

AUDIT REPORT

ON

VISIT TO

ST COLUMB MAJOR CHAPEL  
FORE STREET

ST COLUMB MAJOR

DRAFT

ON

ON 10<sup>th</sup> SEPTEMBER 2018

REPORT BY:



SAFETY SERVICES LTD

JNC SAFETY SERVICES LTD  
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## INTRODUCTION

JNC Safety Services Ltd were contacted by Cllr. Paul Wills, requesting a quotation to undertake an audit of the former Chapel in Fore Steet, St Columb Major that is now used by the local youth club as their centre.

The Council has concerns that the property may not currently be in a suitable condition for use, and needs an independent report before making a decision for the buildings future.

JNC Safety Services Ltd were engaged to undertake the audit, and a director, Neil Caddy, visited the site on Monday, 10<sup>th</sup> September 2018 in the afternoon accompanied by the Councils maintenance employee.

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## EXECUTIVE SUMMARY

The building is in an untidy and dirty state and there are several potential hazards that need to be addressed as soon as possible –

- 1 Fire extinguishers are out of test and fire exits are broken and cannot be used
- 2 The electrical system and electrical equipment do not appear to have been tested
- 3 There is a dead pigeon lying on the floor in a first floor room and there are bird droppings in several areas
- 4 There is food waste outside the main doors that is likely to attract vermin
- 5 Potential asbestos-containing materials within the building

We recommend that the centre is closed until the above items are rectified and the property is thoroughly cleaned and sanitized. Full details and photographs are shown overleaf.

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## MAIN FINDINGS OF THE REPORT

### EXTERNAL INSPECTION

#### Rubbish & Waste

There are black bags of rubbish outside the main entrance into the hall; there is also evidence of food waste on the ground.

These items are likely to attract vermin with the risk of Weils Disease being present from infected rats.

The rubbish and food waste need to be cleared from the site as soon as possible to prevent the rats from getting inside and nesting for the winter months.



Asbestos slate

There is a broken piece of slate that appears to be asbestos-cement leaning against the external wall immediately outside the main door to the property.

This needs to be disposed of as hazardous waste in accordance with the Control of Asbestos Regulations 2002



## INTERNAL INSPECTION

### Fire arrangements

The extinguishers provided in the building do not appear to have been tested or serviced for several years (? 2014)

Extinguishers need to be tested annually to ensure that they will function when required and signs need to be displayed showing the use of the particular extinguisher.

The fire exits from the building are suspect.

- \* The one from the main hall used for basketball has a notice displayed stating that the fire door is broken and must not be used
- \* The front doors of the former chapel are obstructed meaning that a speedy exit is not possible
- \* The exit from the area with the food bar is in poor condition and is held in place with a bolt. The bolt must be withdrawn when the hall is in use to allow persons to evacuate quickly, but the door itself needs to be checked as it appears to be loose on its hinges.

A fire management procedure must be in place and persons trained on actions to take in case of fire.

### Asbestos-containing materials

In addition to the asbestos-cement tile seen outside the main door, there are other suspected materials within the structure that need to be checked. The artex ceiling is likely to contain asbestos, due to the age of the building and the likely period in which it was applied.



Asbestos is highly dangerous to the health of persons and so it is essential that these items are not disturbed when fibres are likely to be released

We suggest that an asbestos survey is undertaken to identify materials that contain asbestos so that a decision can be made as to how to manage the asbestos.

#### Electrical system and electrical appliances

There does not appear to be any recent tests or inspections on the main system or the appliances used within the youth club.

It is essential that regular checks are made to ensure that the equipment is in good condition and is safe to use.

For example, the electric fire that is used in the bar area appears to be in poor condition



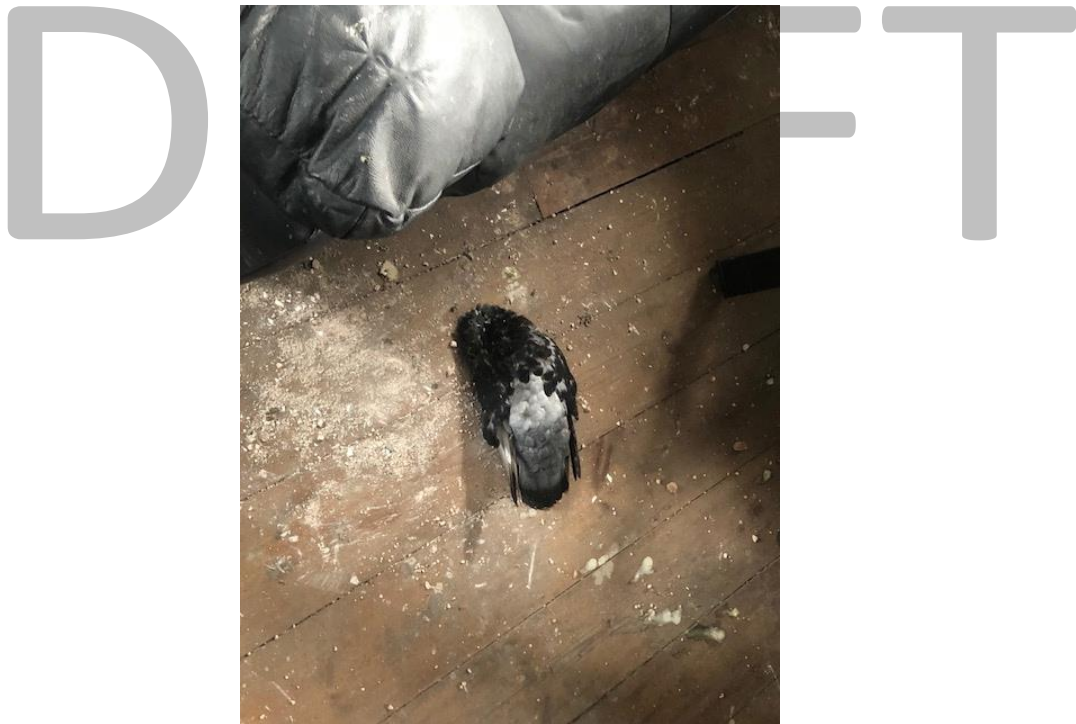


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### Pigeons

There is evidence that pigeons have been getting into the building. I understand from the Council that roofwork has been undertaken to repair holes and replace missing slates.

The furniture on the first floor shows signs of bird droppings and there is a dead pigeon in one of the first floor rooms.



Birds can cause health hazards in two ways –

- 1 Psittacosis is an illness caused by the dust from the birds wings that may contain various microscopic mites that are responsible for respiratory diseases
- 2 Guano (birds droppings) can contain formaldehyde that is a carcinogen

## CONCLUSIONS & RECOMMENDATIONS

There are some potentially serious hazards within this property that need to be investigated and action taken to rectify them.

As reluctant as I am to recommend closure of this youth centre, I am concerned that the young persons may become ill due to one or more of the hazards identified.

Closure will give the Council an opportunity to carry out tests and checks on the various systems and appliances within the building.

The building also needs a deep clean and sanitisation to ensure that the bird droppings have been removed completely and all surfaces are clean.

J.N. Caddy, MA, CMIOSH, FIIRSM, MInst LM, MIIAI  
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