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

0261

Asbestos Refurbishment Survey

Site Address:	Minions Toilets Minions Liskeard Cornwall PL14 5LE	**Surveyors:**	Colin Wilkes & Dave Matthews
		Report prepared by:	Colin Wilkes
UPRN number:	12123	**Date of survey:**	15th July 2013
Project number:	J000029	**Report Date:**	18th July 2013

Executive Summary

A refurbishment survey has been undertaken within Minions Toilets in which asbestos was detected in the areas surveyed.

External asbestos cement window sills and tiles under sills were found to the front of the Gents Toilets G0/003. Asbestos flashguards have also been presumed within the electric box in Ladies WC G0/001.

The external asbestos cement window sills will need to be removed because the old windows are due to be replaced.

The asbestos cement window sills identified are not licensable, however, only suitably trained and insured contractors can work on/remove these materials following the appropriate HSE guidance including dealing with and transporting special waste.

Introduction

Scope of work, purpose, aims and objectives:

To complete an asbestos survey within Minions Toilets a 1950's stone and block built, flat roof toilet block prior to refurbishment works 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 refurbishment 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;

- 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

A refurbishment survey has been undertaken within Minions Toilets in which asbestos was detected in the areas surveyed.

Asbestos cement window sills and tiles under sills were found to the front of the Gents Toilets G0/003. Asbestos flashguards have also been presumed within the electric box in Ladies WC G0/001.

The external asbestos cement window sills will need to be removed because the old windows are due to be replaced.

The asbestos cement window sills identified are not licensable, however, only suitably trained and insured contractors can work on/remove these materials following the appropriate HSE guidance including dealing with and transporting special waste.

The presumed asbestos flashguards will not affect the proposed works and can be kept in situ and managed.

Fixed ceilings were encountered (see Table 3, Appendix 2 for location); however, the ceiling voids are not due to be accessed or disturbed during the proposed works. If access to the ceiling void is required, builder support will have to be organised to create access and repair any damage.

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.

Authorised by:

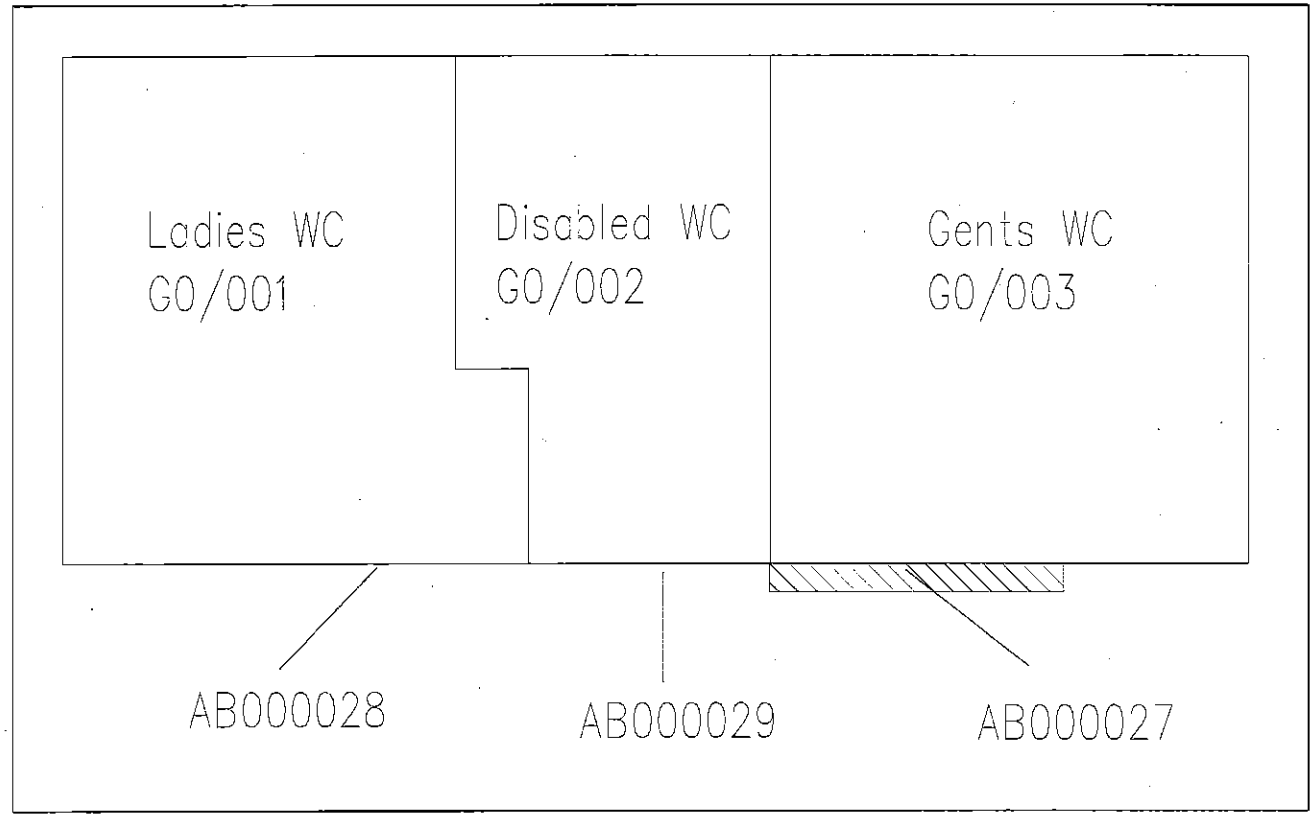
Claire Stephen – Asbestos Manager

Surveyed by:

Colin Wilkes - Geo-environmental Technician

APPENDIX 1

PLAN



Legend

- Licensable Asbestos Containing Materials
- Non-licensable Asbestos Containing Materials
- Inaccessible Areas
- Areas Surveyed

CORMAC SOLUTIONS

Rev	Description	Drawn	Chkd.	Date
00				

Property: Minions WC
UPRN: 12123

Title: ACM Location Plan

Scale: NTS	Drawn: CW	Filename:	
Date: 17/07/2013	Checked: EB	Drawing No: 1 of 1	Rev: 0
Survey: 16/07/2013	Job: JS/M029		

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 / Recommendations
1	G	001	Ladies WC	P	Flashguards within electric box	Unknown	Asbestos Textile	Chrysotile	Sealed	Good	4	Low	Not affecting proposed works
1	-	Ext	External	AB000027	External window sills and tiles under sills to front of Gents WC	2Lm	Asbestos Cement	Chrysotile	Bare	Low damage	4	High	Removal required before undertaking any works

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	-	Ext	External	AB000028	External window sills and tiles under sills to front of Ladies WC	Cement	Asbestos not detected	-
1	-	Ext	External	AB000029	External window putty to front of Disabled WC	Resin	Asbestos not detected	-

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	G	001	Ladies WC	Full Management Survey	Ceiling void - Fixed ceiling	Ceiling void not in remit of survey
1	G	002	Disabled WC	Full Management Survey	Ceiling void - Fixed ceiling	Ceiling void not in remit of survey
1	G	003	Gents WC	Full Management Survey	Ceiling void - Fixed ceiling	Ceiling void not in remit of survey
1	-	Ext	External	Full Management Survey	-	-

APPENDIX 3

PHOTOS

Photo 1: Site photo of Minions Toilets

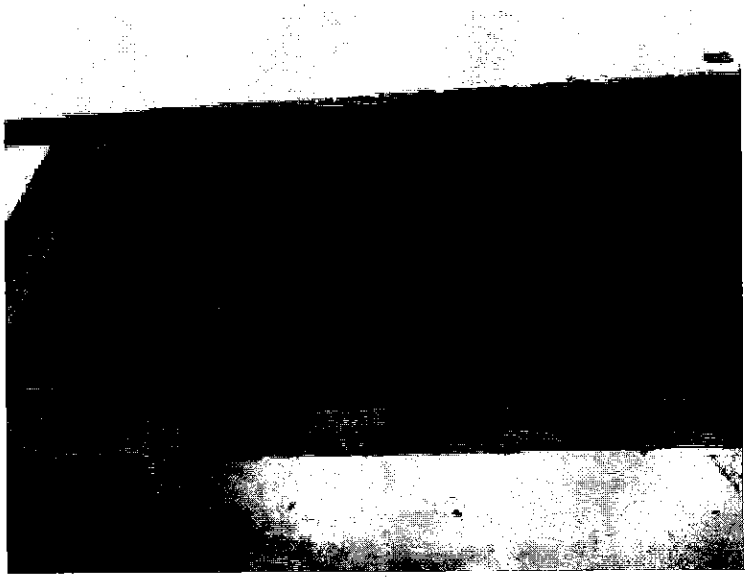


Photo 2: Ladies WC G0/001
Presumed flashguards within electric box

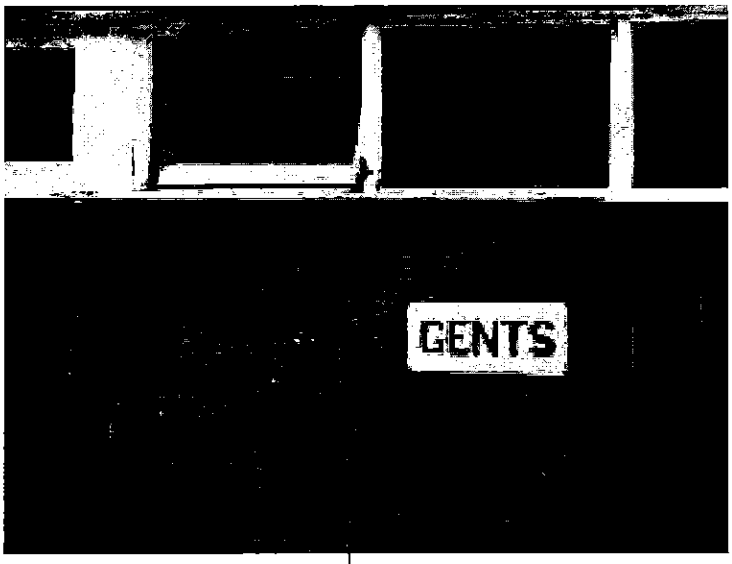


Photo 3: Asbestos cement window sills and tiles under sills to front of Gents

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

0756

In House Method based on HSG248

Scheme / Site: **Minions Toilets Asbestos Refurbishment Survey**
Location: **Various**

Date Sampled: **15/07/2013**
Sampled By: **CW**
Date Received: **15/07/2013**
Date Tested: **16/07/2013**
Tested By: **CW**

Test Report No:	**AS7134.1**
Project No:	**J000029**
Client Ref:	**-**
Sample Cert No:	**AS N/A**
Date Reported:	**18/07/2013**
Page Number:	**1 of 1**

Test Results

Sub Sample Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type(s) Present
AB000027	-	C	External. Window sills and tiles under sills to front of Gents WC.	Chrysotile
AB000028	-	C	External. Window sills and tiles under sills to front of Ladies WC.	AND
AB000029	-	R	External. Window putty to front of Disabled WC.	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:

Claire Stephen – Asbestos Manager

NICEIC APPROVED CONTRACTOR

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ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *British Standard 7671 – Requirements for Electrical Installations* by an Approved Contractor or Conforming Body enrolled with NICEIC, Warwick House, Houghton Hall Park, Houghton Regis, Dunstable LU6 2ZX

Original (To the person ordering the work)

A. DETAILS OF THE CLIENT

Client: Cornwall council Address: County hall Truro

Postcode: TR1 3AY

B. PURPOSE OF THE REPORT

This report must be used only for reporting on the condition of an existing installation.

Purpose for which this report is required: Electrical Saftey check

Date(s) on which inspection and testing were carried out: 9-9-14

C. DETAILS OF THE INSTALLATION

Occupier: Cornwall council MINIONS Toilets Address: countyhall / minions Toilet liskeard Truro

Postcode: PL14 5LE

Estimated age of the electrical installation: 25 years

Description of premises: domestic, commercial, industrial, other (Please state): Commerical

Evidence of alterations or additions: ✓ If yes, estimated age: 1 years

Date of previous inspection: Jan-13

Electrical Installation Certificate No or previous Periodic Inspection or Condition Report No: N/A

Records of installation available: NO Records held by: N/A

D. EXTENT OF THE INSTALLATION AND LIMITATIONS ON THE INSPECTION AND TESTING

Extent of the electrical installation covered by this report:

Electrical Saftey check of the installation comprising the attached Schedules of items inspected and tested

Agreed limitations including the reasons, if any, on the inspection and testing:

Excludes Functional testing of fire alarm emergency lights or fixed or portable appliances

Agreed with:

Operational limitations including the reasons (see page No.)

NONE

The inspection and testing have been carried out in accordance with BS 7671, as amended. Cables concealed within trunking and conduits, or cables and conduits concealed under floors, in inaccessible roof spaces and generally within the fabric of the building or underground, have not been visually inspected.

E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):

GOOD

Summary of the condition of the installation continued on additional pages? No ✓ Yes Specify page

Overall assessment of the installation: SATISFACTORY / ~~UNSATISFACTORY~~ *(Delete as appropriate)*

An 'Unsatisfactory' assessment indicates that dangerous and/or potentially dangerous conditions have been identified

This report should have been reviewed and confirmed by the registered Qualified Supervisor of the Approved Contractor responsible for issuing it. (See declaration on page 2)

This report is based on the model forms shown in Appendix 6 of BS 7671

IPN3/1

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

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ELECTRICAL INSTALLATION CONDITION REPORT

Original (to the person ordering the work)

F. OBSERVATIONS AND RECOMMENDATIONS FOR ACTIONS TO BE TAKEN

Referring to the attached schedules of inspection and test results, and subject to the limitations at D:

There are no items adversely affecting electrical safety or ☐ The following observations and recommendations for action are made ✓

Item No	Observations	Classification code †	Further investigation required (Y or ✓)
1	Fused Spur in DIWC rusted	C3	done As on site
2.	I.S.T.E connected to 16A MCB BS 7671 allows 16SA on 1.5 this is on the limit	✓ F1	done As on site
3.	Spur for ladies wall Gate is unaccessable	C3	
4.	No means of Isolation for wall Gate.	C3	
5.	NO Fuse in Spur Gent hand dryer	F1	done As on site
9.	earth Rod not accessable	✓	
10.	Distboard poorly labeled	C3	done As on Site
11.	Power Supply Spur For Doors 13A Fuse changed to 3A	C2	done As on Site
12	Power Supply to moxi machine 13A Fused change to 3A	C2	done As on Site
13	Moxi machine Poorly Fixed.	C3	done As on Site

Additional pages? No ✓ Yes Specify page No(s):

† *One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action:*

Code C1 *'Danger present'. Risk of injury. Immediate remedial action required.*

Code C2 *'Potentially dangerous'. Urgent remedial action required.*

Code C3 *'Improvement recommended'.*

Please see the reverse of this page for guidance regarding the Classification codes.

Immediate remedial action required for items:

Urgent remedial action required for items:

Further investigation required for items:

Improvement recommended for items: 2

G. DECLARATION

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 in page 1 (see C), having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (see F) and the attached schedules (see H), provides an accurate assessment of the condition of the electrical installation taking into account the stated extent of the installation and the limitations of the inspection and testing (see D).

I/We further declare that in my/our judgement, the said installation was overall in SATISFACTORY / ~~UNSATISFACTORY~~* condition (see F) at the time the inspection was carried out, and that it should be further inspected as recommended (see I).

**Delete as appropriate*

INSPECTION, TESTING AND ASSESSMENT BY:

Signature: J. Bearne

Name: (CAPITALS) JOHN BEARNE

Position: APPROVED ELECTRICIAN

Date: 9-9-2014

REPORT REVIEWED AND CONFIRMED BY:

Signature:

Name: (CAPITALS) J. ASSER

(Registered Qualified Supervisor for the Approved Contractor at J)

Date: 11-11-14

Please see the 'Guidance for Recipients on the Classification codes' on the reverse of this page.

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ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

H. SCHEDULES AND ADDITIONAL PAGES

Inspection Schedule: Page(s) No 4, 5, 6

Additional pages, including additional source(s) data sheets: Page No(s) 0

Schedule of Circuit Details for the installation: Page No(s) 7

Schedule of Test Results for the installation: Page No(s) 8

The pages identified are an essential part of this report. The report is valid only if accompanied by all the schedules and additional pages identified above.

I. NEXT INSPECTION

I/We recommend that this installation is further inspected and tested after an interval of not more than 1 Year *(Enter interval in terms of years, months or weeks, as appropriate)*

provided that any items at F which have been attributed a Classification code C1 (danger present) are remedied immediately and that any items which have been attributed a code C2 (potentially dangerous) or require further investigation are remedied or investigated respectively as a matter of urgency. Items which have been attributed a Classification code C3 should be improved as soon as practicable (see F).

J. DETAILS OF NICEIC APPROVED CONTRACTOR

Trading title: cormac

Address: castle canyke Road
Bodmin
Cornwall

Postcode: PL31 1PZ

Telephone number: 08001234222

Email address:

NICEIC APPROVED CONTRACTOR Enrolment number: (Essential information) 6 0 1 4 9 9

Branch number: (if applicable)

K. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

System type(s)	Number and type of live conductors	Nature of supply parameters	Characteristics of primary supply overcurrent protective device(s)
TN-S	a.c. ✓	Nominal voltage(s): $U^{(1)}$ N/A V $U_o^{(1)}$ 230 V	BS(EN) 1361
TN-C-S	1-phase (2-wire) ✓ / 1-phase (3-wire) / 2-pole	Nominal frequency, $f^{(1)}$ 50 Hz	Type II-L
TN-C	2-phase (3-wire) / 3-pole	Prospective fault current, $I_{pf}^{(2)(3)}$ 7.52 kA	Rated current 80 A
TT ✓	3-phase (3-wire) / 3-phase (4-wire) / other	External earth fault loop impedance, $Z_e^{(2)(3)}$ 0.32 Ω	Short-circuit capacity 33 kA
IT	Other Please state	Number of sources 1	Confirmation of supply polarity ✓ (✓)

Notes: (1) by enquiry (2) by enquiry or by measurement (3) where more than one supply, record the higher or highest value (✓) by measurement

L. PARTICULARS OF INSTALLATION AT THE ORIGIN

Means of earthing

Distributor's facility:

Installation earth electrode: ✓

Details of installation earth electrode (where applicable)

Type: (eg rod(s), tape(s) etc) ROD

Location: Side of building

Electrode resistance, R_A: (Ω)

Method of measurement: Direct

Main switch or circuit-breaker

Type: BS(EN)	61008	Voltage rating	230 V
No of poles	2	Rated current, I_n	63 A
Primary supply conductors: material	copper	RCD operating current, $I_{\Delta n}$*	30 mA
Primary supply conductors: csa	16 mm²	Rated time delay	N/A ms
		RCD operating time (at $I_{\Delta n}$)*	43 ms

* (applicable only where an RCD is suitable and is used as a main circuit-breaker)

Earthing and protective bonding conductors

Earthing conductor		Main protective bonding conductors		Bonding of extraneous conductive parts (✓)	
Conductor material	copper	Conductor material	copper	Water service ✓	Gas service N/A
Conductor csa	10 mm²	Conductor csa	10 mm²	Oil service N/A	Structural steel N/A
Connection/ continuity verified	✓ (✓)	Connection/ continuity verified	✓ (✓)	Lightning protection N/A	Other incoming service(s) N/A
				Specify	

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

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ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
1.0	**Condition/adequacy of distributor's/supply intake equipment**		
1.1	Service cable	✓	
1.2	Service cut-out/fuse(s)	✓	
1.3	Meter tails - distributor	✓	
1.4	Meter tails - consumer	✓	
1.5	Metering equipment	✓	
1.6	Means of main isolation *(where present)*	✓	
2.0	**Presence of adequate arrangements for parallel or switched alternative sources**	N/A	
3.0	**Automatic disconnection of supply**		
3.1	Main earthing and bonding arrangements		
	• Presence and condition of distributor's earthing arrangement	✓	
	• Presence and condition of earth electrode arrangement	✓	
	• Adequacy of earthing conductor size	✓	
	• Adequacy of earthing conductor connections	✓	
	• Accessibility of earthing conductor connections	✓	
	• Adequacy of main protective bonding conductor size(s)	✓	
	• Adequacy of main protective bonding conductor connections	✓	
	• Accessibility of main protective bonding connections	✓	
	• Provision of earthing/bonding labels at all appropriate locations	✓	
3.2	FELV		
	• Source providing at least simple separation	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
3.3	Reduced low voltage		
	• Adequacy of source	N/A	
	• Plugs, socket-outlets and the like not interchangeable with those of other systems within the premises	N/A	
4.0	**Other methods of protection** (*where the methods of protection listed below are employed, details should be provided on separate sheets*)		
4.1	Double insulation	N/A	
4.2	Reinforced insulation	N/A	
4.3	Use of obstacles	✓	
4.4	Placing out of reach	✓	
4.5	Non-conducting location	N/A	
4.6	Earth-free local equipotential bonding	N/A	
4.7	Electrical separation for more than one item of equipment	N/A	
5.0	**Distribution equipment**		
5.1	Adequacy of working space/accessibility of equipment	✓	
5.2	Security of fixing	✓	
5.3	Condition of insulation of live parts	✓	
5.4	Adequacy/security of barriers	✓	
5.5	Condition of enclosure(s) in terms of IP rating	✓	
5.6	Condition of enclosure(s) in terms of fire rating	✓	
5.7	Enclosure not damaged/deteriorated so as to impair safety	✓	
5.8	Presence of main switch(es), linked where required	✓	
5.9	Operation of main switch(es) *(functional check)*	✓	
5.10	Correct identification of circuit protective devices	✓	
5.11	Adequacy of protective devices for prospective fault current	✓	
5.12	RCD(s) provided for fault protection – Includes RCBOs	✓	

* *All boxes must be completed.*
'✓' Indicates Acceptable condition
'LIM' Indicates a Limitation
'N/A' Indicates Not applicable

Unacceptable condition state C1 or C2
Improvement recommended state C3
Further investigation required state F/I (to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.

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IPN3/ 0242206

Original (To the person ordering the work)

ELECTRICAL INSTALLATION CONDITION REPORT

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
5.13	RCD(s) provided for additional protection – Includes RCBOs	✓	
5.14	RCD(s) provided for protection against fire – Includes RCBOs	✓	
5.15	Manual operation of circuit-breakers and RCDs to prove disconnection	✓	
5.16	Presence of RCD retest notice at or near equipment where required	C3	DONE Absent Site
5.17	Presence of diagrams, charts or schedules at or near equipment where required	✓	
5.18	Presence of non-standard (mixed) cable colour warning notice at or near equipment where required	C3	None Absent Site
5.19	Presence of alternative supply arrangement warning notice(s) at or near equipment where required	N/A	
5.20	Presence of replacement next inspection recommendation label	✓	
5.21	Presence of other required labelling (*specify*)	✓	
5.22	Examination of protective device(s) and base(s); correct type and rating (*no signs of unacceptable thermal damage, arcing or overheating*)	✓	
5.23	Protection against mechanical damage where cables enter equipment	✓	
5.24	Protection against electromagnetic effects where cables enter metallic enclosures	✓	
6.0	**Distribution/final circuits**		
6.1	Identification of conductors	✓	
6.2	Cables correctly supported throughout their length	✓	
6.3	Condition of insulation of live parts	✓	
6.4	Non-sheathed cables protected by enclosure in conduit, duct or trunking	✓	
6.5	Suitability of containment systems for continued use (*including flexible conduit*)	✓	
6.6	Cables correctly terminated in enclosures (*indicate extent of sampling in Section D of report*)	✓	
6.7	Examination of cables for signs of unacceptable thermal and mechanical damage/deterioration	✓	
6.8	Adequacy of cables for current-carrying capacity with regard to the type and nature of installation	✓	
6.9	Adequacy of protective devices; type and rated current for fault protection	✓	
6.10	Presence and adequacy of circuit protective conductors	✓	
6.11	Co-ordination between conductors and overload protective devices	✓	
6.12	Cable installation methods/practices appropriate to the type and nature of installation and external influences	✓	
6.13	Cables where exposed to direct sunlight, of a suitable type	✓	
6.14	Concealed cables installed in prescribed zones (*see extent and limitations*)	✓	
6.15	Concealed cables incorporating earthed armour or sheath, or run within earthed wiring system, or otherwise protected against mechanical damage caused by nails, screws and the like where not in prescribed zones or not protected by 30 mA RCD (*see extent and limitations*)	✓	
6.16	Provision of additional protection by 30 mA RCD for cables concealed in walls or partitions	✓	
6.17	Provision of additional protection by 30 mA RCD	✓	
	• Where reasonably likely to be used to supply mobile equipment for use outdoors	✓	
	• For all socket-outlets of rating 20 A or less provided for use by ordinary persons	✓	
6.18	Provision of fire barriers, sealing arrangements and protection against thermal effects	✓	
6.19	Band II cables segregated/separated from Band I cables	✓	
6.20	Cables segregated/separated from non-electrical services	✓	
6.21	Termination of cables at enclosures (*identify numbers and locations of items inspected in Section D*)		
	• Connections under no undue strain	✓	
	• No basic insulation of a conductor visible outside an enclosure	✓	
	• Connections of live conductors adequately enclosed	✓	
	• Adequacy of connection at point of entry to enclosure (*gland, bush or similar*)	✓	
6.22	General condition of wiring systems	✓	
6.23	Temperature rating of cable insulation	✓	
6.24	Condition of accessories including socket-outlets, switches and joint boxes	C3 ✓	
6.25	Suitability of accessories for external influences	✓	

* *All boxes must be completed.*
'✓' Indicates Acceptable condition
'LIM' Indicates a Limitation
'N/A' Indicates Not applicable

Unacceptable condition state C1 or C2
Improvement recommended state C3
Further investigation required state F/I
(to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets; C1, C2 and C3 coded items to be recorded in section F of the report.

ELECTRICAL INSTALLATION CONDITION REPORT

Original (To the person ordering the work)

INSPECTION SCHEDULE FOR DISTRIBUTION BOARDS AND CIRCUITS

Item	Description	Outcome*	Location reference
7.0	**Isolation and switching**		
7.1	Isolators		
	• presence and condition of appropriate devices	✓	
	• acceptable location	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
	• Warning label posted in situations where live parts cannot be isolated by the operation of a single device	✓	
7.2	Switching off for mechanical maintenance		
	• presence and condition of appropriate devices	✓	
	• acceptable location	✓	
	• capable of being secured in the OFF position	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.3	Emergency switching/stopping		
	• presence and condition of appropriate devices	✓	
	• readily accessible for operation where danger might occur	✓	
	• correct operation verified	✓	
	• clearly identified by position and/or durable marking(s)	✓	
7.4	Functional switching		
	• presence and condition of appropriate devices	✓	
	• correct operation verified	✓	
8.0	**Current-using equipment (*permanently connected*)**		
8.1	Condition of equipment in terms of IP rating	✓	
8.2	Equipment does not constitute a fire hazard	✓	
8.3	Enclosure not damaged/deteriorated so as to impair safety	✓	
8.4	Suitability for the environment and external influences	✓	
8.5	Security of fixing	✓	
8.6	Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire *(indicate extent of sampling in Section D of report)*	✓	
8.7	Recessed luminaires (e.g. downlighters)		
	• correct type of lamps fitted	N/A	
	• installed to minimise build-up of heat by use of "fire rated" fittings, insulation displacement box or similar	N/A	
	• no signs of overheating to surrounding building fabric	N/A	
	• no signs of overheating to conductors/terminations	N/A	
		N/A	
9.0	**Location(s) containing a bath or shower**		
9.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA	N/A	
9.2	Where used as a protective measure, requirements for SELV or PELV are met	N/A	
9.3	Shaver sockets comply with BS EN 61558-2-5 or BS 3535	N/A	
9.4	Presence of supplementary bonding conductors unless not required by BS 7671: 2008	N/A	
9.5	Low voltage (e.g. 230 volts) socket-outlets sited at least 3 m from zone 1	N/A	
9.6	Suitability of equipment for external influences for installed location in terms of IP rating	N/A	
9.7	Suitability of equipment for installation in a particular zone	N/A	
9.8	Suitability of current-using equipment for a particular position within the location	N/A	
10.0	**Other special installations or locations**		
	List special locations present, if any. List the results of particular inspections applied. – a separate page is required for each location	N/A	

* *All boxes must be completed.*
'✓' indicates Acceptable condition
'LIM' indicates a Limitation
'N/A' indicates Not applicable

Unacceptable condition state C1 or C2
Improvement recommended state C3
Further investigation required state F1
(to determine whether danger or potential danger exists)

Outcome
Provide additional comment where appropriate on attached numbered sheets. C1, C2 and C3 coded items to be recorded in section F of the report.

NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered

IPN3/ 0242206

Original (To the person ordering the work)

SCHEDULE OF CIRCUIT DETAILS FOR THE PRIMARY DISTRIBUTION BOARD

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: Ladies Toilet	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: $I_{\Delta n}$ mA

CIRCUIT DETAILS

Circuit number and line	Circuit designation	Type of wiring (see code below)	† Reference method	Number of points served	Circuit conductors: csa Live (mm²)	Circuit conductors: csa cpc (mm²)	Max. disconnection time permitted by BS 7671 (s)	Overcurrent protective devices: BS (EN)	Overcurrent protective devices: Type	Overcurrent protective devices: Rating (A)	Overcurrent protective devices: Short-circuit capacity (kA)	RCD: Operating current, $I_{\Delta n}$ (mA)	Maximum Z_s permitted by BS 7671 (Ω)
1	Socket + DWC Hand dryer	AE	BC	2	2.5	1.5	.4	60898	B	16	6	30	1.15
2	Gents hand dryer	AE	BC	3	2.5	1.5	.4	60898	B	16	6	30	1.15
3	Ladies wall mounted hand dryer	AE	BC	1	2.5	1.5	.4	60898	B	16	6	30	1.15
4	Lights inside	AE	BC	4	1.5	1	.4	60898	B	6	6	30	3.06
5	Lights outside	AE	BC	3	1.5	1	.4	60898	B	6	6	30	3.06

* *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.*

† *See Table 4A2 of Appendix 4 of BS 7671*

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

See next page for Schedule of Test Results

NICEIC APPROVED CONTRACTOR

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Original (To the person ordering the work)

SCHEDULE OF TEST RESULTS FOR THE PRIMARY DISTRIBUTION BOARD

TO BE COMPLETED ONLY IF THE DISTRIBUTION BOARD IS NOT CONNECTED DIRECTLY TO THE ORIGIN OF THE INSTALLATION			
Characteristics of this distribution board			
Confirmation of supply polarity			
* See note below			
Z_s *	Ω	Operating times of associated RCD (if any)	At $I_{\Delta n}$ ms
I_{pf} *	kA		At $5I_{\Delta n}$ (if applicable) ms

Test instruments (serial numbers) used:			
Earth fault loop impedance		RCD	
Insulation resistance		Multi function	14.0500S1
Continuity		Other	

TEST RESULTS

Circuit number and line	Circuit impedances (Ω)					Insulation resistance *Record lower or lowest value*				Polarity	Maximum measured earth fault loop impedance, Z_s* (Ω)	RCD		
	Ring final circuits only (measured end to end)			All circuits (At least one column to be completed)		Line/Line	Line/Neutral	Line/Earth	Neutral/Earth			Operating times		Test button operation (✓)
	r_1 (Line)	r_n (Neutral)	r_2 (cpc)	$(R_1 + R_2)$	R_2	(MΩ)	(MΩ)	(MΩ)	(MΩ)	(✓)		at $I_{\Delta n}$ (ms)	at $5I_{\Delta n}$ (if applicable) (ms)	
1	✓	✓	✓	0.21	✓	✓	1000	1000	1000	✓	0.57	43	11	✓
2	✓	✓	✓	0.15	✓	✓	1000	1000	1000	✓	0.46	43	11	✓
3	✓	✓	✓	0.19	✓	✓	1000	1000	1000	✓	0.55	43	11	✓
4	✓	✓	✓	0.49	✓	✓	1000	1000	1000	✓	0.93	43	11	✓
5	✓	✓	✓	0.37	✓	✓	1000	1000	1000	✓	0.84	43	11	✓

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

TESTED BY

Signature: J. Bearne Position: APPROVED ELECTRICIAN

Name: (CAPITALS) JOHN BEARNE Date of testing: 9-9-2016

See previous page for Schedule of 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	MC		11.00	S. Harvey	07.05.15
	Ladys	MC		11.4	S. Harvey	07.05.15
Gunnislake, Car Park	mens	MC		11.2	S. Harvey	07.05.15
	Ladys	MC		11.6	S. Harvey	07.05.15
Minnions	Mens	MC		10.2	S. Harvey	07.05.15
	Ladys	MC		10.0	S. HARVEY	07.05.15
Pelynt	mens	MC		12.2	S. Harvey	07.05.15
	Ladys	MC		12.6	S. Harvey	07.05.15
Polperro, Crumplehorn	Mens	MC		10.00	S Harvey	07.05.15
	Ladys	MC		10.2	S. Harvey	07.05.15
Polperro, The Coombes	Mens	MC		10.2	S. Harvey	07.05.15
	Ladys	MC		10.2	S. Harvey	07.05.15

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

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

Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives) (DD) Month....APRIL 2015.....

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.

UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
√ 13842	MARAZION – FOLLY FIELDS	GENTS	wallgate	S	11·6	GK ALDERSON	16 4 15
		LADIES	TAP	S	11·6		16 4 15
/ 13842	MARAZION STATION	UNISEX	wallgate	S	11·6	GK ALDERSON	16/4/15
		GENTS URINALS					
		GENTS	TAP	S	11·6		
/	LONGROCK	GENTS	Closed				
		LADIES					
/ 13884	PENZANCE – BUS STATION	GENTS	← wallgate	S	13·0	GK ALDERSON	15 4 15
		LADIES	← wallgate	S	13·0		15 4 15
/ 13859	PENZANCE – SOUTH PIER	GENTS	TAP	S	11·5		15 4 15
		LADIES	TAP	S	11·4		15 4 15

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

Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives) (DD) Month..APRIL...2015.....

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UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
/ 14031	PENZANCE – ALEXANDRA PLAYSITE	GENTS	wallgate	S	12·6	GKALDERSON	30/4/15
		LADIES		S	12·6		
/ 13858	PENZANCE – WHERRYTOWN	GENTS	wallgate	S	11·8	GKALDERSON	16 4 15
		LADIES	wallgate	S	11·8		16 4 15
/ 13860	PENZANCE - PENALVERNE	GENTS	wallgate	S	11·5	GKALDERSON	30/4/15
		LADIES		S	11·5		
/ 13979	PENZANCE – PRINCESS MAY REC	GENTS	wallgate	S	12·9	GKALDERSON	30/4/15
		LADIES		S	12·9		
X 13885	~~NEWLYN MISSION~~	GENTS					
		LADIES					

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

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Log Book – Outlet Temperatures (Sentinels & Representatives) (DD) Month.....APRIL 2015.....

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UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
	PAUL CEMETRY	OUTSIDE	TAP	S	12.1	GK ALDERSON	16/4/15
	ST BURYAN	UNISEX LEFT	wall gate	S	11.9	GK ALDERSON	16 4 15
		UNISEX RIGHT	wall gate	S	11.9		16 4 15
13841	SENNEN COVE CAR PARK	GENTS	TAP	S	12.4	GK ALDERSON	16 4 15
		LADIES	TAP	S	12.4		16 4 15
13843	SENNEN HARBOUR	GENTS	TAP	S	12.4	GK ALDERSON	16 4 15
		LADIES	TAP	S	12.4		16 4 15
13847	ST JUST - LAFROWDA	GENTS	wall gates	S	10.8	GK ALDERSON	30/4/15
		LADIES		S	10.8		30/4/15
		LADIES					
13845	ST JUST A CAPE CORNWALL	GENTS					
		LADIES					

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

Outlet Type: S = Sentinel; R = Representative

Book – Outlet Temperatures (Sentinels & Representatives) (DD) Month...APRIL.....

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UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
13850	PENDEEN	GENTS					
		LADIES					
13873	ST IVES – PORTHMINSTER	GENTS	wall gate	S	11·4	GKALDERSON	22/4/15
		LADIES	wall gate	S	11·7		22/4/15
13871	ST IVES – DOVE STREET	GENTS	wall gate	S	13·6	GKALDERSON	22415
		LADIES	wall gate	S	13·6		22415
13869	ST IVES – WEST PIER	GENTS	wall gate	S	12·0	GKALDERSON	22/4/15
		DISABLED	TAP	S	12·0		22/4/15
13867/8	ST IVES – SMEATONS PIER	GENTS	wall gate	S	12·0	GKALDERSON	22/4/15
		LADIES	wall gate	S	12·0		22/4/15

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

Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives) (DD) Month.....APRIL.....2015.....

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.

UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
13870	ST IVES – SUPERLOOS, SLOOP CAR PARK, FISH STREET	GENTS	TAP	S	14.0	G KALDERSON	24/4/15
		LADIES	TAP	S	14.0		24/4/15
13874	ST IVES – THE ISLAND, PORTHGWIDDEN	GENTS	TAP	S	12.0	G KALDERSON	24/4/15
		LADIES	TAP	S	12.0		24/4/15
13872	ST IVES – PORTHMEOR	GENTS	TAP	S	13.2	G KALDERSON	24/4/15
		DISABLED	TAP	S	13.2		24/4/15
13189	CARBIS BAY – CEMETRY	INSIDE	TAP	S	11.5	G KALDERSON	22/4/15
		OUTSIDE	TAP	S	11.5		22/4/15
13876	ST ERTH	GENTS	TAP	S	11.4	G KALDERSON	15/4/15
		LADIES	TAP	S	11.4		15/4/15

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

Outlet Type: S = Sentinel; R = Representative

Log Book – Outlet Temperatures (Sentinels & Representatives) (DD) Month.....APRIL 2015.....

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.

UPRN	Site Name:	Outlet Reference & Location:	Outlet Fed From:	Outlet Type (S/R)	Temp in °C	Name:	Date:
/13881	HAYLE – KING GEORGE V RECREATION GROUND	UNISEX	wall gate	S	11.5	G K ALDERSON	15/4/15
		UNISEN	wall gate	S	11.5		15/4/15
/	HAYLE – TOWANS	GENTS	TAP	S	10.3	G K ALDERSON	15/4/15
		LADIES	TAP	S	10.3		15/4/15
/13878	HAYLE- FOUNDRY CAR PARK	GENTS	~~wall~~ gate	S	11.4	G K ALDERSON	15/4/15
		LADIES	Tap	S	11.6		
/13883	GWITHIAN TOWANS	GENTS	TAP	S	13.2	G K ALDERSON	24/4/15
		LADIES	TAP	S	13.2		24/4/15
/ 13880	HAYLE Commercial Road	men Storeroom	T	S	C 11.7	G K ALDERSON	15 4 15
		ladies MIXer	T	S	H 70.1		15 4 15

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

Outlet Type: S = Sentinel; R = Representative