SITE survey. APP

SITE SURVEY REPORT

Manhole Inspection

Prepared for	Brookfield Estates Ltd
Date	6 Oct 2026
Site	Brookfield Retail Park
Prepared by	R. Hughes

FORM

Manhole Inspection

1. Site

Project	Brookfield Retail Park: manhole cover inspection (completed example)
Client	Brookfield Estates Ltd
Site	Brookfield Retail Park
Site address	Brookfield Way, Doncaster
Inspection date	6 Oct 2026
Inspector	R. Hughes
Reason for the inspection	After a report of a damaged cover
Trip intervention level for this site (mm)	20

> This is a surface check. Do not lift a cover or enter a chamber without the right competence, equipment and controls. HSE INDG258 lists sewers and enclosed drains as confined spaces, says poisonous gas can build up in sewers and manholes, and says the first duty under the Confined Spaces Regulations 1997 is to avoid entry, for example by doing the work from outside the space.

> In England, since 1 October 2011 private sewers (drains shared by two or more properties) and lateral drains (serving one property but outside its own grounds) are the responsibility of the water and sewerage company. A drain serving one property within its own grounds stays the owner's responsibility (Defra).

2. Covers

Covers by area of the site 1: Front footpath

Area of the site	Front footpath

Covers in this area 1: MH-07

Cover reference	MH-07
Position in this area	By the bus stop
Position (GPS)	Bus stop path · 53.509790, -1.085250 (SE 60762 01845, ±5 m)
Used by	Pedestrians only
Drain	Surface water
Likely responsibility	Site owner

Cover: no cracks, breaks or missing pieces	OK
Sits level and does not rock	OK
Frame and surround: no sinking, cracking or loose blocks	OK
No standing water, silt or sewage staining	OK
Step between the cover and the surround (mm)	4
Step against the trip level	Under
Sewage smell?	No
Result	Safe
This area: covers inspected	1
This area: covers needing repair	0
This area: dangerous covers	0
This area: steps at or over the trip level	0
This area: defects to report to the water company or highway authority	0

Covers by area of the site 2: Service yard

Area of the site	Service yard

Covers in this area 1: MH-05

Cover reference	MH-05
Position in this area	Behind unit 4
Position (GPS)	Yard gate · 53.510080, -1.083920 (SE 60849 01878, ±6 m)
Used by	Car park or yard vehicles
Drain	Foul
Likely responsibility	Water and sewerage company
Cover: no cracks, breaks or missing pieces	OK
Sits level and does not rock	OK
Frame and surround: no sinking, cracking or loose blocks	OK
No standing water, silt or sewage staining	Defect

Step between the cover and the surround (mm)	8
Step against the trip level	Under
Sewage smell?	Yes
Result	Repair needed
What is wrong?	Silt and sewage staining round the cover after rain, possible blockage downstream.

Photos (from above, without lifting the cover)



This area: covers inspected	1
This area: covers needing repair	1
This area: dangerous covers	0
This area: steps at or over the trip level	0
This area: defects to report to the water company or highway authority	1

Covers by area of the site 3: Car park

Area of the site	Car park

Covers in this area 1: MH-03

Cover reference	MH-03
Position in this area	Bay 41 by unit 2 entrance
Position (GPS)	Bay 41 · 53.509520, -1.084710 (SE 60798 01815, ±5 m)
Used by	Car park or yard vehicles

Drain	Surface water
Likely responsibility	Site owner
Cover: no cracks, breaks or missing pieces	Defect
Sits level and does not rock	Defect
Frame and surround: no sinking, cracking or loose blocks	Defect
No standing water, silt or sewage staining	OK
Clear opening length (mm)	530

Clear opening length (mm): measuring photo



Clear opening width (mm)	460

Clear opening width (mm): measuring photo



Step between the cover and the surround (mm)	25

Step against the trip level	At or over
Sewage smell?	No
Result	Dangerous: made safe and kept clear
What is wrong?	Corner of the cast iron cover cracked off, cover rocks under load and paving round the frame has sunk.
How it was made safe (barrier, cones, temporary cover)	Bay 41 coned off and barrier placed over the cover, centre manager told at 09:10.

Photos (from above, without lifting the cover)



This area: covers inspected	1
This area: covers needing repair	0
This area: dangerous covers	1
This area: steps at or over the trip level	1
This area: defects to report to the water company or highway authority	0
Covers inspected	3
Covers needing repair	1
Dangerous covers	1
Steps at or over the trip level	1
Defects to report to the water company or highway authority	1

> A broken, missing or rocking cover is a fall and trip hazard. HSE's guidance on protecting the public says people can be injured falling into manholes and that barriers or covers are needed. Keep people away and report it straight away.

Some defective covers are likely to belong to the water and sewerage company or the highway authority. Report them and record the reference under Reported to.

3. Actions and sign-off

Reported to (owner, water company or highway authority) and reference	MH-05 reported to the water company sewer flooding line, ref SW-448201
Are further actions needed?	Yes

Further actions 1: Replace the MH-03 cover and frame and relay the surrounding paving.

What needs doing?	Replace the MH-03 cover and frame and relay the surrounding paving.
Who will do it?	Brookfield Estates maintenance
Due date	13 Oct 2026
Status	In progress

Further actions 2: Follow up the water company visit to MH-05 and check the yard after the next heavy rain.

What needs doing?	Follow up the water company visit to MH-05 and check the yard after the next heavy rain.
Who will do it?	R. Hughes
Due date	20 Oct 2026
Status	Open
Inspector name	R. Hughes
Position or company	Estates surveyor, Brookfield Estates Ltd
Inspector signature	

Signing records what was found on the day. It is not a guarantee of condition and does not replace any examination, test, design check or repair needed from a competent person.