



Engineering Services Laboratory
Radnor Road, Scorrier, Redruth TR16 5EH
TEL : 01872 327381 FAX : 01209 821539



Asbestos Management Survey

Site Address:	Talland Toilets Talland Bay Polperro PL13 2JA	Surveyors:	Dave Matthews Lin Noble
UPRN number:	12114	Report prepared by:	Christina Rowe
Project number:	76831	Date of survey:	20 th September 2012
		Report Date:	25 th September 2012

Executive Summary

A management survey has been undertaken within Talland Bay toilets. One sample was taken for analysis of the ceiling panels and was found not to contain asbestos. No further asbestos was identified at the time of the survey.

The ceiling panels in both the ladies and the gents toilets were fixed, therefore there was no access to the ceiling voids.

If any future refurbishment/ work is to be undertaken within the building a more comprehensive Refurbishment Survey may be required prior to the work commencing.

Introduction

Scope of work, purpose, aims and objectives:

To complete an asbestos survey within Talland Bay toilets a block built building with a flat fibreglass roof in order to comply with Control of Asbestos Regulations 2012 (CAR 2012). The survey was carried out by CORMAC Solutions Engineering Services Laboratory on behalf of Roger Westcott, CORMAC Solutions.

The purpose and aim of this survey was to locate, as far as reasonably practicable, the presence and extent of any suspected Asbestos Containing Material's (ACM's) in the areas inspected/surveyed which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Representative samples are collected and analysed using polarised light microscopy. If, when tested, the material was found to contain asbestos, material assessment algorithms are assigned to assess the potential risk of fibre release (taken from HSG264). Other similar homogenous material used for the same purpose was also presumed to contain asbestos (strongly presumed).

Method

A management survey, carried out in accordance with Health & Safety Executives publication HSG264 'Asbestos: The survey guide' and the in-house 'Asbestos Surveying Technical Procedure A1', has been conducted on the areas listed below at the above site.

Areas Included In Survey (See attached plan Appendix 1)

The areas included in survey were:

- See Table 3

All other areas of the site, except those listed above, were not surveyed and are therefore not included within this report.

Inaccessible/ Excluded Areas

The areas included in the survey brief that could not be accessed were:

- See Table 3

The areas excluded from the survey (i.e. not reasonably practicable to access during the survey):

- concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey;
- fixed voids (under floors, within walls or above fixed ceilings, where the act of surveying/sampling would damage the fabric of the building);
- within live electrical equipment/ general equipment where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example; fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant etc.

Any inaccessible/excluded areas must be presumed to contain asbestos, unless there is strong evidence that it does not. If access is required to these items the client must provide access/isolation certificates before areas/electrical appliances are inspected.

Survey Results/Findings

For survey results see Table 1 (within Appendix 2). This table shows all ACM's present (please note that only positive, Strongly Presumed and Presumed (highly likely to contain asbestos but not sampled) ACM's will be recorded) along with any areas not accessed. Samples of Non-ACM's are recorded on Table 2. Representative photographs of materials are shown in Appendix 3.

Where appropriate, samples of suspected ACM's were taken from the property, representative samples were also taken of any materials that may be confused with ACM's.

Sample stickers, bearing the individual sample's unique number, were applied to the point of sampling, for future reference (unless requested not to be used by the client). Products that were very unlikely to contain asbestos or have asbestos added were not sampled (e.g. wallpaper, plasterboard etc.).

Any samples taken were returned to the laboratory for analysis by Polarised Light Microscopy (PLM) using a documented In-House Procedure, No: A3 'Bulk Analysis', based on HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures' – results of which can be found in Appendix 4.

Variations/deviations

No variations or deviations from the In-House Procedure were recorded at the time of the survey.

Conclusions and actions

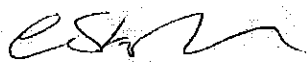
No asbestos containing materials were detected in the areas surveyed.

Authorised by:



Paul Laban - Geoenvironmental Engineer

Surveyed by:



(PP. Claire Stephen – Asbestos Manager)

Dave Matthews- Geoenvironmental Technician

APPENDIX 1

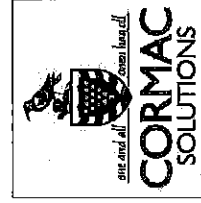
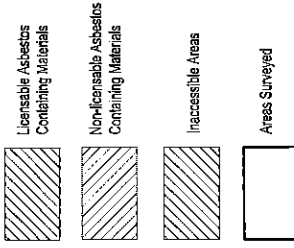
PLAN

Gents WC
002

Ladies WC
001

Store

Legend

[illegible]

APPENDIX 2

TABLES 1, 2 & 3



Table 1: Asbestos Containing Materials (including presumed materials not sampled and no access areas)

B	F	R	Room Description	Sample Ref. No.	Material Location	Approx. Quantity (m ²)	Product Type	Asbestos Type	Surface Treatment	Condition	Material Assem't Score	Accessibility	Comments
There were no positive samples taken at the time of the survey													

KEY: P = PRESUMED; SP = STRONGLY PRESUMED. Accessibility - low, medium or high based on surveyors opinion. N/A = Not Applicable

Table 2: Suspect Asbestos Containing Materials found not to contain asbestos

B	F	R	Room Description	Sample Ref. No.	Material Location	Material Type	Asbestos Not Detected	Comments
1	0	001	Ladies WC	8122/01	Ceiling panels	Fibreboard	Asbestos Not Detected	Same ceiling in Room 002

Table 3: Areas Inspected & areas not accessed (please note if not on this table or in area not accessed assume asbestos may be present until proven otherwise)

B	F	R	Room Description	Area/s requested to be Inspected	Areas not accessed & reason	Comments
1	0	001	Ladies WC	Full Management Survey	Fixed ceiling panels - no access to void	
1	0	002	Gents WC	Full Management Survey	Fixed ceiling panels - no access to void, manhole - no access	
1	0	Ext	External	Full Management Survey		

APPENDIX 3

PHOTOS



Photo 1 – Showing the toilets at Talland Bay, Polperro

APPENDIX 4

BULK ANALYSIS REPORT



Engineering Services Laboratory
Radnor Road, Scorrier, Redruth TR16 5EH TEL : 01872 327381 FAX : 01209 821539

ASBESTOS BULK SAMPLE ANALYSIS TEST REPORT



In House Method based on HSG248

Scheme / Site: Talland Bay WC - Asbestos Survey
Location: Various

Date Sampled: 20/09/2012
Sampled By: DM
Date Received: 20/09/2012
Date Tested: 24/09/2012
Tested By: JM

Test Report No: AS6722.1
Project No: 76831
Client Ref:
Sample Cert No: AS 6722
Date Reported: 25/09/2012
Page Number: 1 of 1

Test Results

Sub Sample Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type(s) Present
01	-	FB	Ladies WC 001 - Ceiling Panels	AND

For additional information see the Sampling Certificate.

KEY:

Sample Type: A = Adhesive, C = Cement, D = Dust/Debris, FB = Fibre Board, G = Gasket, IB = Insulating Board, I = Insulation, L = Lagging, PL = Pipe Lagging, R = Resin, RF = Roof Felt, SP = Sink Pad, SC = Spray Coating, P = Paper, TC = Textured Coating, T = Textile, VFT = Vinyl Floor Tile, VFC = Vinyl Floor Covering, W = Wood, O = Other (detailed).
Asbestos Type: AM = Amosite, CH = Chrysotile, CR = Crocidolite, Trem = Fibrous Tremolite, Actin = Fibrous Actinolite, Anth = Fibrous Anthophyllite, AND = Asbestos Not Detected.

Remarks: Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based on upon their asbestos content and visual appearance alone. Water absorbency checks on materials have not been carried out unless stated otherwise. Where this has been done, the test is outside the scope of UKAS Accreditation.
Where samples have not been taken by Engineering Services Laboratory, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports.

Client Name: CORMAC Property Maintenance
F.A.O: Roger Westcott
Address: Central Group Centre
Castle Canyke Road
Bodmin

PL31 1DZ
Tel No: 01872 327854 Fax No:

Authorised Signatory:

Paul Laban - Geoenvironmental Engineer

G:\Labs\Asbestos\25. WC's 2012\76831 Talland Toilets\Report\MAIN\MS-AS6722-1-crowe-110143-0.DOC : Revision 18, Date: 26/11/2008, By: RNH.
This Report relates only to the samples tested.

Opinions and interpretations expressed herein, or any water absorption tests performed, are outside the scope of UKAS accreditation.
This report may not be reproduced except in full, without the written approval of the Laboratory.

ELECTRICAL INSTALLATION CERTIFICATE

Issued in accordance with *British Standard 7671 - Requirements for Electrical Installations* by an Approved Contractor or Competing Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable, LU5 5ZX

Original (to the person undertaking the work)

DETAILS OF THE CLIENT			
Client / Address: CORNWALL Council			
DETAILS OF THE INSTALLATION			The installation is:
Address: TALLAND BAY			New ☒
Extent of the installation covered by this certificate: Whole Installation			An addition ☐
			An alteration ☐
DESIGN			
I/We, being the person(s) responsible for the design of the electrical installation (as indicated by my/our signature(s) below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, hereby CERTIFY that the design work for which I/we have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671 amended to (date) except for the departures, if any, detailed as follows:			
Details of departures from BS 7671, as amended (Regulations 120.3, 120.4):			
The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.			
For the DESIGN of the installation: **(Where there is divided responsibility for the design)			
Signature	Date	Name (CAPITALS)	Designer 1
Signature	Date	Name (CAPITALS)	** Designer 2
CONSTRUCTION			
I/We, being the person(s) responsible for the construction of the electrical installation (as indicated by my/our signature below), particulars of which are described above, having exercised reasonable skill and care when carrying out the construction, hereby CERTIFY that the construction work for which I/we have been responsible is, to the best of my/our knowledge and belief, in accordance with BS 7671 amended to (date) except for the departures, if any, detailed as follows:			
Details of departures from BS 7671, as amended (Regulations 120.3, 120.4):			
The extent of liability of the signatory is limited to the work described above as the subject of this certificate.			
For the CONSTRUCTION of the installation:			
Signature	Date	Name (CAPITALS)	Constructor
INSPECTION AND TESTING			
I/We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby CERTIFY that the work for which I/we have been responsible is to the best of my/our knowledge and belief in accordance with BS 7671, amended to (date) except for the departures, if any, detailed as follows:			
Details of departures from BS 7671, as amended (Regulations 120.3, 120.4):			
The extent of liability of the signatory/signatories is limited to the work described above as the subject of this certificate.			
For the INSPECTION AND TESTING of the installation:			
Signature	Date	Signature	Reviewed by
Name (CAPITALS)	Inspector	Name (CAPITALS)	Qualified Supervisor †
DESIGN, CONSTRUCTION, INSPECTION AND TESTING *			
I, being the person responsible for the design, construction, inspection and testing of the electrical installation (as indicated by my signature below), particulars of which are described above, having exercised reasonable skill and care when carrying out the design, construction, inspection and testing, hereby CERTIFY that the said work for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671, amended to (date) except for the departures, if any, detailed as follows:			
Details of departures from BS 7671, as amended (Regulations 120.3, 120.4): NONE			
The extent of liability of the signatory is limited to the work described above as the subject of this certificate.			
For the DESIGN, the CONSTRUCTION and the INSPECTION AND TESTING of the installation:			
Signature S. Nelson	Date 20-6-14	Signature S. ASSKAR	Reviewed by
Name (CAPITALS) STEVE NELSON		Name (CAPITALS) S. ASSKAR	Date 29-10-14
			Qualified Supervisor ††

† Where the inspection and testing have been carried out by an Approved Contractor, the inspection and testing results are to be reviewed by the registered Qualified Supervisor.
†† Where the design, the construction, and the inspection and testing have been the responsibility of one person, the inspection and testing results are to be reviewed by the registered Qualified Supervisor.

PARTICULARS OF THE ORGANISATION(S) RESPONSIBLE FOR THE ELECTRICAL INSTALLATION			
Organisation: CORMAC Solutions LTD	NICEIC Enrolment No (where appropriate): 601499	Branch number (if applicable):	
Address: Castle Canyke RD Bodmin	Postcode: PL31 1DZ		
Organisation: CORMAC Solutions LTD	NICEIC Enrolment No (where appropriate):	Branch number (if applicable):	
Address:	Postcode:		
Organisation: CORMAC Solutions LTD	NICEIC Enrolment No (Essential Information): 601499	Branch number (if applicable):	
Address: Castle Canyke RD Bodmin	Postcode: PL31 1DZ		
Organisation: CORMAC Solutions LTD	NICEIC Enrolment No (where appropriate): 601499	Branch number (if applicable):	
Address:	Postcode:		

SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS				Tick boxes and enter details, as appropriate	
System Type(s): TN-S TN-C-S TN-C TT IT	Number and Type of Live Conductors: D.C. ☒ A.C. ☒ 1-phase (2 wire) ☒ 1-phase (3 wire) ☒ 2-phase (3 wire) ☒ 3-phase (4 wire) ☒ Other: ☐	Nature of Supply Parameters: Nominal U _m voltage(s): 230 V U _n : 230 V Nominal frequency, f _n : 50 Hz Prospective fault current, I _{pf} : 3 kA External earth fault loop impedance, Z _e : 76.0 Ω Number of supplies: 1	Characteristics of Primary Supply Overcurrent Protective Device(s): BS(EN): 88 Type: Rated current: 60 A Short-circuit capacity: KA		

PARTICULARS OF INSTALLATION AT THE ORIGIN				Tick boxes and enter details, as appropriate	
Means of Earthing: Distributor's facility: Installation earth electrode: ☒	Type: Rod ROD Electrode resistance, R _a : 76.0 Ω	Details of Installation Earth Electrode (where applicable): Location: Front of building Method of measurement: Loop Test	Protective measures against electric shock: ADS		
Main Switch or Circuit-Breaker: (Applicable only where an RCD is suitable and is used as a main circuit breaker) Type: 60967-3 Voltage rating: 400 V No of Poles: 2 Rated current, I _{pn} : 100 A Supply conductors material: Copper Supply conductors size: 25 mm²	RCD operating current, I _{Δn} : - mA RCD operating time (at I _{Δn}): - ms	Maximum Demand (Load): 12 kW Amps: 56 A Delete as appropriate	Earthing and Protective Bonding Conductors: Main protective bonding conductors: Conductor material: Copper Conductor size: 16 mm² Continuity check: ☒ (✓) Bonding of extraneous-conductive-parts (✓): Water service: ☒ Gas service: ☐ Oil service: ☐ Structural steel: ☐ Other incoming services: ☐		

COMMENTS ON EXISTING INSTALLATION	
In the case of an alteration or additions see Section 633	NONE

NEXT INSPECTION	
Enter interval in terms of years, months or weeks, as appropriate	12 months

† Where the Approved Contractor responsible for the construction of the electrical installation has also been responsible for the design and the inspection and testing of that installation, the Particulars of the Organisation responsible for the Electrical Installation may be recorded only in the section entitled 'CONSTRUCTION'.

‡ Where a number of sources are available to supply the installation, and where the data given for the primary source may differ from other sources, a separate sheet must be provided which identifies the relevant information relating to each additional source.

This form is based on the model shown in Appendix 8 of BS 7671: 2008

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Please see the 'Notes for Recipients' on the reverse of this page.

SCHEDULE OF ITEMS INSPECTED		† See note below
PROTECTIVE MEASURES AGAINST ELECTRIC SHOCK		
Basic and fault protection		
Extra low voltage		
N/A SELV	N/A PELV	
Double or reinforced insulation		
N/A Double or Reinforced Insulation		
Basic protection		
✓ Insulation of live parts	✓ Barriers or enclosures	
N/A Obstacles **	N/A Placing out of reach **	
Fault protection		
Automatic disconnection of supply		
✓ Presence of earthing conductor		
✓ Presence of circuit protective conductors		
✓ Presence of main protective bonding conductors		
✓ Presence of earthing arrangements for combined protective and functional purposes		
N/A Presence of adequate arrangements for alternative source(s), where applicable		
N/A FELV		
✓ Choice and setting of protective and monitoring devices (for fault protection and/or overcurrent protection)		
Non-conducting location **		
N/A Absence of protective conductors		
Earth-free equipotential bonding **		
N/A Presence of earth-free equipotential bonding		
Electrical separation		
N/A For one item of current using equipment		
N/A For more than one item of current using equipment **		
Additional protection		
✓ Presence of residual current device(s)		
N/A Presence of supplementary bonding conductors		
** For use in controlled supervised/conditions only		
SCHEDULE OF ITEMS TESTED		† See note below
✓ External earth fault loop impedance, Z_e		
✓ Installation earth electrode resistance, R_A		
✓ Continuity of protective conductors		
N/A Continuity of ring final circuit conductors		
✓ Insulation resistance between live conductors		
✓ Insulation resistance between live conductors and Earth		
N/A Protection by separation of circuits		
✓ Basic protection by barrier or enclosure provided during erection		
N/A Insulation of non-conducting floors or walls		
✓ Polarity		
✓ Earth fault loop impedance, Z_s		
N/A Verification of phase sequence		
✓ Operation of residual current devices		
✓ Functional testing of assemblies		
✓ Verification of voltage drop		
SCHEDULE OF ADDITIONAL RECORDS* (See attached schedule)		
Note: Additional page(s) must be identified by the Electrical Installation Certificate serial number and page number(s).		Page No(s)

† All boxes must be completed. '✓' indicates that an inspection or a test was carried out and that the result was satisfactory. 'N/A' indicates that an inspection or test was not applicable to the particular installation.
* Where the electrical work to which this certificate relates includes the installation of a fire alarm system and/or an emergency lighting system for a part of such system(s), this electrical safety certificate should be accompanied by the particular certificate(s) for the system(s).

SCHEDULE OF CIRCUIT DETAILS FOR THE INSTALLATION

Original (to the person ordering the work)

TO BE COMPLETED IN EVERY CASE		TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION*			
Location of distribution board:	Cupboard in LADIES	Supply to distribution board is from:	No. of phases:	Nominal voltage:	V
Distribution board designation:	DB1	Overcurrent protective device for the distribution circuit:	Associated RCD (if any) BS EN		
		Type: BS (EN)	Rating: A	RCD No. of poles:	I _{Δn}

[illegible]

↑ See Table 4A2 of Appendix 4 of BS 7671:2008

CODES FOR TYPE OF WIRING								
A	B	C	D	E	F	G	H	I (Other - please state)
PVC/PVC cables	PVC cables in metallic conduit	PVC cables in non-metallic conduit	PVC cables in metallic trunking	PVC cables in non-metallic trunking	PVC/SWA cables	XLPE/SWA cables	Mineral-insulated cables	

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* In such cases, details of the distribution (sub-main) circuit(s), together with the test results for the circuit(s), must also be provided on continuation schedules.

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**See next page for
Schedule of Test Results**

SCHEDULE OF TEST RESULTS FOR THE INSTALLATION

TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION				Test instruments (serial numbers) used:	
Characteristics of this distribution board				Earth fault loop impedance	
Confirmation of supply polarity				RCD	
See notes below				Insulation resistance	
Z_s	I_n	Operating times of associated RCD (if any)	At $I_{\Delta n}$	ms	Other
I_{pl}	kA	At $5 I_{\Delta n}$ (if applicable)	At $5 I_{\Delta n}$	ms	Other
Continuity				Continuity	

[illegible]

* Note: Where the installation can be supplied by more than one source, such as a primary source (eg public supply) and a secondary source (eg standby generator), the higher or highest values must be recorded.

TESTED BY

Signature: S. Nelson

Position: ELECTRICIAN

Page 5 of 5



Name: STEVE NELSON

Date of testing: 20-6-14

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See previous page
for Circuit Details

Log Book – Outlet Temperatures (Sentinels & Representatives)

Month.....MAY 15.....

To comply with the specified control measures, water from the hot water outlets should reach at least 50°C within 1 minute of running (55°C in healthcare premises) and water from the cold water outlets should be below 20°C after running the water for up to 2 minutes. Sentinel outlets are the nearest and furthest outlets on a system or the first and last outlets on a recirculated system and must be monitored on a monthly basis. A representative amount on non sentinel outlets must be monitored annually on a rotational basis. Failures must be reported to the Responsible Person for further action in accordance with the written scheme.

Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temperature in °C	Name:	Date:
Calstock, The Quay	Mens Lugs	MC MC		14.55 11.4	S. Vasey S. Vasey	07.05.15 07.05.15
Gunnislake, Car Park	Mens Lugs	MC MC		11.2 11.6	S. Vasey S. Vasey	07.05.15 07.05.15
Minnions	Mens Lugs	MC MC		10.2 10.0	S. Vasey S. Vasey	07.05.15 07.05.15
Pelynt	Mens Lugs	MC MC		12.2 12.6	S. Vasey S. Vasey	07.05.15 07.05.15
Polperro, Crumplehorn	Mens Lugs	MC MC		10.00 10.2	S. Vasey S. Vasey	07.05.15 07.05.15
Polperro, The Coombes	Mens Lugs	MC MC		10.2 10.2	S. Vasey S. Vasey	07.05.15 07.05.15

Polperro, Quay	Mens	MC		9.8	S. Vazquez	07.05.15
	Ladys	MC		9.8	S. Vazquez	07.05.15
Polruan	Mens	MC		10.0	S. Vazquez	06.05.15
	Ladys	MC		10.0	S. Vazquez	06.05.15
	Unisex	MC		12.0	S. Vazquez	07.05.15
Saltash, Belle Vue	Unisex	MC		11.6	S. Vazquez	07.05.15
Saltash, Longstone	Mens	MC		13.0	S. Vazquez	07.05.15
	Ladys	MC		12.6	S. Vazquez	07.05.15
Saltash, Tamar St	Mens	MC		12.0	S. Vazquez	07.05.15
	Ladys	MC		12.2	S. Vazquez	07.05.15
Talland Bay	Mens	MC		12.0	S. Vazquez	07.05.15
	Ladys	MC		12.6	S. Vazquez	07.05.15
Upton Cross	Mens	MC		11.2	S. Vazquez	07.05.15
	Ladys	MC		11.0	S. Vazquez	07.05.15

Outlet Type: S = Sentinel; R = Representative

Outlet Fed From = Source of water i.e.: Water Heater No., Cold Water Storage Tank No., Mains Cold, etc