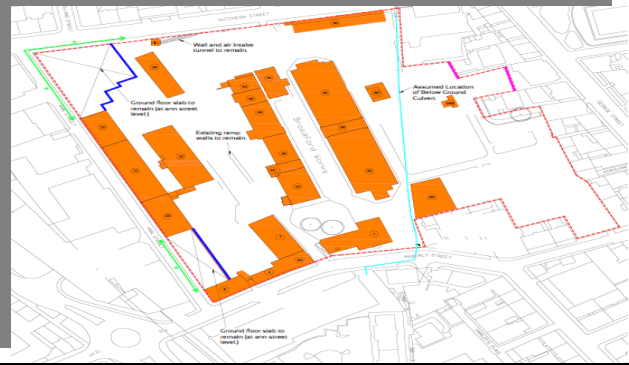
**Be aware possible discarded needles from previous activities of trespassing**

**Remove any fall from height residual risks from unauthorised entry.**

**This building has had asbestos removal conducted on it and is asbestos free in all open areas, less for the burnt area on the ground floor which due to conditions may well have some fuse box type materials within the debris.**

**Treat building as having pigeon infestation and preventative measures to protect from Psittacosis**

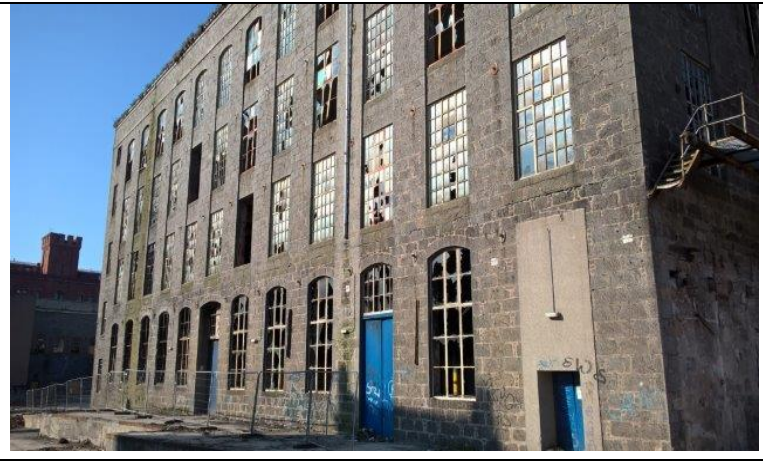
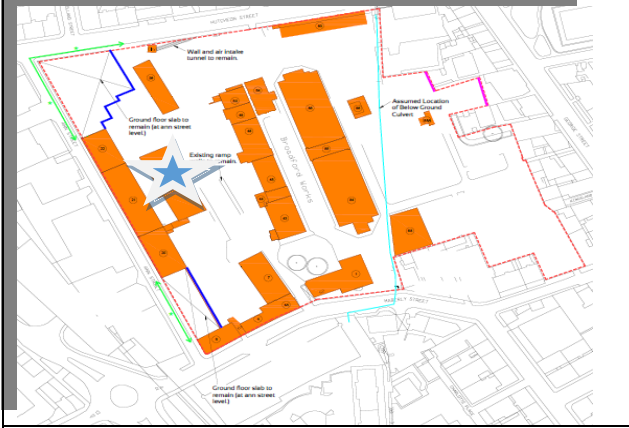
**Facade retention building 82**



**No asbestos in this structure**

**Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis**

**Building 32**



**This building is asbestos free.**

**Treat building/structure as having pigeon infestation and preventative measures to protect from Psittacosis**

Vulnerable points on boundary line



Vulnerable point (VP)



Vulnerable point (VP)



Vulnerable point (VP)



Vulnerable point (VP)

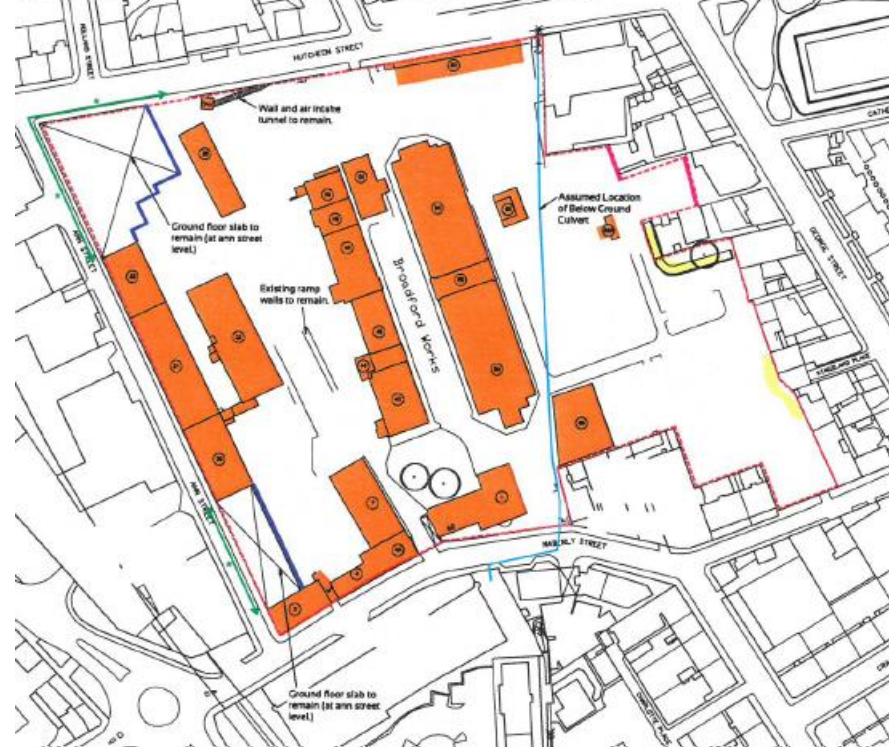


Vulnerable point (VP)

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Internal Site areas

Environmental hazards/issues

Yellow highlighted areas showing Japanese Knotweed



Areas have been demarked and are now no entry areas. Treatment of these areas has now been started.

