



Brief

The purpose of this report is to carry out a condition survey of Brynmawr Community Centre following reports of unsafe work being carried out, on arrival it was immediately apparent that there are live electrical cables in the foyer and throughout the building that pose an immediate danger to occupants and members of the public, which leaves the authority in no doubt that this building should be immediately closed down. An electrical and gas periodic test needs to be carried at the earliest date possible to establish the full extent of the damage.

The photographs attached were taken on the 8th of December 2021 (AM), and show the true condition of the building, they mostly speak for themselves but some wording is added throughout. Given the state of the main toilets, (electrical and legionella issues) and also the newly fitted toilet on the first floor being non-compliant with building regulations that leaves the building without adequate welfare facilities.

Photographs



Lights removed on an asbestos ceiling which has left the chrysotile exposed which needs encapsulating, there is an asbestos warning sticker within this shot.



The windows stored in this room have been there for two years and present a trip hazard.



Non-compliant toilet has been fitted in the kitchen which has been installed in front of electrical sockets, no ventilation, poorly fitted waste, no compartmentation.



Electric socket too close to toilet directly under a potential leak.





This same toilet waste pipe is being discharged into the rainwater drains and needs to be removed immediately, potential contravention of the Enviromental Act 1990, (misconnected drain).

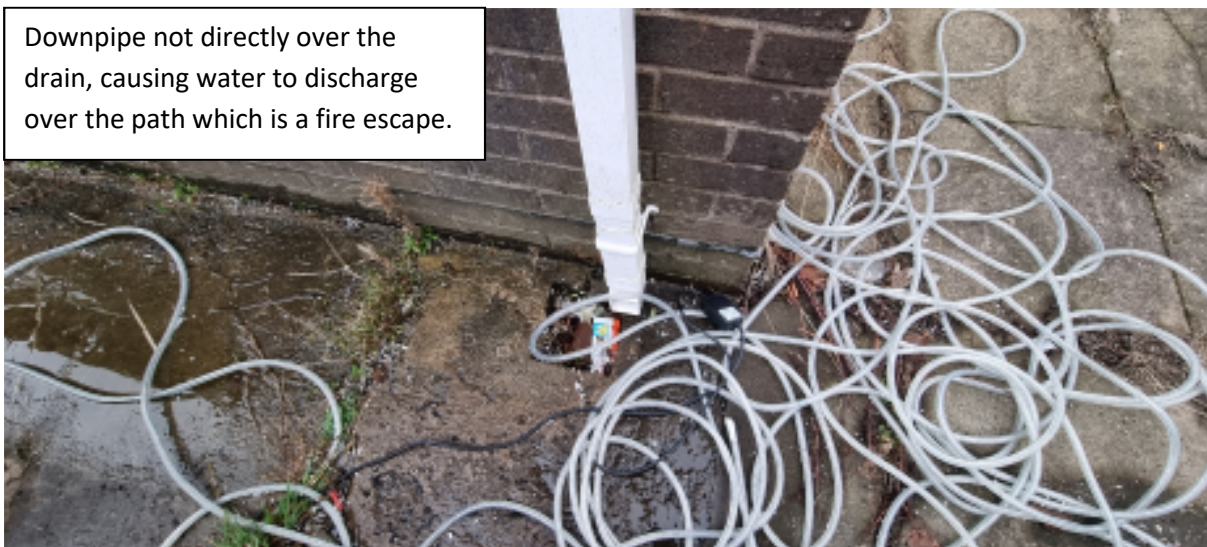


Approved Doc H1 (Foul water drainage)

Foul water drainage

HL. (1) An adequate system of drainage shall be provided to carry foul water from appliances within the building to one of the following, listed in order of priority:

- (a) a public sewer; or, where that is not reasonably practicable,
- (b) a private sewer communicating with a public sewer; or, where that is not reasonably practicable,



Asbestos ceiling
needs encapsulating.



Pipe work and cables again not
contained likelihood of damage,
boiler room used for storage of
combustibles.



New boiler installation no paper
work visible cables not clipped or
contained cores visible under
controller.



Lights removed on an asbestos ceiling which has left the chrysotile exposed which needs encapsulating.



This suspended ceiling has tiles that have fallen and should be replaced, the issue the authority will have is that the boxing gym that is directly below and in the way for any work.



Light fitting hanging from cabling spur not secured correctly cores exposed and liable for damage, electric shock hazard.



Cables shown clearly here.



Cables shown clearly here.





Containment not adequate cores are visible this switch is above a sink unit increasing potential for electric shock potentially life threatening.



Heating circuit push fit pipes poorly installed not secured and liable to leaking causing further building damage.



Trunking lid missing, push fit pipe not secured and potential for burst which could drop on someone walking through the door.

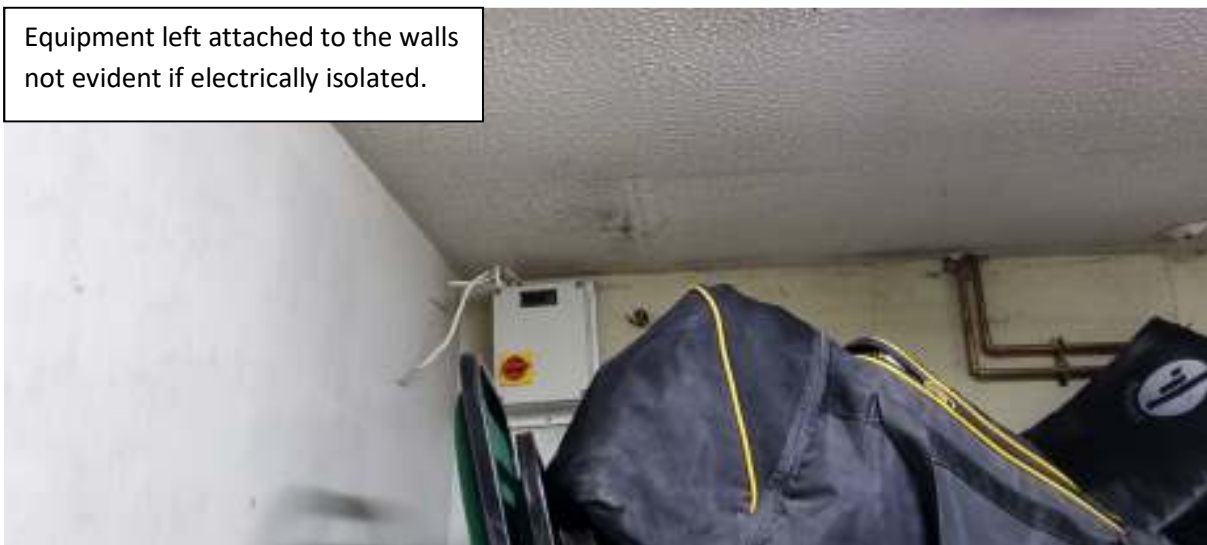
Shower obscured behind lockers and chair evidence of flushing not being carried out, Legionnaires Risk.



Fire doors blocked and locked.



Equipment left attached to the walls not evident if electrically isolated.





Evidence of electrical alterations no electrical safety certification provided to technical services.



The wall has been removed that was providing fire compartmentation to the building and transit route for the town council directly upstairs, no landlords permission or building control involvement has been sought for this alteration, leaving the whole area from the poorly fitted door to the kitchen open, this wall needs to be re-instated.



Cover missing so cables not contained looks like removed for installation of push fit pipe work.



Fire door locked and blocked up with combustible materials.



This room has been sectioned off into two rooms but there are many gaps in the wall which is now the kitchen (adjacent room) with no working fire detection nor compartmentation.



The original room needs to be re-instated and made safe.



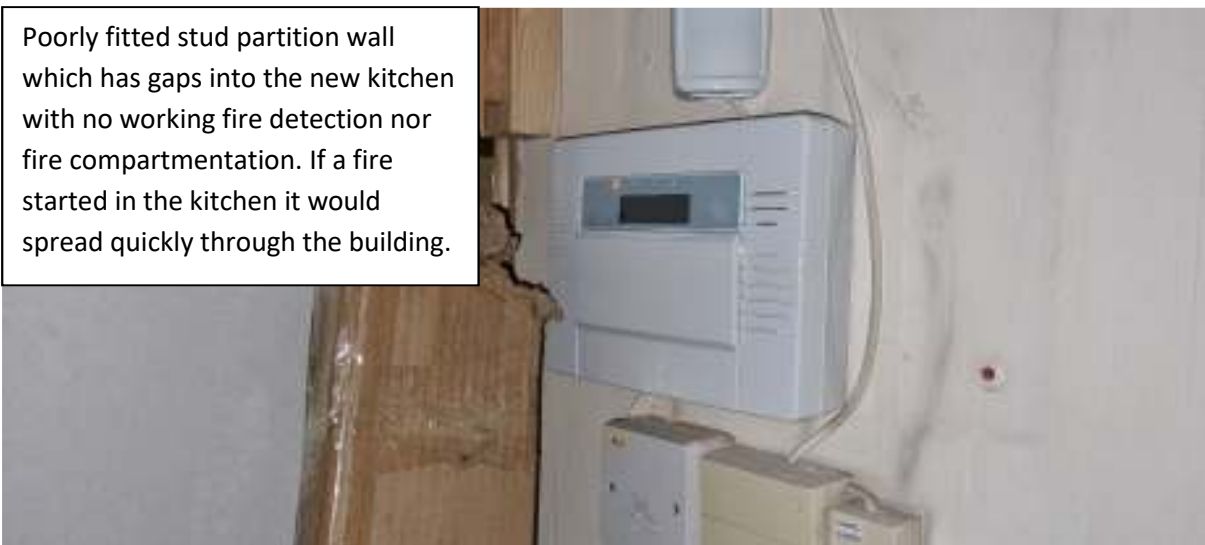
Push fit pipe not secured.



Poorly fitted stud partition wall.



Poorly fitted stud partition wall which has gaps into the new kitchen with no working fire detection nor fire compartmentation. If a fire started in the kitchen it would spread quickly through the building.



No fire break between rooms,
kitchen is the other side of this wall.



Push fit pipes not adequately secured
and looped over the underside of the
door, this is dangerous.



Cables shown clearly here, not
contained and protected, pipe
incorrectly supports movement
liable to cause rubbing and
eventually leaks. Also no fire break.



This is the main fire door into the open bar/kitchen area which is bigger than the door opening and provides no fire protection/compartimentation at all, extremely dangerous.



This is the main fire door into the open bar/kitchen area which is bigger than the door opening and provides no fire protection/compartimentation at all, extremely dangerous.



No fire compartmentation from the kitchen to the bar and through to the main front reception area, the one fire detector they have in the kitchen is incorrectly placed and not working.



Cables clipped directly to board in doorway not protected

Combi plugged into extension, cables are not secured, no test certificates available, double socket not secured to wall potential for electrocution.



Toaster directly below combi heat will damage combi, water leak from combi will potential electric shock.



This room has been sectioned off into two rooms but there are many gaps in the wall which is a risk for fire spread, with no working fire detection nor compartmentation. From this angle you can see how fire will spread into the main reception area.

Bar in use. Pipes fitted over the fire door.



Sockets not secured and still being used, potential for electric shock.



Extension leads being used to supply power.



Exposed dead pipe legs.



Electrocution risk here.



Lights removed on an asbestos ceiling which has left the chrysotile exposed which needs encapsulating.



Protruding nails at shoulder height, potential for serious injury.



No cover on the roller shutter door, potential for tapped hands.



The floor has been removed from the fire escape from the bar/kitchen area with a drop now present, also the fire route is blocked and cables/trailing sockets are in this shot presenting a hazard to the public using this gym.





Extension leads present, causing trip hazards and overheating issues.



Damaged light switches potential for electric shock.



Open end pipes, where are these coming from, are the dead or live?



Trip hazard and old cellar pipes cut off.



Cables not secured.



Roller shutter door has been damaged and is bent inwards.



Shower blocked in, evidence that legionnaires tests are not being carried out.

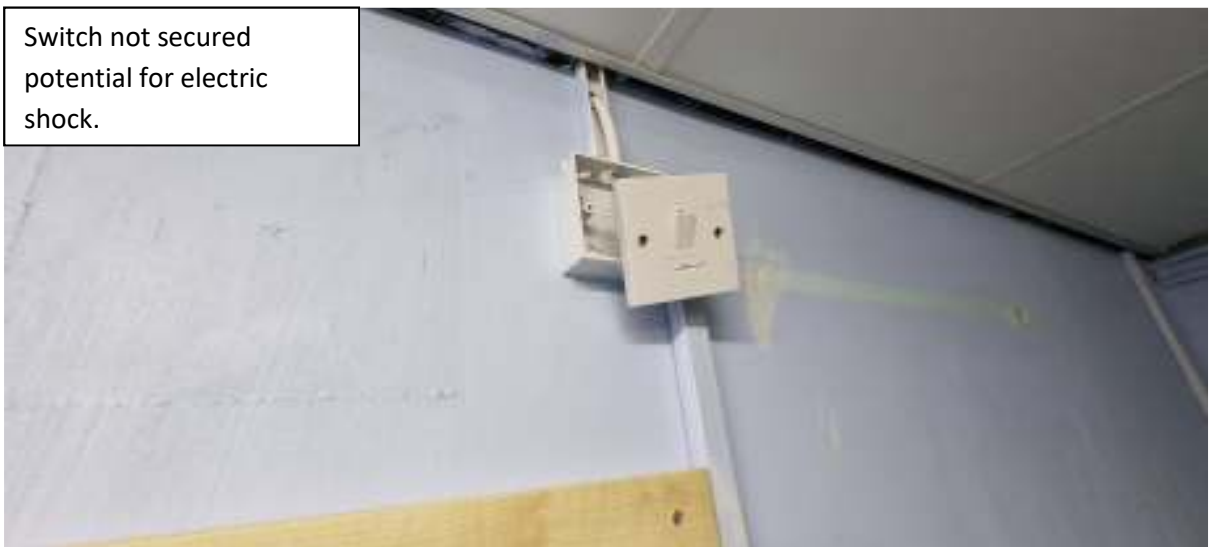


Shower blocked in, evidence that legionnaires tests are not being carried out.





Switch not secured
potential for electric
shock.







The tenant is turning off the heating and causing the building to become damp.



Extension leads causing a trip hazard through the main entrance to the gym.



Extension leads.



Poorly fitted window with no fire compartmentation from the reception area into the main hall.





Mains room being used to store combustibles.



Mains room being used to store combustibles.



Mains room being used to store combustibles.



Front door entrance - bare cables exposed and extremely dangerous.



Danger to the public and town council of cutting their hands when using the hand rail on the stairs.



Stairs to town council chamber is blocked with windows, been like this for some time and needs to be moved asap.



Heating for town council wholly inadequate, combustibles left near ignition source.



What appears to be redundant plant and pipe work left in situ, potential legionnaires risk, gas leak.





Lose pipe hanging in boiler room.



Capped off pipe work, potential legionnaires risk.





Kitchen being used as a toilet; electrical socket should be isolated/moved.



The fire door leading to the bar/kitchen is too big for the opening, this is causing a breach of the fire compartmentation for the building and not compliant to building regulations.



Bar in use.



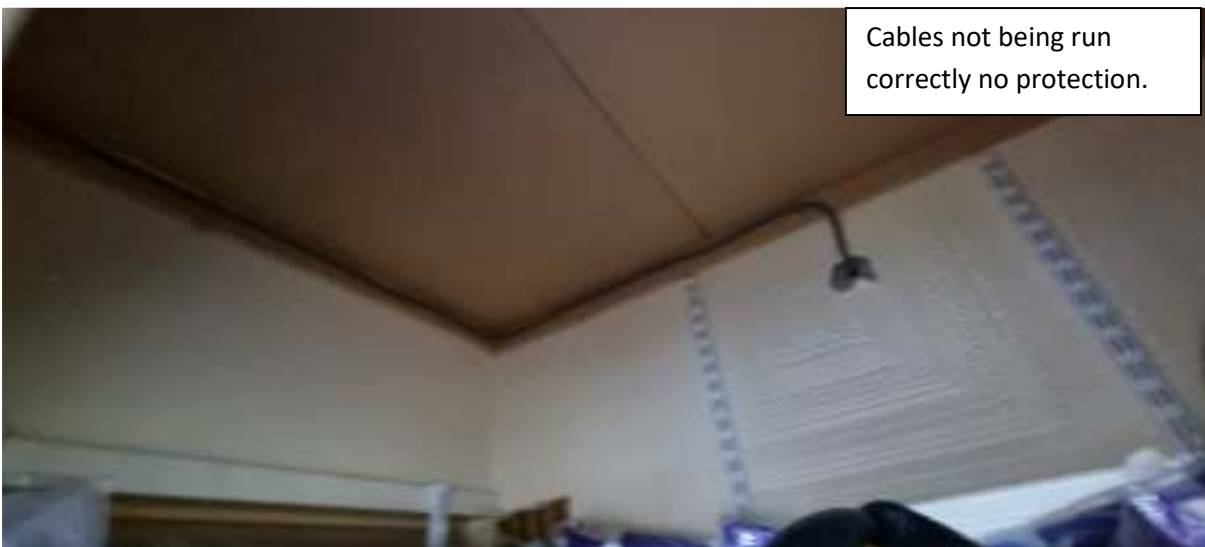
Bar in use.



Bar in use.



Cables not being run correctly no protection.



Evidence of catering
for the public.



Evidence of catering
for the public.



Fire exit route
blocked with debris.



Outside light removed
cables not adequately
isolated.







Alarm system appears disconnected/redundant. New unit installed by kitchen downstairs.



Redundant equipment
and storage needs
removal.



Fire alarm missing.



Extension leads
overloading circuits when
sockets are available on
walls.



No fire break
between rooms.



Poorly installed pipes
unsupported.



Risk of electric shock.





Poorly cut hole in the top of the water heater could lead to electric shock.





Cores visible.



Switch unsecured.



Double socket blank not secure cores visible potential for electric shock.



Poorly installed cables not secured cores visible.



Second poorly installed
water heater, cables no
protection cores visible.

