

# AUDIT REPORT

ON

RE-VISIT TO

FORMER WESLEY CHAPEL  
FORE STREET  
ST COLUMB MAJOR

ON

ON 21<sup>st</sup> MARCH 2019

REPORT BY:



SAFETY SERVICES LTD

JNC SAFETY SERVICES LTD  
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## INTRODUCTION

JNC Safety Services Ltd were contacted by the town clerk requesting a re-visit to the chapel following considerable construction works being undertaken on the former Chapel in Fore Steet, St Columb Major that is now used by the local youth club as their centre.

The concerns that the council had have now been rectified and the centre is now clean and tidy, the electrical systems have been reviewed and updated and old heaters that contained asbestos materials have now been changed.

JNC Safety Services Ltd were engaged to undertake the re-visit, and a director, Neil Caddy, visited the site on Thursday 21<sup>st</sup> March 2019 in the morning accompanied by the Councils maintenance employee.

Since my visit in September 2018, the Hall has been closed due to the items mentioned in my September report and extensive refurbishment work has taken place to rectify the many hazards listed.

I know believe that the building is clean and tidy and can be used again by any group wishing to take on the lease

## ORIGINAL 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, the fire alarm system does not work and needs replacing with up to date modern systems – THE EXTINGUISHERS HAVE BEEN REPLACED, A NEW FIRE ALARM SYSTEM HAS BEEN INSTALLED
- 2 The electrical system and electrical equipment do not appear to have been tested – THE OLD HEATERS HAVE BEEN REMOVED AND REPLACED AND THE ELECTRICAL SYSTEM HAS BEEN UPGRADED AND TESTED WITH THE REQUIRED CERTIFICATION ISSUED.
- 3 There is a dead pigeon lying on the floor in a first floor room and there are bird droppings in several areas, The attic space is home to dozens of ferial pigeons. – THE BUILDING HAS BEEN THOROUGHLY CLEANED, THE FLOORS HAVE BEEN RE-VARNISHED AND THE DEAD BIRD HAS BEEN REMOVED AND ALL FERAL PIGEONS REMOVED.
- 4 There is food waste outside the main doors that is likely to attract vermin- THE AREA OUTSIDE THE ENTRANCE DOOR HAS BEEN CLEARED
- 5 Potential asbestos-containing materials within the building – ALL ITEMS HAVE BEEN REMOVED
- 6 The main heating system does not appear to work – NEW HEATERS HAVE BEEN INSTALLED AND TESTED
- 7 There is no disabled access or facilities within the building – THE FRONT DOOR HAS BEEN REPLACE MAKING DISABLED ACCESS MUCH EASIER. THE COINCIL PLANS TO INSTALL A RAMP FOR WHEELCHAIR ACCESS IN SOON.

## MAIN FINDINGS OF THE REPORT

### INTERNAL INSPECTION

#### Fire arrangements

There are new fire extinguishers provided within the building that are within test dates.

The fire exits from the building have been replaced with new doors.

A new modern fire alarm system has been installed

#### Electrical system and electrical appliances

The electrical system has been overhauled and new electric fires have been fitted all appliances have been PAT tested

#### Cleaning



These old pieces of furniture have been cleaned / removed and the floors have been sanded and re-varnished. The walls have been decorated and the whole place smells much cleaner.

The toilets have been upgraded, painted and have a new alto-type floor covering.



New front door / fire exit



Large room with better flooring



Upstairs room decorated and  
with better flooring

Upstairs room cleaned

#### CONCLUSIONS & RECOMMENDATIONS

The property is now in a much better condition than my previous visit in September 2018.

I understand that a new lease is to be offered and part of the lease will require the youth club to keep the property clean and sanitized.

The young persons of the area are very lucky that the St Columb Major Town Council wants them to have a nice place to meet and have invested a considerable amount of money renovating the old chapel for their use.

I have no hesitation in stating the building is now fully compliant and ready for public use and no longer poses a danger to public health and safety.

J.N. Caddy, MA, CMIOSH, FIIRSM, MInstLM, MIIAI  
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