



Council of the Isles of Scilly

Tractor Shed Roof Replacement and Repairs

Pre-Construction Information

4101565\_Tractor Shed

April 2024

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## 1. Introduction

The purpose of this document is to advise prospective or appointed Contractors, including the Principal Contractor, and others of key project health and safety information.

The document represents the “Pre-Construction Information” (PCI) as defined by the Construction (Design and Management) Regulations 2015, reference Regulations 4(4) and 11(6)(a)&(b).

The document advises on key descriptive and background information but restricts itself to that information deemed to be **significant or unusual** omitting reference to those matters any competent contractor could be expected to anticipate.

The appointed contractor shall assume the duties of the Principal Contractor under Regulations 13 and 14.

Work on site should not commence until the Principal Contractor has prepared a suitable Construction Phase Plan to advise contractors and others of construction site management arrangements and significant safety issues.

Under Regulation 4(5) (a) and 12(1) the Principal Contractor’s initial Construction Phase Plan is to be forwarded to the Client prior to any works starting on site. The Principal Contractor is under a legal duty to administer, implement and update their Construction Phase Plan to reflect changes in design or circumstances throughout the construction period.

### Notification of Project

With reference to Regulation 6, we do not anticipate that this project requires notification to the Health and Safety Executive.

### Definitions

The following words in this PCI document shall have the meanings given below unless the context otherwise requires:

- a) “Contractor” means “Principal Contractor”;
- b) “PD” Means “Principal Designer”
- c) “PC” means “Principal Contractor”
- d) “Employer” means “Client”;
- e) “Sub-contractor” means “Contractor”.

## 2. Site and Proposed Works

### 2.1 Site address:

St Mary's Airport  
High Cross Lane  
St Mary's  
Isles of Scilly  
Cornwall  
TR21 0JY

### 2.2 Site location and general environment

The Tractor shed is a purpose-built timber frame and cladded storage unit occupied by St Mary's Airports operations team. The building is located on eastern side of the main Airport and is accessible via High Cross Lane.

The site benefits from an access road and external grounds which could be utilised for Contractor parking and site setup. Contractor compound location to be agreed and formalised in the Construction Phase Plan.



Figure 1 – Tractor Shed Location (Denoted in Red)

### 2.3 Adjacent land uses

The site is in local vicinity of the airport runway to the South-west, two residential properties to the South and agricultural fields to the North and East boundary.

The tractor shed is situated on the site boundary along the North-East, East and South Elevations. Works in these areas including temporary scaffold access will need to be undertaken on the adjacent owners land with permissions agreed in advance of the works programme.

### 2.4 Proposed works

The proposed works consist of replacement to the roof covering and general repairs to the timber frame structure and building envelope.

A summary of the proposed works (including but not limited to) are:

- Timber roof structure repairs
- Roof covering replacement
- Timber frame repairs
- General repairs to the cladding and masonry plinth to ensure weathertightness

### 2.5 Existing Services

The following services are understood to be present:

- Electricity

### 2.6 Timescale

Key dates as follows:

- Issue tender documents – Mid April 2024
- Tender returns – Mid May 2024
- Commence on site – June/July 2024
- Completion – July/August 2024

### 2.7 Extent and location of existing records and plans

The following information is available for this project from the sources indicated below.

The Principal Contractor shall not solely rely upon the information contained within these documents but shall visit site to satisfy themselves the information is sufficiently detailed to allow identification of any hazards that may exist and shall immediately raise any concerns with regard to the quality or accuracy of the information supplied.

Information Type	Document Title and Reference	Held by	Comments
Asbestos Refurbishment and Demolition Survey	L-31426 Survey Report Airport Tractor Shed Isles of Scilly Airport [R]	Council of the Isles of Scilly	See appendices.
Limited Structural Inspection Report	05704E - Airport Tractor Shed - 23_11_27	Council of the Isles of Scilly	See appendices.

### 3. Project Team

Project Team Member	Company and Address	Contact Details
Client	St Mary's Air Traffic Services Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly. TR21 0LW	Russ Schild E: <a href="mailto:russ.schild@scilly.gov.uk">russ.schild@scilly.gov.uk</a>
Client (overseeing)	Council of the Isles of Scilly Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly. TR21 0LW	Rachel Guy Tel: 01720 424417 E: <a href="mailto:rachel.guy@scilly.gov.uk">rachel.guy@scilly.gov.uk</a>
Contract Administrator	Currie & Brown Kensington Court, Woodwater Park, Pynes Hill, Rydon Lane, Exeter. EX2 5TY	Aidan Irving Tel: 01392 813 049 E: <a href="mailto:aidan.irving@curriebrown.com">aidan.irving@curriebrown.com</a>
Quantity Surveyor	Currie & Brown Kensington Court, Woodwater Park, Pynes Hill, Rydon Lane, Exeter. EX2 5TY	Aidan Irving Tel: 01392 813 049 E: <a href="mailto:aidan.irving@curriebrown.com">aidan.irving@curriebrown.com</a>
Principal Designer	Currie & Brown Unit 6, Mills Bakery, Royal William Yard, Plymouth. PL1 3GE	Ayrton Hemmens Tel: 01752 278 100 E: <a href="mailto:ayrton.hemmens@curriebrown.com">ayrton.hemmens@curriebrown.com</a>
Designer	Currie & Brown Unit 6, Mills Bakery, Royal William Yard, Plymouth. PL1 3GE	Ayrton Hemmens Tel: 01752 278 100 E: <a href="mailto:ayrton.hemmens@curriebrown.com">ayrton.hemmens@curriebrown.com</a>
Principal Contractor	TBC	TBC



## 4. Client's considerations, planning and management requirements

### 4.1 Client Brief and Safety Goals

The project health and safety goals of the Client and the project team is to achieve the following:

- No accidents on site or adjacent to the site
- No occupational ill health arising from the project
- No environmental damage
- Minimise disruption to the local community
- Establish a site set up that excludes unauthorised persons
- Provide safe access and egress from places of work
- Provide workplaces that are free from risks to the health and safety of persons at work, so far as is reasonably practicable

The Principal Contractor is required to put in place suitable measures to achieve the above in respect of design and construction responsibilities that are under their control.

A primary objective of all duty holders is to cooperate, communicate and coordinate and thereby remove and minimise the risk of injury or incident, to ensure the legal standards for safety and health are met and best practice is achieved at all times so that all work is undertaken safely.

### 4.2 Communication

Communication is a key element of any successful project. The Principal Contractor shall ensure that all those working on this project are advised of the contents of this Pre-Construction Information document, the Construction Phase Plan, Site Rules and all other health and safety procedures that apply.

All formal communications, instructions, technical queries, etc are to be routed via the Contract Administrator.

Designers, including those working for the Principal Contractor, have a duty to ensure the design is co-ordinated for health and safety. Design development details, changes, instructions, etc are to be copied to the Principal Designer for review and when necessary comment. To facilitate this, the Principal Contractor shall identify appointed designers, provide designers with all necessary information and thereafter issue in good time design information, e.g. drawings, to the Principal Designer.

**All parties are to cooperate and coordinate on matters relating to health and safety throughout the project.** The Principal Contractor shall manage, monitor and review on an ongoing basis health and safety implementation and performance and where necessary, copy suitable and proportionate reports to the Contract Administrator, Designers and the Principal Designer.

Health and safety is to be an agenda item at all progress meetings.

The Principal Contractor shall notify the project lead of:

- Any visits to the site by any regulator (HSE etc.) as soon as possible
- A report on the outcome of the visit
- Any incident reportable under the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR)

It is the Principal Contractors responsibility to ensure that contractors, operatives and visitors on site have been provided with:

- Appropriate, work specific information



- Health and safety training as appropriate to the works
- Site induction (including access to up-to-date information)
- Information about the project (e.g., relevant parts of the Construction Phase Plan)

#### **4.3 Design Changes**

As per CDM2015 (Regulation 20(1)(c)(ii)) requires the Principal Designer to liaise with the Principal Contractor regarding any design development which may affect the planning and management of construction work. The Principal Designer must be notified of any design changes and associated significant risks that may occur during the construction phase of the works. Liaison between the Client, Principal Contractor and Principal Designer is essential to ensure that such changes do not increase risks during the works.

Major changes to construction methods / processes and/or changes to working practices that may increase risk during the works must also be referred to the Client and Principal Designer.

The Principal Contractor is to ensure the Construction Phase Plan is continually reviewed and updated to accommodate any design and construction method changes.

#### **4.4 Contractor Design Items**

Elements that are to be designed by the Principal Contractor or specialist sub-contractors who shall for the purposes of CDM Regulations will be deemed Designers. The Principal Contractor must allow for all necessary liaison with the Principal Designer as to any health and safety implications to the inclusion of such items to the Construction Phase Plan.

#### **4.5 Site Security**

The Principal Contractor shall be wholly responsible for the security of all areas in their possession and provide all practicable measures to prevent un-authorised access ensuring that any visitors are instructed by way of signage to report to the site office and to sign in accordingly. At the end of each working day, the site is to be left secure in such a manner that no unauthorised persons can gain entry to works areas.

All work areas and temporary pedestrian or traffic routes shall be appropriately secured with suitable warning signs to alert the general public, children, etc to the dangers of entering a construction area.

Entrances into construction areas shall be kept closed and secured at all times when unattended.

The works, welfare and compound areas must be kept secure and the Principal Contractor's security provisions must be agreed with the Client and shall be co-ordinated with the Clients' own security procedures.

#### **4.6 Welfare Provision**

The Principal Contractor shall provide and maintain welfare facilities as laid down in the CDM Regulations 2015 Schedule 2. These facilities shall be provided from the start of construction and be retained at an appropriate level until all works are completed. The Principal Contractor shall provide in their Construction Phase Plan a marked-up drawing showing the extent and location of these facilities.

#### **4.7 Overlap with Client and other site users**

There shall be no overlap with concurrent construction works by other users of the Tractor Shed site. The site shall remain vacant throughout the duration of the project.

The Contractor shall take extra precautions regarding activity by adjacent landowners when access is required to facilitate works. Client led meeting with the adjacent landowners to be undertaken in advance of the works programme.

For the purposes of clarity, the Principal Contractor shall retain responsibility for health and safety of their site for the duration of the project and have authority over all persons reporting to the site in respect of health and safety matters.

#### **4.8 Permit-to-Work Systems**

The Principal Contractor shall comply with all the Clients Permit to Work procedures that are in place, where none are in place, the Principal Contractor shall implement their own permit procedures to control operations such as:

- Hot Work
- Service disconnections and isolations
- Work at height
- Works in confined spaces

#### **4.9 Fire Precautions & Emergency Procedures**

The Principal Contractor shall ensure that all necessary fire precautions are implemented and that site personnel are aware of all fire drills, escapes, muster points and positions of all firefighting equipment in the event of a fire. A fire safety plan shall be prepared to include procedures to reduce the risk of fire and for dealing with fires, explosion and other major incidents.

The fire plan for the works shall address the following:

- Ensuring there is a responsible person in charge of fire safety who can assess fire risks, understand fire growth, and spread, will prepare and update site evacuation plans as necessary.
- Being alerted to any event or alarm in adjacent buildings.
- Include procedures to reduce the risk of fire, the spread of fire and for dealing with fires, explosion and other major incidents.
- Establishing an agreed and suitable Fire Muster Point.
- Procedures for communicating with neighbours on matters of fire safety/evacuation/
- At all times, maintaining adequate means of escape for all personnel, building occupants, visitors to the site and the public using adjacent occupied buildings.
- Identification and maintaining clear access to existing fire hydrants.
- Advising all site staff/operatives on existing building fire alarm systems and procedures.
- Maintaining routes for emergency vehicles.

In addition, the Principal Contractor shall have a formulated emergency procedure for the site and these procedures shall include details of the nearest accident and emergency unit, local police details and a marked-up site plan for use by the emergency services. All emergency routes are to remain open throughout the duration of the works.

#### **4.10 Smoking Restrictions**

There is a no smoking policy for the whole site. Smoking shall only be allowed in Principal Contractor designated areas. The Principal Contractor shall obtain and familiarise themselves with the **Client's Fire Safety Procedures/Fire Strategy** which need to be incorporated into the CPP.

#### **4.11 Work in Public Areas**

Where the work taking place cannot be segregated from the public, this work shall be treated as work in a public area. In these circumstances all reasonable measures shall be taken to ensure the public are not at risk. This should include, but not be limited to:

- Ensuring tools, equipment and materials are not left unattended
- Placing tools, equipment and materials away from 'walkways' and against wall or similar
- Avoiding trailing cables
- Avoiding tripping and other hazards
- Not working above occupied workstations
- Temporary barriers to works locations

#### **4.12 Client's Site Rules**

No client specific health and safety rules have been made available.

The following is a list of additional, general site rules the Principal Contractor is expected to comply with.

- Operatives to wear minimum PPE, as identified by the Principal Contractor, at all times, and other PPE as and when dictated by COSHH or Risk Assessments.
- Only trained, certified and competent personnel shall be permitted to operate mechanical plant, tools and equipment. Copies of all certificates are to be kept available for reference.
- All personnel (operatives and visitors) are to sign in and out daily in a site register. Upkeep of the register is to be the responsibility of the Principal Contractor and instruction for use included within all site inductions.
- All operatives (including staff and visitors) shall receive appropriate safety induction.
- Only authorised people to be allowed into designated construction areas.
- At no time are tools, equipment, materials, or debris to obstruct common areas, shared access routes or fire routes and exits.
- All noisy and dusty work is to be carried out during reasonable hours and any inconvenience to adjacent neighbouring properties kept to a minimum.
- Comply with all Permit to Work procedures that are in place.
- Dust reduction and control measures will be employed prevent dust escaping from the works area.
- During working hours, waste and debris will be retained within the works area. At the end of each working day waste and debris could be removed to the contractors' compound (or waste store) for removal to an approved waste receiving stations / recycling facility / approved landfill.
- No one shall be allowed on site under the influence of alcohol or drugs nor allowed to consume these whilst on site.
- The use of foul or abusive language or gestures shall not be tolerated.
- Racist or sexist behaviour or material shall not be tolerated on site.
- A NO SMOKING policy shall be applied except in any specific client identified areas.

## 5. Project Health and Safety Hazards

The following issues have been included, as they are deemed to be unusual and/or significant in respect to health and safety. The Principal Contractor is deemed to have visited the site and be fully acquainted with the nature, extent and restrictions relating to the site and its surroundings prior to commencing any work. It is also expected that the Principal Contractor will have reviewed in detail all available site information, surveys and reports.

### 5.1 Safety Hazards

#### 5.1.1 Boundaries and general access, including temporary access

The site location is within close proximity of an active airport which will remain active throughout the duration of the project. Particular attention is drawn to the access road (High Cross Lane) which borders the airport runway. This road is temporarily closed for short durations throughout the day during landing and take-off times at the section which is in closest proximity to the runway. This area is indicated by road signage with closed periods notifiable by flashing beacon and sounder.

Scaffold access will be required to the perimeter of the building with the necessary permissions from the adjacent landowners. The project site should be secure with a definitive boundary (i.e. Heras fencing) as far as practical to protect from falls from height, risk of falling objects and increased likelihood of trespass/unauthorised access to site.

There is increased residual risk arising from works requiring access to the adjacent owners land and their own activities, such as livestock in adjacent field, children or general public in close proximity within the residential property to the South. Residual risk arising from adjacent landowners to be managed by the Contractor following Client lead discussions in advance of the works programme.

#### 5.1.2 Vehicle Movements

Deliveries to site will be via High Cross Lane which facilitates access to further commercial units operated by the Airport and residential properties. 24/7 access is required at all times. A nominated person, based on site, shall be appointed to co-ordinate vehicle deliveries and collections.

Significant traffic safety hazards include:

- Deliveries
- Removal of waste materials
- Heavy access plant / cranes

The Principal Contractor shall include a traffic management plan in their Construction Phase Plan. This is to include:

- A marked-up site plan showing vehicle movement routes to and from the site, including to and from any storage areas
- Reversing of vehicles shall be under the supervision of a suitably trained banksman
- Safe routes for distribution of materials around the site

#### 5.1.3 Demolition and Dismantling

All alteration, demolition and dismantling work should be carefully planned and conducted by competent people to avoid unplanned structural collapse. This safe system of work must be developed in the form of a safety method statement identifying the sequence required to prevent accidental collapse of the structure and how materials can be removed safely from high level.

In addition to the design and method of temporary supports a safe system of work may include:

- Establishing exclusion zones and hard-hat areas, clearly marked and with barriers or hoardings
- Covered walkways
- Training and supervising site workers

#### **5.1.4 Asbestos**

An Asbestos Refurbishment and Demolition Survey has been completed and made available within the appendices. The result of the survey has indicated that there are no asbestos containing materials situated within the works area or scope. The Principal Contractor is to familiarise themselves with the report and ensure that due care and attention is given throughout the works.

If potentially ACMs are discovered during the works that have not been highlighted within the R&D survey, works should halt and the Principal Contractor should obtain specialist advice with any removal undertaken by a competent person in accordance with HSE guidance.

The Principal Contractor shall ensure that all operatives and sub-contractors who are liable to disturb materials while conducting their normal everyday work, or may influence how work is carried out, have received suitable awareness training in the event that a suspicious substance is detected.

Any asbestos work shall comply with the Control of Asbestos Regulations 2012. Until there is considerable evidence to the contrary, all suspected materials must be presumed to contain asbestos.

#### **5.1.5 Control of construction dust**

The Principal Contractor must assess works activities against the creation of dust and implement measures to reduce and prevent spreading. The method for controlling this should be included with the Construction Phase Plan and updated as subsequent work phases progress.

- Silica dust – created when working on silica-containing materials like concrete, mortar, and sandstone (also known as respirable crystalline silica or RCS).
- Wood dust – created when working on softwood, hardwood, and wood-based products like MDF and plywood.
- Lower toxicity dusts – created when working on materials containing little or no silica. The most
- Common include gypsum (e.g., in plasterboard), limestone, marble and dolomite.

#### **5.1.6 Location of existing services**

There is limited information available regarding the location of existing services to and within the building. All available information has been included within the pre-construction information pack. The Principal Contractor is expected to have visited the site and be aware of the existing services serving the site; taking responsibility for ascertaining the exact location, nature and status of each service and isolation point prior to commencing work, i.e., implement visual inspection and testing.

All services should be considered live unless confirmed otherwise.

#### **5.1.7 Hazard management**

It is envisaged the Principal Contractor's Construction Phase Plan will detail how standard and low risk work will be managed.

#### **5.1.8 Working at Height**

The working activities will primarily consist of working from height. This is a well-known risk where the contractor is expected to manage risks accordingly and must conform with 'The Working at Height Regulations 2005'. Where possible, the use of ladders are to be avoided.

#### **5.1.9 Existing storage of hazardous materials**

Not aware of any hazardous materials being stored.

#### **5.1.10 Contaminated land, including results of surveys.**

Not aware of any issues related to ground contamination. Above ground works only.

#### **5.1.11 Existing structures containing hazardous materials.**

Potential issues that existing structures contain hazardous material: -

- Silica
- Lead
- ACM products

#### **5.1.12 Noise & Vibration**

The Contractor must assess the risks and who is affected including building occupants, decide what precautions are needed and prevent or adequately control exposure to noise and vibration. The Contractor will detail in their method statement what precautions are to be put in place and ensure that they are used and maintained.

Where your employees are likely to be exposed at or above the upper exposure action values, you must take action to reduce noise exposure with a planned programme of noise control.

Even where noise exposures are below upper exposure action values, you should take action to reduce the risks, e.g., reducing exposure further.

## 6. Significant Design and Construction Hazards

*Schedule 3* of the Construction (Design and Management) Regulations 2015 lists significant hazards that require specific measures to be taken by the Principal Contractor. See Table 1.

**TABLE 1**

	Activity	Comment / Note
1.a	Work which puts workers at risk of burial under earth falls, engulfment in deep excavations, where the risk is particularly aggravated by the nature of the work.	Not applicable
1.b	Work which puts workers at risk of falling from a height, where there is a particular risk	<b>High risk</b>
2	Work which puts workers at risk from chemical or biological substances constituting a particular danger to the health or safety of workers or involving a legal requirement for health monitoring.	Not applicable
3	Work with ionizing radiation requiring the designation of controlled or supervised areas under regulation 16 of the Ionising Radiations Regulations 1999(a).	Not applicable
4	Work near high voltage electrics/ incoming gas	Not applicable
5	Work exposing workers to the risk of drowning.	Not applicable
6	Work on wells, underground earthworks and tunnels.	Not applicable
7	Work carried out by divers having a system of air supply.	Not applicable
8	Work carried out by workers in caissons with a compressed air atmosphere.	Not applicable
9	Work involving the use of explosives.	Not applicable
10	Work involving the assembly or dismantling of heavy prefabricated components: steelwork, PC concrete (prestressed concrete)	Not applicable

The following issues have been identified, as they are deemed to be unusual and/or significant in respect to health and safety on this particular project.

### 6.1 Key hazards/risks identified in the Design Risk Assessment include:

- Works at height - falls
- Dismantling and removals at height – risk of collision from falling objects
- Structural collapse – risk of collision from falling objects

Any aspects of the project that have yet to be fully designed or any subsequent changes, will be discussed with the CDM Principal Designer, Principal Contractor and lead designer prior to any additional building works taking place.

Suitability of the Construction Phase Plan prior to commencement of works will be dependent upon the Principal Contractor demonstrating adequate arrangements are in place for dealing with these risks.



## 7. The Health & Safety File

Compiled by the Principal Designer in accordance with the Construction (Design & Management) Regulations 2015.

It is a requirement of the regulations that the Principal Contractor, in discussion with the Principal Designer, identifies the input required of contractors for inclusion in the Health and Safety File, and implements an effective management system by which such information is promptly provided to the Principal Designer.

- The obtaining of relevant health and safety information and documentation from all designers.
- The obtaining of relevant health and safety information and documentation from all contractors.
- In addition, the provision of all drawings in indexed AutoCAD (".dwg") and indexed PDF format (unless otherwise agreed).

The Principal Contractor and Designer shall submit information to the Principal Designer for inclusion in the health and safety file on completion of the construction – as relevant to the main stage of works.

### 7.1 Required information

The following required information is to be identified relevant to the health and safety of any future construction, maintenance, and repair work or cleaning.

- A brief description of the project.
- Any residual hazards which remain and how they have dealt with (*All relevant information or surveys or relating to asbestos, contaminated land, water bearing strata, underground services, drainage, and obstructions*).
- Key structural principles (*bracing, safe working loads for floors and roofs noting potential requirements for scaffolding and heavy machinery*).
- Hazardous materials (*lead paint, pesticides and special coatings which should not be burnt off*).
- Information on the removal or dismantling of installed plant and/or equipment (*Including special arrangements for access and lifting plus special instructions / procedures for dismantling*).
- Health and Safety information regarding equipment provided or required for maintenance, and cleaning of the building.
- The nature, location and markings of all major services including underground cables, gas supply equipment and fire-fighting services.
- Information and as built drawings of the structure, it's plant and equipment (*for example, the means of safe access to and from service voids, fire doors and compartmentalization etc.*

***The above Health & Safety contribution information must be available by the Principal Contractor (Draft version in advance of the below guide) and delivered to the Principal Designer a minimum of TWO WEEKS PRIOR to the award of Practical Completion.***

# Appendices

Appendix A - Designer's Hazard Register

**Hazard Elimination Management Schedule**

**Project Title:** Tractor Shed Roof Replacement and Repairs

**Job No:** 4101565\_Tractor Shed

**Design Discipline:** BS/Architectural

**Prepared By:** AH

**Checked By:** JD

\* **Persons at Risk:** (1) Construction workers (2) Building users (3) General Public

\*\* **Action by:** Principal Contractor – manage risk during the construction phase  
 Designer – take into consideration when preparing their designs  
 Client – pass information to designers / Principal Designer

Ref.	Activity	Hazard	Persons at Risk *	Design Measures taken, or being taken to eliminate or reduce the hazard	Information on the Residual Risk	Date Issue Raised	Action Required by: **
1	Working at height	Falls from height	1	Works at high level to be undertaken using safe and suitable working platforms. Fall protection to be provided and details of which is to be provided within the CPP.	Works at height to be documented within CPP.	08.03.2024	PC / PD
2	Noise & vibration	Disturbance	1, 3	Limited in respect of works scope. Agree mitigation measures in advance and include in CPP.	Risk adequately managed.	08.03.2024	PC / PD
3	Works in close proximity to residential land uses	Disturbance	3	Suitable working hours to be agreed and strictly followed.	Risk adequately managed.	08.03.2024	PC
4	Works / access required on adjacent owners land - agricultural field and residential property.	Possible works in close proximity to livestock, children and general public.	1, 3	Client led communication with adjacent landowners to mitigate risks from their activities for the works duration. Field use to be confirmed in advance of works programme Mitigation measures to form part of CPP as required.	Risk adequately managed.	08.03.2024	C / PC / PD

5	Scaffolding left unattended during out of work hours.	Falling from height / anti-social behaviour	3	Scaffolding to be secured with locking gates and hatches at the end of each working day. Agree mitigation measures in advance and include in CPP.	Risk adequately managed.	08.03.2024	PC
6	Asbestos	Exposure to asbestos containing materials upon commencement and removal works.	1	Asbestos Refurbishment and Demolition survey has been commissioned and results indicate no asbestos containing materials within area of works scope.	If potentially ACMs are discovered during the works that have not been highlighted within the R&D survey all contracts must comply with HSE guidance. Asbestos management and RAMS to be detailed further in CPP.  Contractor to comply with the Control of Asbestos Regulations 2012.	08.03.2024	PC
7	Demolition works including temporary propping to frame	Danger of inhalation of dust (including asbestos), excessive noise exposure, electrocution, structural collapse	1, 2	HSE-compliant procedures in place prior to works commencement and monitored throughout.  Appropriate PPE to be worn for the task at hand.  Ensure services are traced and isolated prior to commencing work.  Ensure adequate temporary support is provided.	Contractor to detail RAMS within CPP. Residual risk to managed.	08.03.2024	PC
8	Works in close proximity to electrical services	Risk of electrocution	1	HSE compliant procedures undertaken by site staff.  Isolate services prior to works being undertaken.	Risk adequately managed.	08.03.2024	PC

## Appendix B - Limited Structural Inspection Report

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# **LIMITED STRUCTURAL INSPECTION REPORT**

**on**

Tractor Shed

**at**

Isles of Scilly Airport, St Mary's



**For: Council of the Isles of Scilly**  
**Ref: 05704E – SHED - 01**  
**Date: 27.11.23**

LONDON OFFICE  
020 8940 7810




EXETER OFFICE  
01392 363497

ASSOCIATED OFFICES  
Essex  
Stuttgart



## CONTENTS

1. Brief
2. Introduction and General Description
3. Evident Structural Condition
4. Conclusions and Recommendations
5. Reservations

REVISION RECORD					
Rev	Description	Date	Originator	Reviewed	Approved
-	Initial Issue	27.11.23			

## **1.0 BRIEF**

structureHaus were asked to carry out a limited site inspection further to Currie & Brown (C&B) having carried out a condition survey. Our survey was carried out by Chartered Structural Engineer. Mark Harris on 30<sup>th</sup> October 2023. The weather was dry and cool.

This report is to consider the structural condition as observed on the day of the survey, it is not to justify any of the structural elements in terms of their capacity.

## **2.0 INTRODUCTION AND GENERAL DESCRIPTION**

The structure is timber frame, clad with cement sheeting to the roof and the sides, the stability is through the stiffness of the truss and column connections in the short direction and cross bracing in the other direction.

The timber columns are cast into metal shoes which are bolted down to concrete plinths.

The roof has timber purlins running between the timber trusses which support the roof cladding.

There is a low blockwork wall around the perimeter which runs outside of the timber columns. The rear of the shed has a timber constructed mezzanine storey.

There is a ground bearing concrete slab which appears to be of a reasonable condition but not integral to the buildings structure.

## **3.0 EVIDENT STRUCTURAL CONDITION**

The building is not insulated and not heated given it's purpose as a tractor and storage shed, the timber grade is unknown, but it is clear that the amount of water ingress is having a detrimental affect on the timber elements.

As such, the integrity of the building is being compromised by the holes in the cladding, particularly the roof and the even more so the ridge.

In general, the majority of the timber frame, at present, is not detrimentally affected and should the issue with water ingress be relieved as soon as possible then we would be satisfied with the structure remaining in use once the immediate remedial works are carried out.

The columns need immediate attention as they are rotten beyond their capacity and risk of localised collapse could be imminent. An economical and sensible solution would be to increase the height of the concrete plinth and thus reduce the length of the columns such that the rotten

ends can be cut off. The columns could be reduced one at a time with temporary propping to accommodate this.

The other issue is the inadequately spliced purlins, these need to be replaced such that the same size as the original is installed in a timber grade of at least C24.

#### **4. CONCLUSIONS AND RECOMMENDATIONS**

The tractor shed could be retained for use, but only after the holes in the cladding are covered, the timber columns reduced in height by cutting out the rotten end and the concrete plinth height increased and finally the spliced purlins replaced.

The external perimeter of the shed should be cleared from vegetation and remained clear to assist with the level of water ingress and it's detrimental affect on the timber structure.

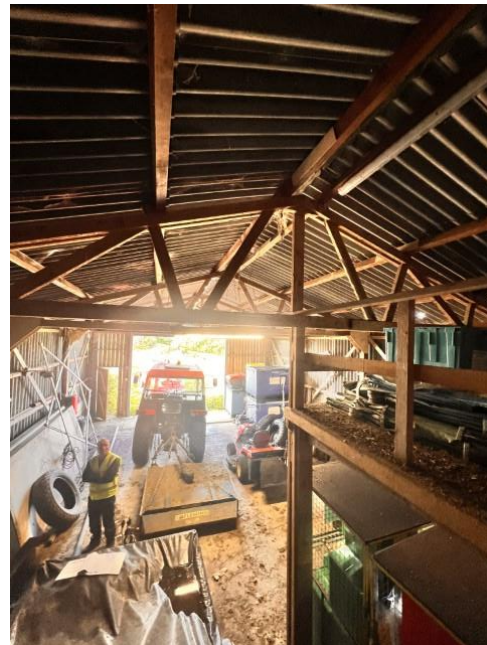
#### **5. RESERVATIONS**

As instructed, we have only carried out a limited survey of the areas affected and have not inspected foundations or other miscellaneous outbuildings, nor the rest of the site. In addition, we have not inspected woodwork or other parts of structures which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the site is free from defect. As a result, this report does not in any way constitute or can be construed as constituting a representation or warranty, actual or implied, regarding such parts.



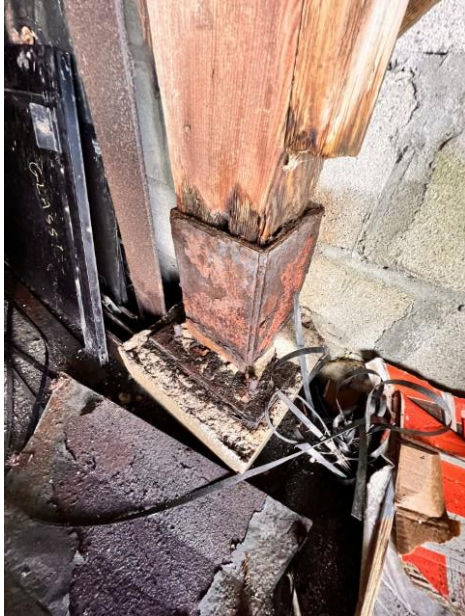
*Mark Harris*  
CEng MStructE

**structureHaus**









## Appendix C - Asbestos Refurbishment and Demolition Report





## Refurbishment Survey

Survey Reference Number: L-31426

Survey Date: 21 February 2024

Airport Tractor Shed  
Isles of Scilly Airport  
St Mary's  
Isles of Scilly  
TR21 0NG



## Report Authorised by

Name: Kyle Thomson

Signed:



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This inspection report shall not be reproduced except in full, without the approval of the inspection body and the client.

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.

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## 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* at Airport Tractor Shed.

The Survey was carried out by Allium Environmental Ltd on behalf of Currie & Brown on 21 February 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 8 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:

- None

## Section 2.0: Introduction

Allium Environmental Ltd was instructed by Aidan Irving of Currie & Brown to undertake an Asbestos Refurbishment Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: Airport Tractor Shed.

The site consists of:

- Circa 1990's timber framed shed with a pitched roof.

The survey was carried out on 21 February 2024 by Bryan Read of Allium Environmental Ltd.

## Section 2.1: Survey Scope

The scope of the survey as defined by Currie & Brown is to carry out a Refurbishment Survey to Airport Tractor Shed:

- Areas included in the survey:
  - All areas within Airport Tractor Shed were included in the survey.
- Agreed areas of exclusion from the survey scope:
  - No areas of Airport Tractor Shed 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:
  - None
- Agreed Variations or Deviations from the standard HSG 264 method:
  - Intrusions were kept to a minimum due to continued use of the premises.

## Section 2.3: Details

Site Address:

- Airport Tractor Shed, Isles of Scilly Airport, St Mary's, Isles of Scilly, TR21 ONG

Client Name & Address:

- Currie & Brown, 69 Old Broad Street, London, EC2M 1QS

Client Contact:

- Aidan Irving

Survey Start Date:

- 21 February 2024

Survey Completion Date:

- 21 February 2024

Survey Conducted by:

- Bryan Read

Assisted by:

- N/A

Report Produced:

- 04 March 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  $\mu\text{m}$ . 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 - Shed**

**Floor: Ground Floor**

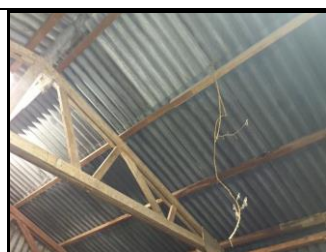
**Building: Airport Tractor Shed**


Room Construction / Description			
Ceiling	Cement Profiled Sheets, Cement Ridge Tiles	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Cement Profiled Sheets, Timber	Pipework	N/A
Doors	Timber & Metal	Plant/Equipment	Modern Consumer Unit
Windows/Sills	N/A	Staircases	N/A
Floor	Cement Debris, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	


**Positive Survey Findings - None Identified**

**No Access Areas - None Identified**


**Negative Survey Findings**

Reference	1	Product Type (A)	N/A	
Sample No	31426/BR/001	Condition (B)	N/A	
Description	Cement Profiled Sheets - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	150m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments				

Reference	2	Product Type (A)	N/A	
Sample No	31426/BR/002	Condition (B)	N/A	
Description	Cement Ridge Tiles - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	12lm	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	To centre of ceiling.			

Reference	3	Product Type (A)	N/A	
Sample No	31426/BR/003	Condition (B)	N/A	
Description	Cement Profiled Sheets - Walls	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	125lm	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments				



Reference	4	Product Type (A)	N/A	
Sample No	31426/BR/004	Condition (B)	N/A	
Description	Cement Debris - Floor	Surface Treatment (C)	N/A	
Accessibility	High	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Small pieces throughout room main area of debris highlighted on plan.			

**Room/Area Name & No: Main Building**

**Floor: External**


**Building: Airport Tractor Shed**


Room Construction / Description			
Walls	Cement Profiled Sheets, Block, Timber	Ducts/Pipe Runs	N/A
Cladding	N/A	Ground	Cement Debris, Felt
Roof	Cement Barge Boards, Cement Ridge Tiles, Cement Profiled Sheets	Windows/Sills	N/A
Rainwater Goods	N/A	Soffit Fascia's	N/A
Soil Stacks	N/A	Staircases	N/A
Flues/Cowls	N/A	Other	N/A
Plant/Equipment	N/A	Comments	
Doors	Timber & Metal		


**Positive Survey Findings - None Identified**


**No Access Areas - None Identified**

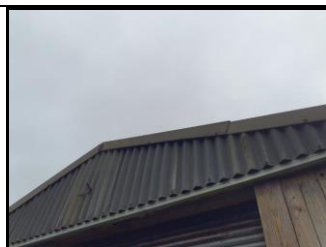
**Negative Survey Findings**


Reference	10	Product Type (A)	N/A	
Sample No	31426/BR/007	Condition (B)	N/A	
Description	Felt - Ground	Surface Treatment (C)	N/A	
Accessibility	High	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Felt debris.			


Reference	11	Product Type (A)	N/A	
Sample No	31426/BR/008	Condition (B)	N/A	
Description	Cement Debris - Ground	Surface Treatment (C)	N/A	
Accessibility	High	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Roof tile debris.			


Reference	6	Product Type (A)	N/A	
Sample No	Visually Similar to 31426/BR/002	Condition (B)	N/A	
Description	Cement Ridge Tiles - Roof	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	14lm	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	To centre of roof damaged to end of roof.			





Reference	7	Product Type (A)	N/A	
Sample No	Visually Similar to 31426/BR/003	Condition (B)	N/A	
Description	Cement Profiled Sheets - Wall	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	125lm	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments				

Reference	8	Product Type (A)	N/A	
Sample No	31426/BR/005	Condition (B)	N/A	
Description	Cement Barge Boards - Roof	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	16lm	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments	Barge boards to gable ends.			

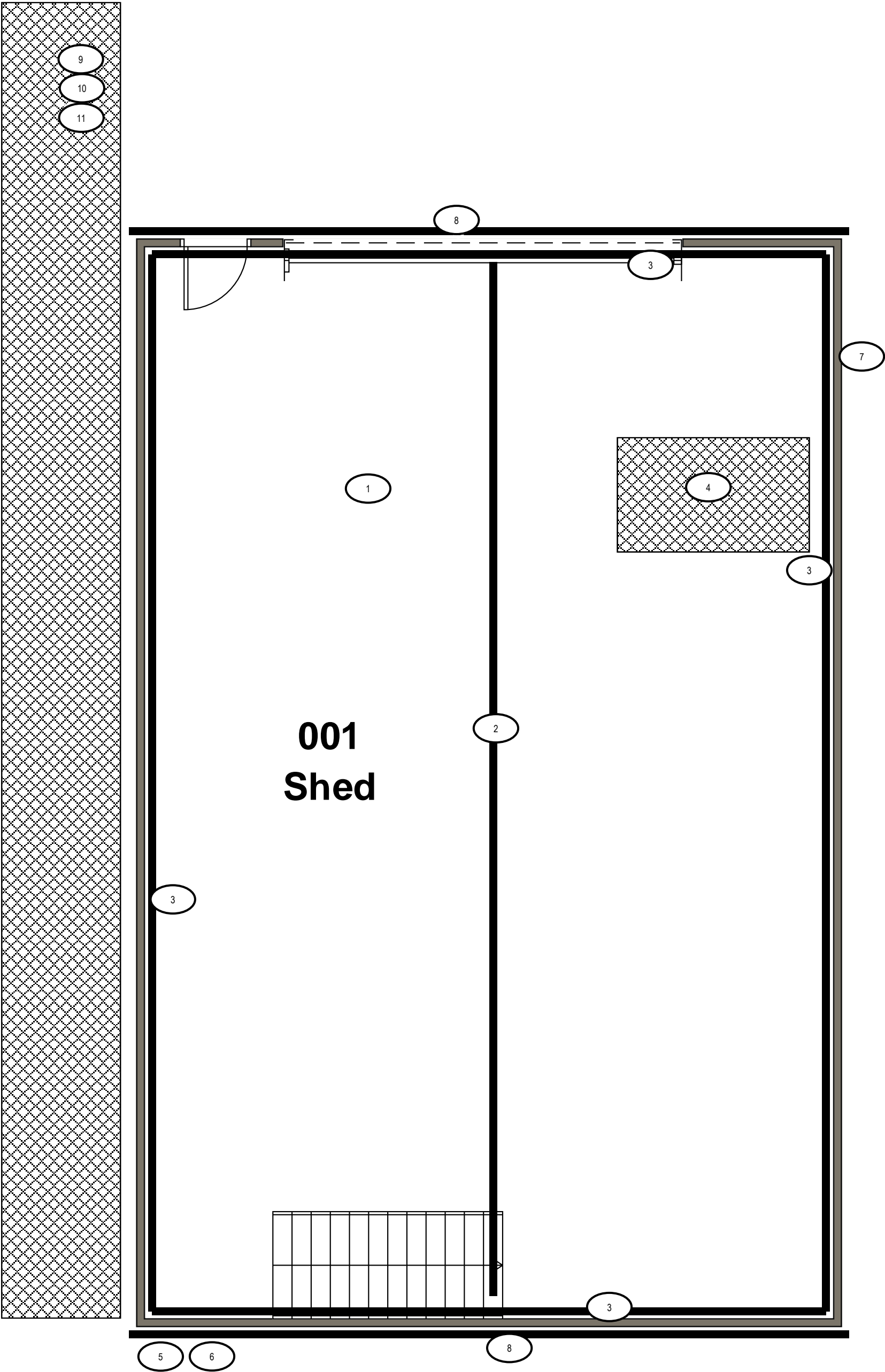
Reference	9	Product Type (A)	N/A	
Sample No	31426/BR/006	Condition (B)	N/A	
Description	Cement Debris - Ground	Surface Treatment (C)	N/A	
Accessibility	High	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	5m²	Identification	NAD	
Recommendation	No Action			
Comments	Profiled sheet debris continues to side of building.			

Reference	5	Product Type (A)	N/A	
Sample No	Visually Similar to 31426/BR/001	Condition (B)	N/A	
Description	Cement Profiled Sheets - Roof	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	150m²	Identification	<b>NAD</b>	
Recommendation	No Action			
Comments				



Site:	Airport Tractor Shed Isles of Scilly Airport St Mary's Isles of Scilly TR21 ONG
Building:	Circa 1990s timber framed shed with a pitched roof
Floor Level / Area:	Ground Floor & External
Ref No & Plan No:	L-31426 Page 1 of 1
<b>KEY</b>	
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.



## Appendix 2: Certificate of Bulk Sample Analysis



Allium Environmental Ltd.  
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### BULK ANALYSIS TEST REPORT

Report Number:	L-31426	Issue No:	1	Date Reported:	04/03/24	Page 1 of 2
Comments:						
Client:	Currie & Brown					
Client Address:	69 Old Broad Street, London, EC2M 1QS					
Site Address/Location:	Airport Tractor Shed, Isles of Scilly Airport , St Mary's, Isles of Scilly, TR21 0NG					
Date Sampled:	21/02/24	Sampled By:	Bryan Read			
Date Samples Received:	27/02/24	Client Order No.:	P510008178	No. of Samples:	8	
Date Analysed:	04/03/24	Analysed by:	Kieran Oliver			

Analysis of samples was carried out in accordance with the documented 'in-house' procedures and methods based upon HSE Guidance Document HSG 248 Appendix 2. Comments, opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

### ANALYSIS RESULTS


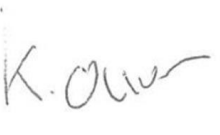
Lab Sample Ref. No.	Client Ref.	Sample Type	Sample Details/location/description	Asbestos Type (s)
001		Cement	Ground Floor, 001 Shed, Internal/Ceiling - Cement Profiled Sheets	No Asbestos Detected
002		Cement	Ground Floor, 001 Shed, Internal/Ceiling - Cement Ridge Tiles	No Asbestos Detected
003		Cement	Ground Floor, 001 Shed, Internal/Walls - Cement Profiled Sheets	No Asbestos Detected
004		Cement	Ground Floor, 001 Shed, Internal/Floor - Cement Debris	No Asbestos Detected
005		Cement	External, External/Roof - Cement Barge Boards	No Asbestos Detected
006		Cement	External, External/Ground - Cement Debris	No Asbestos Detected
007		Felt	External, External/Ground - Felt	No Asbestos Detected
008		Cement	External, External/Ground - Cement Debris	No Asbestos Detected

- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone.
- Where samples have not been taken by Allium Environmental Ltd the results apply to the sample as received, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, for the acts or omissions of others, or the use of these results in subsequent reports.
- Samples marked \$ in this report have been subcontracted to a UKAS accredited laboratory.
- Quantification of the amount of asbestos is not permitted, if 1 or 2 fibres are observed and identified as asbestos, the term 'trace asbestos identified' will be reported.
- Sample(s) were examined for the presence of 6 types of asbestos fibres: Crocidolite (blue), Amosite (brown), Chrysotile (white), Anthophyllite, Actinolite and Tremolite.
- Where samples have been taken by Allium Environmental Ltd this has been to the in-house surveying/sampling procedure AL003, a copy of which is available on request.
- Samples are retained for 6 months and records/reports are retained for 6 years



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Additional Comments:	Analyst:	Kieran Oliver
	Analysts Signature:	
	Approved by:	Kieran Oliver
	Authorised Signature:	
E N D O F R E P O R T		



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