Crossley Hill
Chartered Surveyors

Pre-Construction Information

For

The Alteration and Refurbishment

At

Droskyn Point Toilets, Perranporth

For

Perranzabuloe Parish Council

Date: March 2024

Version: 01

Contents

Author	**Daryl Hill** **Principal Designer**	*Signed* ……	Date: 13 May 2024
Reviewed	**Phil Crossley** **Director**	*Signed* ……	*Date: 13 May 2024* ……

AMENDMENT LOG

Revision	Reason for Issue	Section Updated	Author	Reviewed

PREAMBLES

Pre-Construction Information

The Pre-construction Information has been prepared in accordance with the requirements of the Construction (Design and Management) Regulations 2015 (the CDM Regulations). It has been compiled on the basis of the information available about the project at the time of this revision.

This document is intended to collate information provided into a useful document that can be taken forward and used to plan the project in terms of general cooperation and consideration as well as detailing known health and safety issues.

This document does not attempt to list the responsibilities of the Principal Contractor, of which he should already be fully aware. Further details of such can be viewed in guidance document L153 for the CDM Regulations 2015. This document does however give a guide as to the issues that have been identified already and inform of any site peculiarities or Client restrictions.

This document should not be used in isolation for planning health and safety matters as reference should always be made to other information detailed as well as tender information. Site inspections should always be carried out by the Principal Contractor prior to works commencing to ensure all relevant issues have been identified as far as reasonably possible.

Construction Stage

The successful contractor should note that the appointment will not be confirmed unless or until the Client is satisfied as to the competence of the contractor to fulfil these duties and as to the adequacy of resources to be allocated to the health and safety aspects of the project.

Construction Phase Plan

It is a requirement under the CDM Regulations 2015 that the Principal Contractor produces a comprehensive Construction Phase Plan (herein referred to as the Plan). This plan must be submitted to the Principal Designer for review at least two weeks before works commence on site.

The information provided within this document and other documents referenced herein should be referred to when the Principal Contractor is preparing the Plan. Details of how the hazards will be managed should be included.

The Plan must not be a generic health & safety policy style document but must detail actual information that will be implemented. Irrelevant and out of date information (including reference to the 1994 Regulations) must be removed or amended.

The Principal Contractor shall assume full responsibility for the maintenance of this information and for the development of the Construction Phase Plan which shall be up-dated as necessary during the course of the project.

No construction shall be allowed to commence without receipt of written confirmation that the Client is satisfied that the plan is satisfactorily developed and appropriate to the work at hand and the welfare facilities are suitable and sufficient.

1.0 DESCRIPTION OF PROJECT

1.1 Location

Bolenna Park, Perranporth Cornwall, TR6 0HT

1.2 Project Description

The Project consists of the following:

1. Demolition of Existing Internal Walls
2. Removal of all existing fixtures and fittings
3. Removal of external windows and doors and associated fittings
4. Excavation and Provision of new Drainage
5. Construction of new WC layout including tanking
6. Re-roofing
7. Provision of stone cladding
8. New external doors
9. New mechanical and electrical services
10. Landscaping

1.3 Programme

Planned commencement:	30/09/2024
Contract period:	16 weeks
Mobilisation period (minimum):	3 weeks (after instruction of Principal Contractor before commencement of works on site)

The Principal Contactor is required to provide a detailed programme of the works which will be used and updated on a regular basis. Any significant changes to the programme should be notified to the Client in good time

1.4 Contact Details for Duty Holders

Client
Perranzabuloe Parish Council
Chyanhale
Ponsmere Valley
Perranporth
Cornwall
TR6 0DB

Principal Designer
Crossley Hill Chartered Surveyors
5 Frances Street
Truro
Cornwall
TR1 3DN

Lead Designer
Crossley Hill Chartered Surveyors
5 Frances Street
Truro
Cornwall
TR1 3DN

Principal Contractor
TBC

1.5 Extent and Location of Existing Plans and Records

A number of surveys, reports and plans relating to the property and relevant to the works are, included within this document, held by Crossley Hill Chartered Surveyors, copies can be obtained from these parties on request. The relevant information is referred to in the following sections of this document.

2.0 CLIENT'S CONSIDERATIONS & MANAGEMENT REQUIREMENTS

2.1 Planning & Managing Construction Work

The Client attaches particular importance to the promotion of a positive Health & Safety Culture on all their construction sites, and as a result requires that the following Safety Goals are targeted:

- Project to be managed to achieve 'Zero' accidents
- If this target is not met all accidents are to be fully investigated and details reported as necessary and published to the Client
- The project shall not receive any HSE enforcement action
- The scheme shall comply with any current HSE initiatives; current initiatives include; the 'Asbestos Hidden Danger' Campaign and the 'Shatter Lives' slips and trips campaign

The Principal Contractor will need to identify in the Plan exactly how the project will be planned and managed detailing, but not limited to, the sections provided in this document. This will include the need for a full and detailed programme of works.

2.2 Communication & Liaison between the client and others

It should be ensured that the lines of communication throughout the project are maintained to a high degree. Therefore any significant information produced or received should be passed to the relevant people in good time.

The Principal Contractor is to include within his construction phase plan; details of how clear communication lines will be maintained between all key parties. Including how relevant information from this document and his construction phase plan will be passed to the subcontractors.

The Principal Contractor is to identify how and when communication and liaison will take place in the form of schedules of meetings etc. The method for passing information to all parties should also be detailed.

2.3 Arrangements for Security of the Site

The Principal Contractor must ensure that adequate security measures are implemented to prevent unauthorised access to the site. All necessary site hoarding and/or enclosures are to be provided by the Principal Contractor to isolate the site works and protect the public and adjacent activities. The site shall not be left in an unsecured condition.

The client has identified the boundaries on the following picture which need to be kept secure throughout the course of the contract.

The Principal Contractor must note they have a duty of care to trespassers under the Occupiers Liability Act 1984 and reasonably practicable security measures must be undertaken.

Due to the nature of the site vehicle movement is to be kept to a minimum. Access from St Georges Hill into the pack must be maintained to both sides of the hoarding.

Details of how the Principal Contractor will comply with these provisions must be included within the Construction Phase Plan.

2.4 Arrangements for Welfare Provision and First Aid

Adequate provision will need to be made by the Principal Contractor for all required welfare facilities in accordance with Schedule Two of the CDM Regulations 2015.

The Principal Contractor must include within his Construction Phase Plan; details of the following:

- Details of welfare facilities being provided;
- Details of any phasing requirements for the welfare facilities

The Principal Contractor is required to make suitable provision for first aid facilities in accordance with the Health and Safety (First Aid) Regulations 1981. Details of equipment provided and trained first aiders must be included within the Construction Phase Plan.

2.5 Fire Precautions and Emergency Procedures

The Principal Contractor is required to comply with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation' (known as The Fire Code) and accordingly produce a fire safety plan as part of the Construction Phase Plan which is updated as required whilst the project progresses.

There are no specific fire precautions other than those that would normally be connected with working on such a site. Any specific fire risks brought about by the construction works will need to be raised in the Plan and detailed as required to reduce risks wherever possible.

The details relating to emergency procedures will need to be detailed in the Plan to include items such as those detailed in the list below:

- Means of warning and escape
- Significant accidents(s)
- Bomb threat
- UXO strike
- Utilities strike

2.6 No-go Areas

The works are restricted to the site area only and no deviation from this is permitted. It is particularly important that the adjacent land users are protected and no access into or disturbance of those areas will be permitted.

2.7 Site Rules

The Plan is to detail all site rules used by the Principal Contractor and the method of relating these to the workforce, such as in the site induction procedure. Inductions will be required for all visitors where the site rules will be related. The rules are to be explained to all persons working and visiting the site at the induction stage. A copy is to be displayed on site in an accessible location and individual points reinforced as required as part of the Principal Contractors discipline policy.

2.8 Permit to Work Systems

The Principal Contractor is to set out within the Construction Phase Plan the work activities that will trigger the need for a permit to work system. The Permit to work system is to be rigorously enforced.

For Work in existing client premises the client requires the Principal Contractor implement the following permit to work procedures:

- Work at height
- Work on services
- Work affecting the load bearing capacity of the building
- Noisy and/or vibratory works
- Hot works

2.9 Personal Protective Equipment (PPE)

Strict details will need to be provided in relation to PPE to ensure the safety of all construction staff, project team members and visitors. The Principal Contractor will need to detail what PPE requirements are the minimum standard and make suitable PPE available for workers and visitors. All risk assessments and method statements will need to identify what task specific PPE is required.

2.10 Confined Spaces

The Principal Designer has not been made aware of any areas designated as confined spaces

3.0 ENVIRONMENTAL RESTRICTIONS AND EXISTING ON-SITE RISKS

SAFETY HAZARDS

3.1 Access and Egress

The Principal Contractor is to note that the following restrictions are present on the neighbouring roads:

Restricted width access roads on all routes to the site
Low cables over access routes into the site

Access to and from the site is via Cliff Road for the duration of the project. The Contractor should note that no large vehicular access is available into the site and no drop of zones or parking areas are available on site.

A detailed traffic management plan will need to be produced by the Principal Contractor to show information in relation, but not limited to, all items noted below:

- Access routes
- Delivery / working times
- Parking (contractors & visitors)
- Construction vehicle storage & refuelling (bunded area)
- Delivery drop off
- Banksman
- Materials storage
- Waste storage
- Waste collection
- Wheel wash / road cleaning / inspection
- Pedestrian & vehicles routes

A clean area will need to be provided for deliveries / waste removal to ensure that no mud or debris will be transferred onto the road. Arrangements are also to be detailed in the event that any cleaning is required.

There is no parking on site and the Principal Contractor will have to make alternative provisions.

The occupiers of the adjacent properties to the above site are sensitive to noise and traffic movements and this must be planned in order to reduce disturbance and inconvenience to them. Therefore the numbers of vehicles must be kept to a minimum as well as deliveries and waste collections which should be planned to occur at off peak periods and the positioning of vehicles during drop off and collection given due consideration to prevent blocking the road.

3.2 Deliveries, Storage and Waste Collection

All deliveries are to be made to the site entrance. Materials are to be stored in a position away from site boundaries within the building where possible to reduce the risk of theft and arson. The Principal Contractor is to include in his Construction Phase Plan a plan showing the positioning of all skips and material storage area.

3.3 Adjacent Land Uses

The neighbourhood shows a mix of property types including, residential, commercial, retail and leisure. These will need to have due consideration made for them, particularly when planning site security, vehicle movement, noisy or vibratory works and for the delivery of materials outside of school pick up and drop off times.

3.4 Existing Storage of Hazardous Substances

None identified to the Principal Designer

3.5 Location of Existing services

The extent of the existing services has been identified by review of the services on site. This should not be relied upon alone and the Principal Contractor must allow for further visual inspection of exposed services and use of cable avoidance scanning tools. Construction work should not be carried out unless or until the Principal Contractor is satisfied that all services in the vicinity of the works have been identified. Further investigation may be required subject to the extent of the works; such as during deep excavations.

The following services have been identified:

- Underground electrical cable
- Electrical services, fuse boards and consumer unit
- Drainage
- Heating and hot water pipework

Should any previously unidentified services be found then these should be protected, isolated if appropriate and reported to all parties as soon as possible and marked on a services plan for future reference.

3.6 Existing Structural Information

The Principal Designer has not been made aware of any issues or risks over and above the removal of the existing building.

Should the Principal Contractor discover any structural abnormalities work in the area is to cease immediately and the Principal Designer and Employers Representative informed at the earliest practicable opportunity.

3.7 Previous Structural Modifications

None identified to the Principal Designer

3.8 Fire Damage, Ground Shrinkage, Movement or Poor Maintenance

None identified to the Principal Designer.

3.9Fragile Materials

None identified to the Principal Designer.

3.10Traffic Routes on Site

Refer to the site set up photo which highlights the route for sire access.

3.11Unexploded Ordnance

None have been reported to the Principal Designer.

3.12 Other safety Risks

The Principal Contractor is to consider the hazards detailed below and include within his Construction Phase Plan methods as to how each matter will be dealt with to ensure the health, safety and welfare for his employees, subcontractors and third parties; when carrying out these activities:

- Working at height
- Scaffolding and other temporary works
- Excavation and trenches
- Demolition
- Hot Works

HEALTH HAZARDS

3.13 Asbestos

The following survey information has been provided:

Allium Survey – Reference L-32537

Asbestos has been located in the following areas

1. None Located

Inaccessible areas

1. Wallgate Systems

Despite the above survey report it is possible that asbestos containing materials are still present within the ground/site. The Principal Contractor is to ensure that appropriate control measures are in place and all operatives are aware of the presence of Asbestos and what to do should a suspected ACM be discovered on site. Should a suspected ACM be discovered on site; work in the area is to cease immediately and the Principal Designer and Clients representative informed immediately.

All Asbestos removal needs to be undertaken by a competent/licensed removal contractor in accordance with Control of Asbestos at Work regulations 2012. Details of the removal and completion certificates need to be made available for inclusion in the H&S File.

3.14 Hazardous Materials within the Structure

No hazardous materials have been identified to the Principal Designer.

Should the Principal Contractor discover any hazardous or suspected hazardous materials within the structure; he is to cease work immediately and inform the Principal Designer and Client's Representative immediately.

3.15 Health Risks Arising from Client Activities

None have been identified to the Principal Designer.

3.16 Other significant health risks

The following significant health risks have been noted as being present in the site/ building:

- Leptospirosis (weils' disease)
- Ornithosis (bird related diseases)

4.0 Significant Design and Construction Hazards

4.1 Design Assumptions and Suggested Work Methods

None identified

4.2 Coordination of Ongoing Design and Handling Design Changes

Any ongoing design changes are to be distributed to all relevant parties in good time in order to improve coordination and to ensure that all relevant health, safety and other issues have been identified. The Principal Contractor is to detail how such changes will be managed and who will retain responsibility for distributing and following up on such changes.

The following items have been designated as contractor design portions:

- M&E systems etc
- Scaffold

The Principal Contractor and designers will be required to ensure that any significant design changes are notified to the Principal Designer as soon as reasonably practicable and before work on that element commences on site

4.3 Significant Risks identified during design

The Principal Contractor should refer to the Hazard Identification Schedule and Residual Risk Assessment in Appendix C for information on significant risks that the designers could not design out.

The sanction of the suitability of the Construction Phase Plan in compliance with regulations 23(1)(a); and 23(2) and 22(1)(c) is dependent on the inclusion of satisfactory method statements in respect the items noted above.

4.4 Materials Requiring Precautions

No materials are known to have been specified which will require specific precautions other than those in normal use in the construction industry, which will require COSHH assessments in any case.

4.5 Asbestos Declaration

The designers are required to provide a declaration stating they have not specified any Asbestos Containing Materials.

The Principal Contractor is required to provide a declaration stating he has not installed any Asbestos Containing Materials.

The above information will be used by the Client to form part of their Asbestos Register in accordance with the Control of Asbestos Regulations 2012.

5.0 HEALTH AND SAFETY FILE

It is a requirement of the Regulations that the Principal Contractor implements an effective management system by which the requisite information is provided for inclusion in the Health and Safety File which should include:

- Brief description on the work carried out
- Residual hazards and how they have been dealt with (for example surveys or other information concerning contaminated land, water bearing strata, buried services etc)
- Key structural principles incorporated in the design of the structure (e.g. bracing, sources of substantially stored energy including pre or post tensioned members) and safe working loads for floors and roofs, particularly where these may preclude placing scaffolding or heavy machinery there
- Any hazards associated with the materials used (for example hazardous substances, lead paint, special coatings which should not be burned off)
- Health and safety information about equipment provided for cleaning or maintaining the structures
- The nature, location and markings of significant services, including firefighting services
- As-built drawings of the structure, its plant and equipment
- Operation and Maintenance information in relation to all building aspects including services and plant installed.
- Any other information relevant to the construction and future of the building, including demolition which should be passed to future users of the building.

APPENDIX A – CONSTRUCTION PHASE PLAN REQUIREMENTS

1. Description of Project

a. Project description and programme details including any key dates;
b. Details of Client, Principal Designer, designers, Principal Contractor and other consultants
c. Extent and location of existing records and plans that are relevant to health and safety on site, including information about existing structures when appropriate.

2. Management of the work

a. Management structure and responsibilities
b. Health and safety goals for the project and arrangements for monitoring and review of health and safety performance
c. Arrangements for
    i. Regular liaison between parties on site
    ii. Consultation with the workforce
    iii. Exchange of design information between the Client, designers, Principal Designer and contractors on site
    iv. Handling design changes during the project
    v. The selection and control of contractors
    vi. Exchange of health and safety information between contractors
    vii. Site security
    viii. Site induction
    ix. On site training
    x. Welfare facilities and first aid
    xi. Reporting and investigation of accidents and incidents, including near misses
    xii. Production and approval of risk assessments and written systems of works
d. Site rules (including drug and alcohol policy
e. Fire and emergency procedures

3. Arrangements for controlling significant risks

a. Safety risks, including
    i. Delivery and removal of materials (including waste) and work equipment taking account of any risk to the public, for example during access or egress from the site
    ii. Dealing with services
    iii. Accommodating adjacent land uses
    iv. Stability of structures
    v. Preventing falls
    vi. Work with or near fragile materials
    vii. Control of lifting operations
    viii. Maintenance of plant and equipment
    ix. Work on excavations or work where there are poor ground conditions
    x. Work on wells, underground earthworks or tunnels
    xi. Work on or near water where there is a risk of drowning
    xii. Work involving diving
    xiii. Work in a caisson or compressed air working
    xiv. Work involving explosives
    xv. Traffic routes and segregation of vehicles and pedestrians
    xvi. Storage of materials and work equipment
    xvii. Any other safety risks

b. Health risks, including:

i. Removal of asbestos
ii. Dealing with contaminated land
iii. Manual handling
iv. Use of hazardous substances
v. Reducing noise and vibration
vi. Work with ionising radiation
vii. Exposure to UV radiation
viii. Any other significant health risks

4. Health and Safety File

a. Layout and format
b. Arrangements for the collection and gathering of information
c. Storage of information

APPENDIX B – HEALTH AND SAFETY FILE

Section 1 General Information

1.1 Important Notice
- 1.1.1 Statutory Requirements
- 1.1.2 Purpose of the Health & Safety File

1.2 File Maintenance
- 1.2.1 Keeping and Maintaining the File
- 1.2.2 Amendments to the File

Section 2 Project Particulars

2.1 Brief Description of Project
2.2 Address of the Project
2.3 Project Dates
2.4 Project Directory

Section 3 Design Criteria

3.1 Lead Designer - key design principles
3.2 Architectural - design philosophy statement
3.3 Structural
- 3.3.1 Design philosophy statement
- 3.3.2 Safe working loads/limits (floors & roofs)
- 3.3.3 Details of stored energy
- 3.3.4 Special arrangements for lifting

3.4 Building Services
- 3.4.1 Design philosophy statement
- 3.4.2 Safe access to plant & equipment

3.5 Design Solution Statements
- 3.5.1 Access Strategy statement
- 3.5.2 Firefighting strategy

Section 4 Residual Hazards & Risks

4.1 Residual Hazards
4.2 Residual Hazardous Materials

Section 5 Maintenance & General Details

5.1 Cleaning and Maintenance Strategy/ Statement
5.2 Contractor's advice and suggested method statements
5.3 Cleaning and Maintenance Provisions - Special Requirements
5.4 Future Demolition or Dismantling
- 5.4.1 Prior Arrangements

5.5 Environment and disposal of waste materials and products
5.6 Commissioning reports and test certificates
5.7 Warranties & Guaranties
5.8 Surveys and Investigation Reports
5.9 Planning and Building Regulations Approval Documents

Appendix C – RISK REGISTER

Crossley Hill
Chartered Surveyors

Hazard Identification Schedule
Droskyn Point Toilets, Perranporth

Reference No	Updated	Activity/ Location	Initial Owner	**Identified Hazard or Risk.** *Focus on hazard / activity leading to unusual, significant or unacceptable Risk (be specific) Please state what the specific hazard/risk is, and where / when it may occur.*	**Persons at Risk** Construction	Maintenance	Client	Gen. Public	**Design Measure** for Hazard Elimination or Risk Reduction include alternatives considered/ ruled out (please give reasons)	Hazard Eliminated	**Residual Risk** *to be controlled * during construction (information for Health & Safety Plan) and/or * throughout life of building (Health & Safety File)*	**Residual Risk Owner** *Client, Designer, Contractor*	Construction Phase Plan	H&S File
				1. Site Wide Elements										
1.1		Site Security	Principal Designer	Rick of trespassers. Adjacent use houses etc.	X		X	X	Principal Contractor is to ensure that suitable site security arrangements are in place, to ensure that the site is secured against theft and vandalism	No		Principal Contractor	Yes	No
				2. Construction Stage										
2.1		Lifting heavy materials	Principal Designer	Works involving heavy materials need to be undertaken due to the nature of the project.					Contractor to create RAMS for all site procedures involving heavy lifting. Mitigating the risk where possible through the use of machinery.	No		Principal Contractor	Yes	No
2.2		Works, Removal and Delivery of Materials	Principal Designer	Works are in the vicinity of the park and tennis courtsk	X		X	X	Contractor to provide suitable access and segregation between the users	No		Principal Contractor	Yes	No
2.3		Dust	Principal Designer	Adjacent Uses are particularly susceptible to dust	X		X		Contractor to implement suitable screening and dust suppression.	No		Principal Contractor	Yes	No
2.4		Existing Services	Principal Designer	Existing services to be removed	X				Contractor to undertake survey to log and identify all services prior to undertaking demolition works.	No		Principal Contractor	Yes	No
2.5		Manual handling	Principal Designer	Weight of construction materials such as trusses	X				The designer is to consider using lightweight materials, when they finalise the design, or specifying a method of using them	No		Principal Contractor	Yes	No
2.6		Deep excavations	Principal Designer	Works involve installation of new drainage	X		X	X	Contractor to provide a suitable management plan. Excavations to have suitable temporary support as necessary and pen trenches etc. to be suitably fenced	No		Principal Contractor	Yes	No
2..7		Paint sealants	Principal Designer	Paint sealants are present in paint identified in the specification, therefore cannot be designed out.	x	x	x		Contractor to refer to all COSHH datasheets.	No		Principal Contractor	Yes	Yes
2.8		Site Location	Principal Designer	Works being undertaken close to a public highway	X			X	Allow for provision of suitable signage and segregation from highway to ensure workwers are not within the carraigway	No		Principal Contractor	Yes	No
				3. Maintenance, Use and Demolition										
3.1		Cleaning and Maintenance	Principal Designer	Risk of falls from height		X	X		Access provisions to roof to be improved with non-slip matting and re-routing cable which cause a trip hazard	No		Client	N	Yes

Appendix D – ASBESTOS REPORT

Refurbishment Survey

Survey Reference Number: L-32537

Survey Date: 25 April 2024

Client Specified Areas

Droskyn Points Toilets
Cliff Road
Perranporth
Cornwall
TR6 0DR

Address Allium Environmental Ltd, Baldhu House, Wheal Jane Earth Science Park, Baldhu, Truro, TR3 6EH
Company Reg No. 09391161
Tel: 01872 276375
Email: enquiries@allium.uk.net

Report Authorised by

Name: Amy Bulpin

Signed: 

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Allium Environmental Ltd wish to advise our client(s) that no obligation (actual, assumed or otherwise) may be placed upon the client, for further work related to the recommendation from this report.

Please note Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of the report. This report must be read in its entirety including any appendices. Allium Environmental Ltd accepts no responsibility for sub-division of this report.

No responsibility can be taken for any misinterpretation of this report by third parties.

Table of Contents

Section 1.0: Executive Summary

An Asbestos Refurbishment Survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* to the client specified areas at Droskyn Points Toilets.

The Survey was carried out by Allium Environmental Ltd on behalf of Crossley Hill Chartered Surveyors on 25 April 2024.

The purpose of this survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building survey area which could be damaged or disturbed during planned refurbishment activities.

During the survey no samples were taken for analysis.

A Refurbishment Survey aims to locate all ACMs within the survey area. There is no requirement to assess the condition or 'Priority' information for management purposes. This is because it is presumed that all ACMs found will be removed as part of the planned refurbishment works. However, should any material remain in situ or if the related works are not undertaken then all ACMs identified should be re-assessed and managed in accordance with the recommended action set out in HSG 264 or CAR 2012. To manage the risk from ACMs, it is the Duty Holder's responsibility to keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises. If there is a risk of exposure due to the condition or location of the ACMs then they should be repaired, encapsulated and labelled, or removed. It is the responsibility of the Duty Holder to maintain ACMs in a good state of repair and regularly monitor the condition; the Duty Holder should inform anyone who is liable to disturb the ACMs about their location and condition.

- No asbestos was detected to the areas surveyed

Inaccessible areas encountered during the time of the survey, for which no information was obtained, along with areas where access was limited:

Item No.	Building Name	Room No. & Name	Restriction
1	Droskyn Points Toilets	Ground Floor, 001 - Male Toilets	No access gained to auto wash sink due to live status.
2	Droskyn Points Toilets	Ground Floor, 003 - Disabled WC	No access gained to auto wash due to live status.
3	Droskyn Points Toilets	Ground Floor, 005 - Female Toilets	No access gained to auto wash due to live status.

Section 2.0: Introduction

Allium Environmental Ltd was instructed by Daryl Hill of Crossley Hill Chartered Surveyors to undertake an Asbestos Refurbishment Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: Droskyn Points Toilets.

The site consists of:

- Circa 1970's built toilet block with a flat roof.

The survey was carried out on 25 April 2024 by Kieran Oliver of Allium Environmental Ltd.

Section 2.1: Survey Scope

The scope of the survey as defined by Crossley Hill Chartered Surveyors is to carry out a Refurbishment Survey to the client specified areas within Droskyn Points Toilets:

- Areas included in the survey:
  - All areas as identified within the client supplied Proposed Plans and Elevations only within Droskyn Points Toilets were included in the survey.

- Agreed areas of exclusion from the survey scope:
  - All other areas of Droskyn Points Toilets were excluded from the survey.

Section 2.2: Limitations

During the course of the survey all reasonable efforts were made to identify the presence of Asbestos Containing Materials within the surveyed areas. However, Asbestos Containing Materials (ACMs) are sometimes concealed within the fabric of a building or sealed building voids, and so it is not always possible to regard the findings of a survey as being definitive. Therefore, it must always remain a possibility that further Asbestos Containing Materials may be found during any alterations, refurbishment or demolition works. Asbestos Containing Materials (ACMs) may be hidden within the fabric of a building and may not be visible until the building is dismantled; it is therefore recommended that a complete review of the Asbestos register is undertaken before commencement of any works. Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection either because such areas were locked despite requests for access to be arranged, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being Asbestos Containing Materials in such areas.

HSE guidance: HSG 264: Asbestos: the survey guide states it is now recognised that even with 'complete' access demolition surveys, all ACMs may not be identified and this only becomes apparent during demolition itself. Therefore in buildings that are occupied, due to be re-occupied or due to extenuating circumstances, following the completion of the survey it may be required to undertake additional inspections or sampling prior to/during proposed refurbishment works to account for all hidden Asbestos Containing Materials (ACMs). Where this is likely a provision may need to be made to allow for a possible revisit, this may include inaccessible areas that will be listed in this report.

- Inaccessible areas encountered during the survey:
    - 1 - Ground Floor, 001 - Male Toilets, No access gained to auto wash sink due to live status.
    - 2 - Ground Floor, 003 - Disabled WC, No access gained to auto wash due to live status.
    - 3 - Ground Floor, 005 - Female Toilets, No access gained to auto wash due to live status.

- Agreed Variations or Deviations from the standard HSG 264 method:
    - None

Section 2.3: Details

Site Address:

- Droskyn Points Toilets, Cliff Road, Perranporth, Cornwall, TR6 0DR

Client Name & Address:

- Crossley Hill Chartered Surveyors, 29A Lemon Street, Truro, TR1 2LS

Client Contact:

- Daryl Hill

Survey Start Date:

- 25 April 2024

Survey Completion Date:

- 25 April 2024

Survey Conducted by:

- Kieran Oliver

Assisted by:

- N/A

Report Produced:

- 03 May 2024

Section 2.4: Survey Type

The nature of the survey is a Refurbishment Asbestos Survey as detailed in HSE publication: *HSG 264 Asbestos: The Survey Guide.* HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Refurbishment survey as a fully intrusive survey. A full sampling programme is undertaken to identify possible ACMs and estimates of volume and surface area made. A Refurbishment survey is required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

Section 3.0: Survey Method

Allium Environmental Ltd conducts Refurbishment surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide.* While the survey is fully intrusive, disruptive and non-destructive, it may involve penetrating all parts of the building structure, using aggressive inspection techniques to lift carpets and tiles, break through walls, ceilings cladding and partitions, and open up floors.

A Refurbishment survey uses a combination of visual inspection and bulk sampling to confirm the presence of Asbestos. Any area(s) inaccessible at the time of the survey must be presumed to contain Asbestos, and any inaccessible area(s) must have access restricted, and should be inspected prior to access or the commencement of any works.

Any samples collected during the survey will be analysed in-house to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice* or subcontracted to an approved independent laboratory, which is also UKAS accredited to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note*: HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice*. Where applicable and where samples are sub-contracted this will be clearly displayed on the bulk sample test report and within the survey report. Completed Fibre Identification Report for all samples taken can be found in Appendix 2. (Representative samples were also taken of any materials that may be mistaken for potential ACMs). Sampling location stickers, bearing the individual samples unique identification number, have been applied to all sample points where practicable, for future reference.

Products that are very unlikely to contain Asbestos were not sampled (e.g. wallpaper, plasterboard, chipboard, wood etc.).

An item record is completed for each suspect sample taken; for materials strongly presumed to contain Asbestos (i.e. materials visually similar to positively identified ACMs); for areas presumed to contain Asbestos (i.e. areas where no access could be gained at the time of the survey; and non-accessed items of (electrical) equipment and plant).

Each item record contains a colour photograph, individual material assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The item records are combined together to form a site-specific Asbestos Register.

Section 4.0: General Comments

This report relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples were taken of any materials historically known or presumed to contain Asbestos. This report contains findings based upon visual inspection and results of laboratory analysis

All figures and measurements quoted in the Asbestos Register detailing the extent of ACMs are estimates, based upon visual inspection on the day of the survey and should be used as a guide. It is the responsibility of contractors quoting for Asbestos Removal Works to take their own measurements to determine the exact extent of Asbestos to be removed. Unless otherwise stated pipework insulation and heating plant was not inspected in their entirety. Representative samples were taken at random intervals where suspect material was observed. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

No responsibility can be taken for any misinterpretation of this report by third parties.

A limited inspection of pipework concealed by overlying non-Asbestos insulation has been conducted. Inspection of pipework has been restricted primarily to insulation visible. The presence of Asbestos debris to pipework, which is not readily visible or would require the full removal and replacement of overlying insulation, has therefore not been investigated.

No responsibility will be accepted for the presence of Asbestos in voids (under floor, or behind wall or ceiling) or pipework ducts other than those opened up during the survey.

The survey is limited to those areas accessed at the time of the survey.

We have not reported on concealed spaces, which may exist within the fabric of the building, and 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.

Due to the nature and variety of Asbestos used in building construction and the complex nature of some buildings, especially where modified over the years, it is possible that some ACMs may not have been identified in the survey. Where refurbishment is to follow a refurbishment Survey, it would be prudent in any contract to allow a contingency sum to provide for such possibility.

Section 4.0: General Comments (Continued)

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of Asbestos. In situ, these coatings are often composed of different batches of product, or may have been repaired / patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 um. These may not be visible by the optical microscopy method described in HSE guidance publication HSG 248: Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures.

At the time of the survey no access was gained to materials and/or void areas located above, behind or attached to suspect Asbestos Containing Materials sampled or presumed throughout the site. To do so would have required surveyors to break through suspect ACMs, such as textured coating and insulating board, potentially contaminating themselves and the work area with Asbestos. Therefore, it is recommended that site operatives are made aware of this survey limitation, and instructed to exercise caution when breaking through materials and/or areas located above, behind or attached to suspect ACMs that have been found to contain Asbestos following laboratory analysis.

Section 5.0: Terminology

Asbestos – A term used for the fibrous form of several naturally occurring silicate minerals, used primarily because of its low thermal conductivity, high tensile strength, resistance to chemical attack, flexibility and incombustibility. *The Control of Asbestos Regulations 2012* defines and regulates asbestos as the fibrous forms of the following minerals or any mixture containing them. "Asbestos" means the following fibrous silicates;

Chrysotile (White Asbestos)
Crocidolite (Blue Asbestos)
Fibrous Grunerite - *commonly known as Amosite* (Brown Asbestos)
Fibrous Tremolite
Fibrous Anthophyllite
Fibrous Actinolite

ACM(s) - Asbestos Containing Material(s). Any material, substance or product that contains or has been made with Asbestos.

SPTCA - Strongly Presumed To Contain Asbestos.

PTCA - Presumed To Contain Asbestos.

NAD - No Asbestos Detected.

AD - Asbestos Detected.

Section 5.1: Material Assessment Score Algorithm & Risk rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product)	1	Asbestos-Reinforce Composite (Plastic, Resin, Mastic, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints or Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulating Boards, Asbestos Textile, Gasket, Ropes and Woven Textile, Asbestos Paper and Felt
	3	Thermal Insulation (e.g. Pipe and Boiler Lagging), Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing.
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, Sprays and Thermal Insulation. Visible Asbestos debris
Surface treatment	0	Composite materials containing Asbestos: Reinforced Plastic, Resins, Vinyl Tiles.
	1	Enclosed Sprays and Lagging, AIB (with exposed face painted or encapsulated), Asbestos Cement Sheets etc.
	2	Unsealed AIB, or encapsulated Lagging and Sprays.
	3	Unsealed Lagging and Sprays.
Asbestos type	1	Chrysotile
	2	Amphibole (Amosite) Asbestos excluding Crocidolite
	3	Crocidolite

Potential to release Asbestos Fibres

- Materials with an assessment score of 10 or more are deemed to have a high risk and potential to release fibres, if subject to minor disturbance, e.g. walking in the vicinity of the material.
- Materials with an assessment score between; 7-9 are deemed to have a medium risk and potential to release fibres.
- Materials with an assessment score between; 5-6 are deemed to have a low risk and potential to release fibres.
- Materials with an assessment score of 4 or less are deemed to have a very low risk and potential to release fibres.

Section 5.2: Recommended Actions Explained

Monitor Condition - This material can stay in situ and be managed accordingly. Monitor condition regularly and record condition.

Label - Label the ACM with approved warning signs

Encapsulate - Use suitable encapsulating material to seal surface. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012.*

Repair - This material requires repair. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012.*

Restrict Access - Restrict access to area and communicate with employees, contractors and others to keep area free from personnel. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012.*

Protect/Enclose - Use suitable material to protect / enclose ACM to minimise risk of impact damage.

Remove if Affected - If this material is likely to be disturbed by/during the proposed refurbishment works then material will need to be removed prior to work commencing. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012.*

Remove - This material requires removal. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012.*

No Access/Exercise Caution - Surveyors were unable to obtain access to material, item, room, area or building to conduct inspection for potential ACMs. Therefore, the area is assumed to contain Asbestos and the Duty Holder should exercise caution.

Please Note:

- Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of this report.
- Please refer to HSE Publication: *The Control of Asbestos Regulation 2012* prior to undertaking any remedial works on ACMs.
- In some instances more than one recommendation may be used.

Section 6.0: Survey Findings & Room Construction

Please note

- Where areas were inspected and no ACMs were identified or presumed an entry has been placed into the report findings stating “No Asbestos Detected” within the respective area.

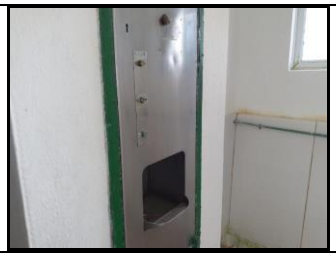
Room/Area Name & No: 001 - Male Toilets
Floor: Ground Floor
Building: Droskyn Points Toilets

Room Construction / Description			
Ceiling	Block	Riser/Boxing	N/A
Firebreak	N/A	Voids	Clay Gully, Clay Pipework
Walls	Block & Ceramic Tiles	Pipework	UPVC
Doors	UPVC & Timber	Plant/Equipment	No Access Gained
Windows/Sills	UPVC	Staircases	N/A
Floor	Quarry Tiles & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	Timber panel to wall, block wall behind.

Positive Survey Findings - None Identified

No Access Areas

Reference	1	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Plant/Equipment	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	1no.	Identification	**PTCA**
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access gained to auto wash sink due to live status.		



Negative Survey Findings - Not Applicable

Room/Area Name & No: 002 - WC
Floor: Ground Floor
Building: Droskyn Points Toilets

Room Construction / Description			
Ceiling	Block	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	UPVC
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete & Ceramic Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 003 - Disabled WC
Floor: Ground Floor
Building: Droskyn Points Toilets

Room Construction / Description			
Ceiling	Block	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	Metal & Plastic
Doors	UPVC	Plant/Equipment	Plastic Cistern, No Access Gained
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	No suspect asbestos containing materials observed in vent.

Positive Survey Findings - None Identified

No Access Areas

Reference	2	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Plant/Equipment	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	1no.	Identification	**PTCA**
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access gained to auto wash due to live status.		

Negative Survey Findings - Not Applicable

Room/Area Name & No: 004 - Store
Floor: Ground Floor
Building: Droskyn Points Toilets

Room Construction / Description			
Ceiling	Block	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	Metal & Plastic
Doors	UPVC & Timber	Plant/Equipment	Modern Electrical Switchgear, Plastic Cistern
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	Timber panel to wall, block wall behind.

Positive Survey Findings - None Identified

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 005 - Female Toilets
Floor: Ground Floor
Building: Droskyn Points Toilets

Room Construction / Description			
Ceiling	Block	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block & Ceramic Tiles	Pipework	Metal & Plastic
Doors	UPVC & Timber	Plant/Equipment	No Access Gained
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Quarry Tiles & Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	Timber panel to wall, block wall behind.

Positive Survey Findings - None Identified

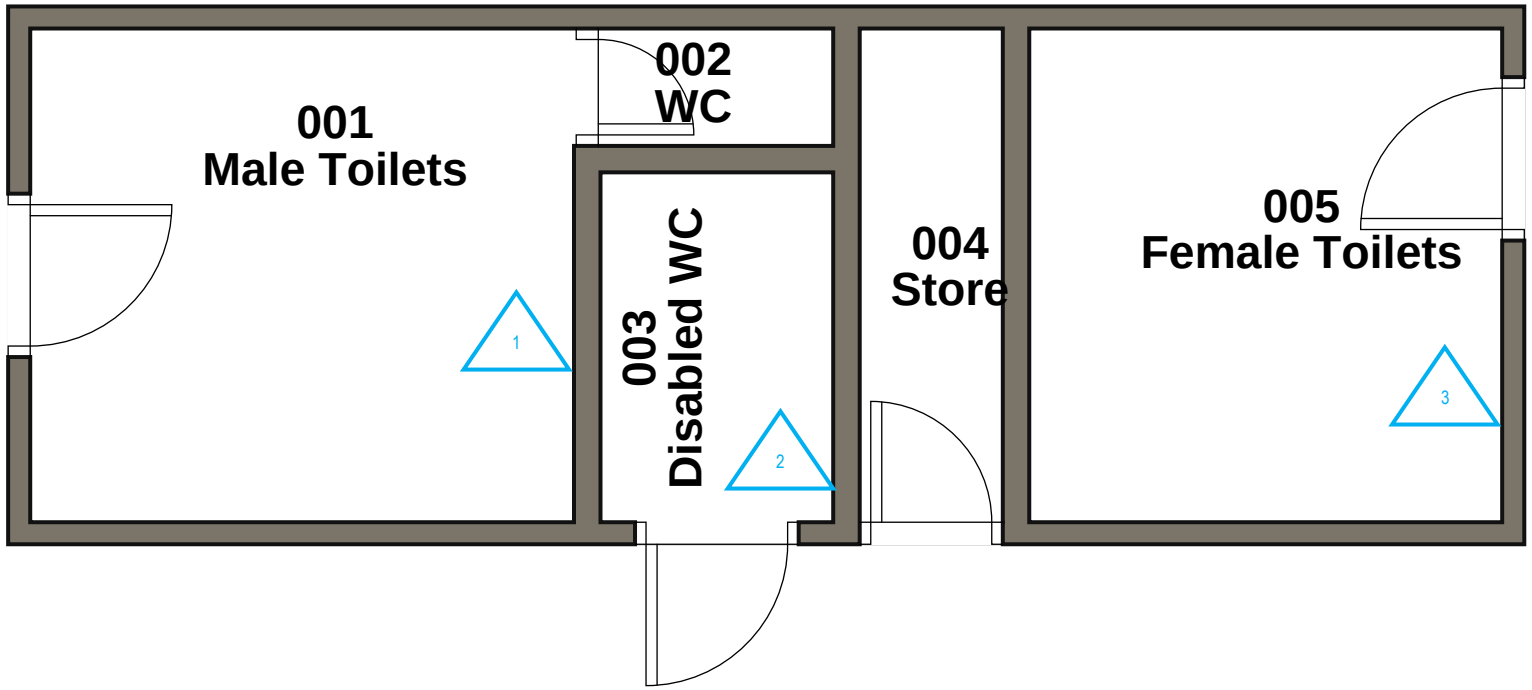
No Access Areas

Reference	3	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Plant/Equipment	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	1no.	Identification	**PTCA**
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access gained to auto wash due to live status.		

Negative Survey Findings - Not Applicable

Site:	Droskyn Points Toilets Cliff Road Perranporth Cornwall TR6 0DR
Building:	Circa 1970's built toilet block with a flat roof.
Floor Level / Area:	Ground Floor
Ref No & Plan No:	L-32537 Page 1 of 1
KEY	
Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

Please note:
Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.



- **THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS**

Appendix 2: Certificate of Bulk Sample Analysis

Not Applicable

Address Allium Environmental Ltd, Baldhu House, Wheal Jane Earth Science Park, Baldhu, Truro, TR3 6EH
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Email: enquiries@allium.uk.net