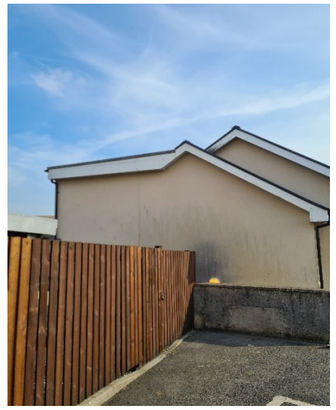
Brynamman Community Centre

ELEMENT	Element No.	Description of Construction	Description of Condition	Risk Status	Suggested Remedial Repair/Investigation	Comments	Photographs
Roof	1						
Original Building	1.1	The three main Roofs for the bilding are pitched Slate tile roofs.	The Slate is showing some signs of ageing such as discolorisation and there are three tiles on the South slope that have cracked.	Overall the rooves are in good and safe condition.	Replace the three cracked slate tiles and carry out an inspection of the roof space to ensure no water damage has been caused as a result of this.		
Coverings (incl. glazed roof lights)	1.2	Solar Panels installed on the South Pitch of the South Roof.	All look to be in good condition but showing some signs of discolorisation.	Good and Safe condition.		Inspect in accordance with Manufacturers & installers reccomentdations.	

Rear Extension (East Side)	1.3	The rear extension has a flat roof construction.	From Ground Level the condition cannot be fully assessed.	Unknown	None.	Roof should be inspected from above.	
Front & Centre Flat Roof Areas	1.4	To the Front (West Elevation) of the Original building is where the main entrace was wen it was origninally built as a school.	Unable to access to assertain its condition.	Unknown	Ensure the area is inspected regularly to maintain its condition.	Roof should be inspected from above.	
Northern Extension	1.5	Slate tile constiruction with multiple windows and a roof light.	Condition of slates seem to be okay with flashings visible sound around all pretrusions.	Overall the rooves are in good and safe condition.	None.		

Eaves (Fascia/Soffit/Barge).	1.6	Original Building - Timber Facias painted with white paint. Extended Buildings - Black and White PVC Facias.	Some areas of the Timber facias are in very poor condition. The paint has deteriorated over the majority of the facias with areas near the ends being succommed to rot and decay.	I don't believe the facias to be unsafe at present however	Timber Facias - Replacement is highly reccommended before the condition gets unsafe. PVC Facias - Claning required in some areas.		
Rainwater gutters and downpipes	1.7	PVC Gutters & Downpipes	From Ground Level the condition is seen to be good.	Good and Safe Condition.	Cleaning required in some areas.		
Building Structure	2						
Original Buildings Walls	2.1	Stone Exterior Walls to the Original Building with brick window surrounds.	The walls have been re-pointed within the last 10 years	Good and Safe condition.			
Rear Extension (East Side)	2.2	Unknown constriction but is rendered with a pebble dash finish.	There are multipe cracks in the South wall of the Extension.	In a safe condition but the cracks need to be monitored to see if they progress. Suspected settlement in the South East corner may have caused the cracks	Monitor and investigate cracks. Replaster may be required.		

Northern Extension	2.3	Masonary Block Construcitonand has a Scratch Render finish on the outside.	The structure and integrity of the building seems to be in a good condition with the only defe t being the change in colour in some locations where the render has turned dark red / black.	Good and Safe condition.	Clean the reder bringing it back to its original colour and seal.		
Windows	2.4	New white PVC windows installed aroung the building.	Good and clean.	Good and Safe condition.	None.		

Doors	2.5	The Main entrance has metal automatic doors that are in good condition leading in from the Disabled car Park. The store Entrance has a wooden door.	The Main entrance is in good and working condition. The Store/Post Office entrance door is in tiring condition and is showing some signs of deterioration.	Good and safe condition.	Store / Post Office door needs to be re-painted or re-sealed toprotect if from furhter deterioration with a view to replace within the next 3-5 years.		

TATA STEEL

TATA

TSSP-UK Central Engineering PT/LL

Hybrid Civil Inspection Report	Sheet: **1 OF 24**
Report Reference Tracker No: 12001120348 M3 Notification: 15399813 SAP PM O/No: 27714331 SAP Maintenance Plan No: 54163	Date of Inspection – February 04th 2021
Works Area – **BUSINESS SERVICES**	Inspection Method – **Visual From Nearest Access Point**
Inspection Location – **THE ABBEY GENERAL OFFICE BLOCK (FLOC 3001-320-0500-0001)**	
Drawing No:	

RAM Matrix Rating:

P1	**P1: Very High (M2 Notification) –** Work required and managed within the next **24hr**s: Immediate safety, potential structural collapse, floor panel missing and environmental issues (M2 Malfunction Notification). **Time scale set by end dates on SAP** ***Mandatory Requirement***
P2 – P4	**P2: High (M1 Notification)–** Works required in the next **7 days** **P4: Low (M1 Notification) –** Work required in the next **1week – 11 months**. **Time scale set by end dates on SAP for both P2 & P4.** ***Mandatory Requirement***(M1 Maintenance Request Notifications)
M3	**M3 Notification: Low/Non-Urgent Work – Low /non-urgent work required in 11 months or over to be managed by Asset Inspection Team & Works Area Representative. Time scale set by end dates.** ***Mandatory Requirement***

Item No.	Plant Item	Inspected	Defects
1	Reinforced Concrete Foundation Block	Not Applicable	-
2	Reinforced Concrete Base Slab	Yes	No
3	Reinforced Concrete Wall	Yes	-
4	Reinforced Concrete Support Columns and Holding down bolts	Yes	-
5	Reinforced Concrete Beams	Not Applicable	-
6	Suspended Floor Slabs	Yes	No
7	Suspended Concrete Roof Slab	Yes	No
8	External Walls of Buildings	Yes	No
9	Internal Partitions within Buildings	Yes	No
10	Steps & Stairways	Yes	No
11	Concrete Duct Covers	Yes	No
12	Concrete Cable Ducts	Yes	No
13	Pump, Motor, Gearbox Bases Including Grout & Bolts	No	-
14	External & Internal Doors	Yes	Yes
15	Roof & Side Glazing	Yes	No
16	Rain Water Goods	Yes	No
17	Built Up Roofing	Yes	No
18	Internal/External Finishes (Floors, Walls etc).	Yes	No
19	General House Keeping.	Yes	No
20	Plumbing Works	Yes	No
21	Miscellaneous	Yes	No

Abbreviations

CHS - Circular Hollow Section

CL - Center Line

EA – Equal Angle (Steel)

MS - Mild Steel

NO - Number

PCC – Plain Cement Concrete

RCC – Reinforced Cement Concrete

PFC – Parallel Flange Channel (Steel)

Req'd – Required

RHS - Rectangular Hollow Section

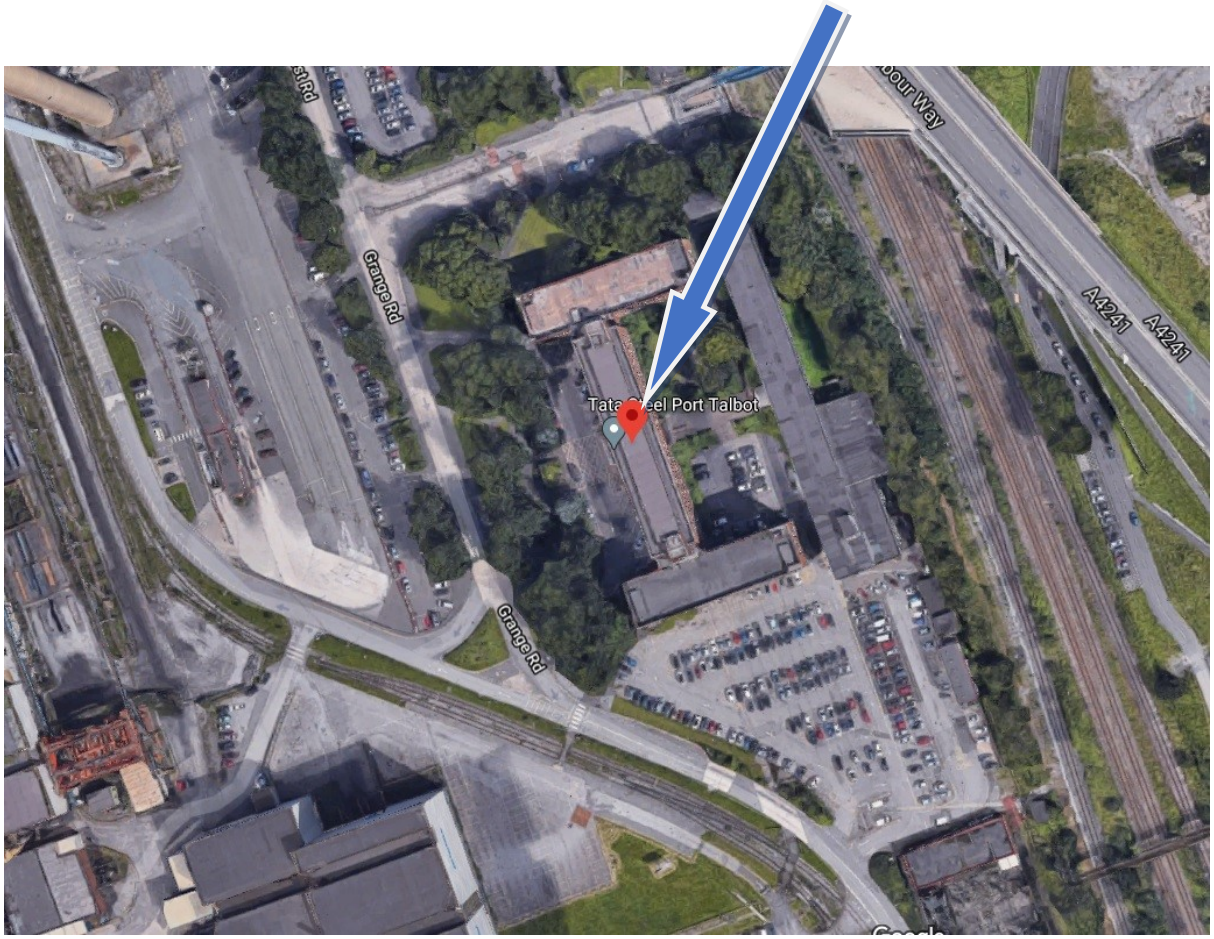
SHS - Square Hollow Section

UA - Unequal Angle (steel)

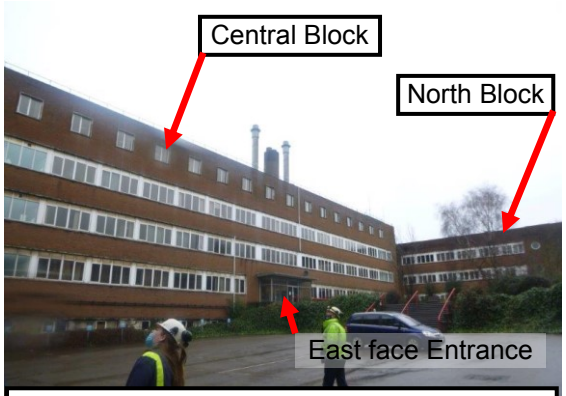
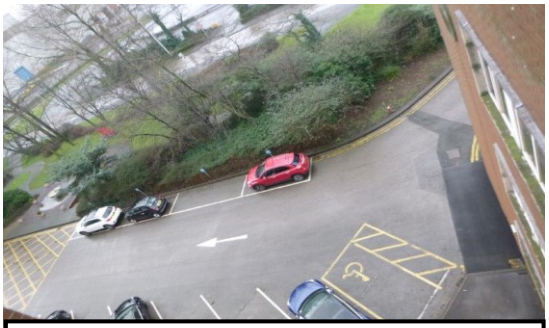
UB - Universal Beam (steel)

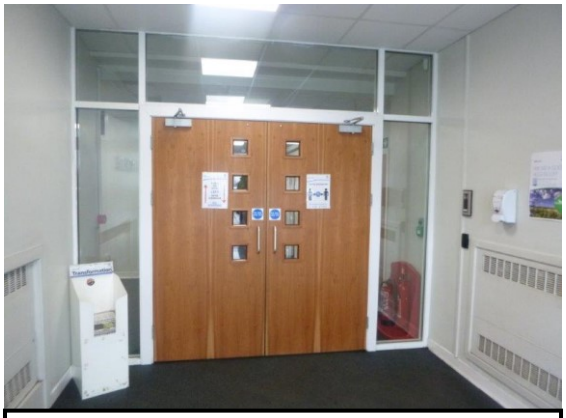
UC - Universal Column (steel)

CIVIL INSPECTION FOR ABBEY GENERAL OFFICE BUILDING

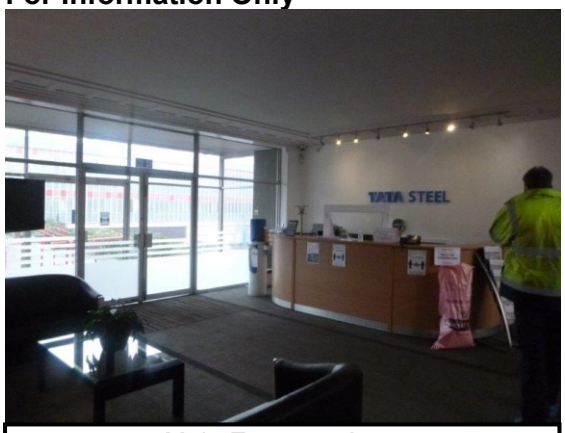


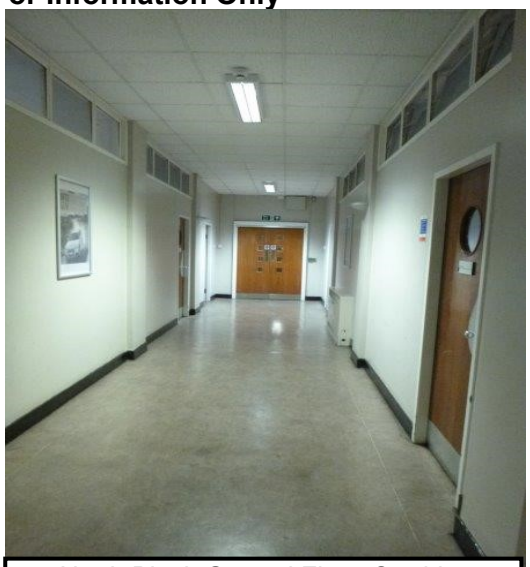
Item No.	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
THE ABBEY GENERAL OFFICE BLOCK			
N/A	Overall condition of the building is appeared to be fair. Parking area in front of the building appears to be in fair condition.	For Information Only	**For Information Only** Main Entrance: West Face of the building Central Block: West Face of the building North Block

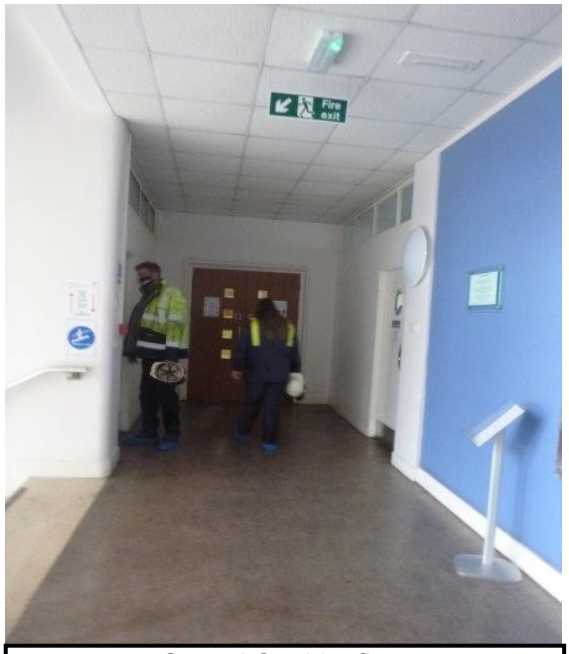
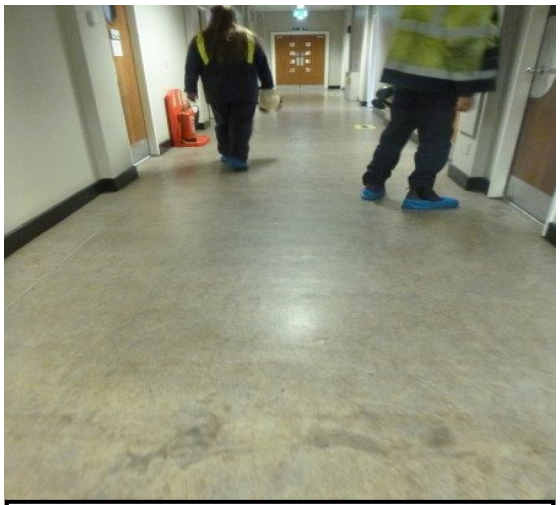
Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
			 South Block  East face of the building North Block: West face  Parking area in front of the building

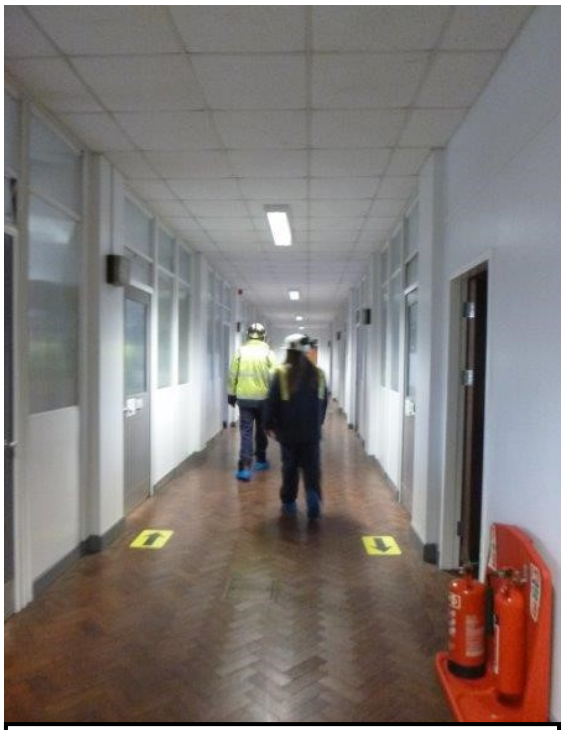
Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
	➢ RC blocks over steam pipe trench at south side parking area appears to be in fair condition.		 South Block: Entrance Area-Inside view South Block: Entrance Area-Outside view South Entrance Parking Area-Repair works done

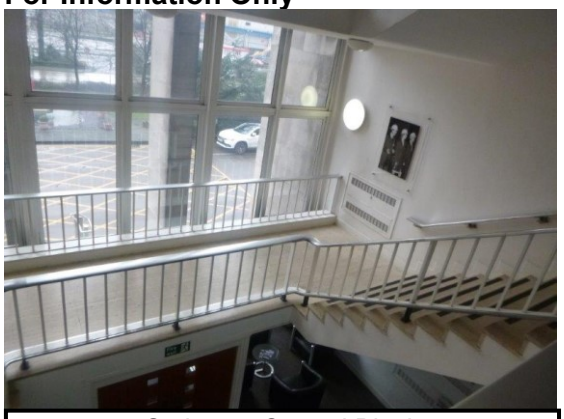
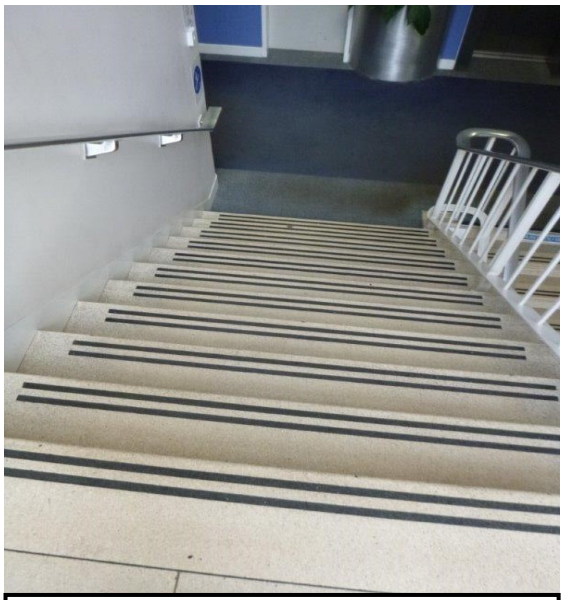
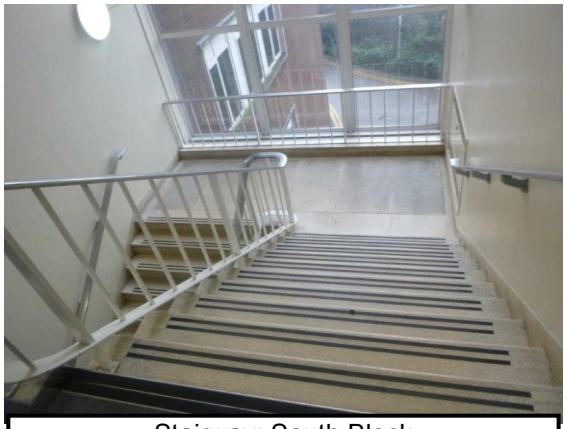
Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
M3 Notifications:			
Damaged ceiling tiles at third floor to be replaced			
18	➢ Repair work is completed for roof leak near Design office-south & north side entrance at third floor. ➢ There is plan to replace damaged ceiling tiles in the area. New ceiling tiles have been received. Emerging works team working on the same to arrange the ladder to get access.	Monitor until next inspection.	**Priority RAM Matrix Rating M3** Design office Entrance-South side: Roof leak repaired Design office Entrance-South side: Roof leak repaired
One number of concrete duct cover is damaged near south block south-east corner			
11	➢ One number of duct cover is found to be damaged at the south-east corner of south block near car cark area.	Replace the damaged duct cover.	**Priority RAM Matrix Rating M3**

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
MAIN ENTRANCE AREA			
2,6,14,15	Main entrance area appears to be in fair condition.	For Information Only	**For Information Only**  Main Entrance Area Main Entrance Area

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
FLOOR CORRIDORS			
6,9,14,18	Floor corridors appear to be in fair condition except undulations at few places mainly on first & second floor. This does not appear to be a matter of concern at present. Also there is not much deterioration in condition compared to previous inspection.	Information Only	**For Information Only**  North Block Ground Floor-Corridor South Block Ground Floor-Corridor -In front of Store Room

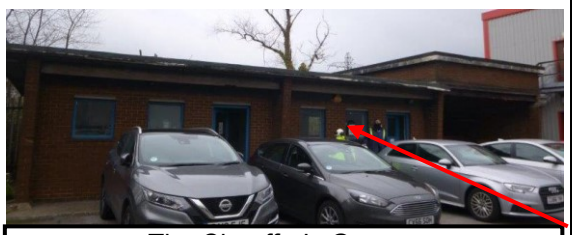
Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
			 First floor Corridor  Central Corridor floor  Second floor south block corridor floor

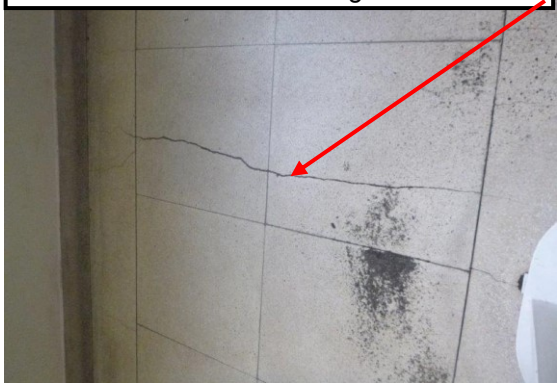
Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
			 Second floor-Central Block corridor  North block second floor corridor floor

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
STAIRWAYS			
10	<u>Central Block Stairway:</u> The concrete stairway appears to be in fair condition. No cause of concern has been identified based on this inspection. <u>North Block Stairway:</u> The concrete stairway appears to be in fair condition. <u>South Block Stairway:</u> The concrete stairway appears to be in fair condition except one visible crack on first landing. No major change in crack width compared to previous inspection.	For Information Only	**For Information Only**  Stairway: Central Block  Stairway: North Block  Stairway: South Block

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
		ROOF	
7	<u>North Block Roof:</u> ➢Roof area appears to be in fair condition. ➢No leakage is reported. ➢Moss growth is visible at different locations. ➢Standing water is visible within a small area at north-west and north east corner. <u>South Block Roof:</u> ➢Roof appears to be in fair condition. ➢Moss growth is visible at different locations. <u>Central Block Roof:</u> ➢Roof appears to be in fair condition.	Information Only	**Information Only** Roof: North Block (West side view) Roof: North Block (East side view) Roof: South Block (West side view) Roof: South Block (East side view)

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
			 Roof: Central Block

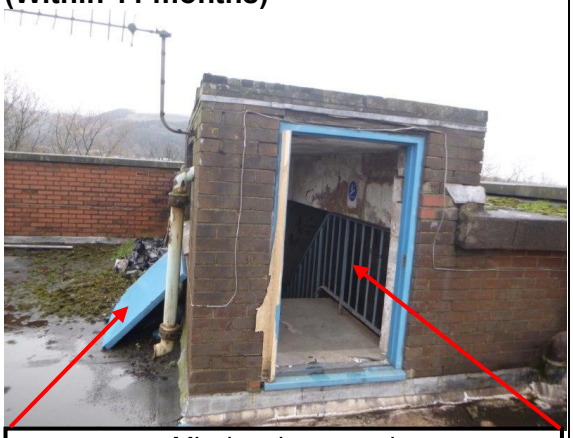
Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
THE CHAUFFER'S GARAGE AREA			
2,7,8 9	At present the Chauffer's garage area and office are unoccupied. There are what appears to be asbestos tiles forming the soffit to the beam forming the garage opening. The area is a little run down in appearance at this time. No change has been observed compared to previous inspection.	➢ The AGO Asbestos coordinator to advise prior to any works scheduled to be carried out in this area.	**Information Only**  The Chauffer's Garage The Chauffer's Garage The Chauffer's Garage
STEEL STAIRWAY AT SOUTH ELEVATION			
10	The Structural Steel access Stairway at the south Elevation appears to be in fair condition. Minor corrosion of steel members is visible. This needs to be painted.	An order was raised by emerging works team to paint the steel stair.	**Information Only** Steel stair at South elevation of the building

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
M3 NOTIFICATIONS:			
Crack on Stair first landing-South block			
10	There is a visible crack on the first landing of south block stair. No substantial progress of crack/increase in crack width has been noticed by visual inspection during this time compared to previous inspection.	➢ No action is suggested based on this inspection. ➢ Same is suggested to be monitored.	**Priority RAM Matrix Rating M3** South block stair first landing- crack on slab South block stair first landing- crack on slab 
Spalling of plaster and crack on floor finish near North block roof entrance area & Spalling of ceiling plaster near South block roof entrance area			
7	Spalling of ceiling plaster and crack on floor finish is visible near roof entrance area of North Block.	Loose plaster is suggested to be taken off to make the area safe. Damages identified within this area are suggested to be monitored during next inspection.	**Priority RAM Matrix Rating M3** North Block roof Entrance: Spalling of ceiling plaster

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
			 North Block roof Entrance Area: Crack of floor South Block roof Entrance: Spalling of ceiling plaster
Moss growth at different areas & standing water on north block roof			
21	Moss and vegetation growth is visible in following areas: ➢On South and North block roof areas ➢Central roof-North end: Vegetation growth inside drain near downpipe. ➢Vegetation growth on North block south face wall This will be monitored during next inspection.	Clean moss and vegetation growth over the structure as identified.	**Priority RAM Matrix Rating M3** North Block roof-East side: Moss growth

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
			 North Block roof-East side: Moss growth Moss growth on North block roof Moss growth on South block roof-West end

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
	➢Minor moss and vegetation growth is visible within the drain area. But, no blockage is visible in drainage system.		Moss growth inside gutter Moss growth on South block roof Vegetation growth inside drain near north end down pipe Vegetation growth inside drain near downpipe Roof: Central-North end

Item No	Observations/ Defects Found	Action Required/ Comments	Priority RAM Matrix Rating P1, P2, P4 or M3 notification with (Photograph evidence if required)
P4 NOTIFICATIONS:			
North Block roof access door panel missing			
14	➢ North block roof access door panel is found to be missing. **New P4 Notification No: 15399424**	➢ Reinstall the missing door panel.	**Priority RAM Matrix Rating P4 (Within 11 months)**  Missing door panel

Emerging Work List Identified from the Civil Inspection Report

(Also be raised as SAP notifications) and transferred to the relevant Emerging Works Engineer to progress in line with MEP.

Mandatory Requirement:

Bi Weekly meetings will also take place with Asset Integrity Inspector, Works Area Representative and Emerging Works Engineer to discuss inspection report and to plan/schedule required works.

Meeting minutes must be attached to SAP and the Engineering Services Tracker Database.

Gate Keeping Process

Priority RAM Matrix P1

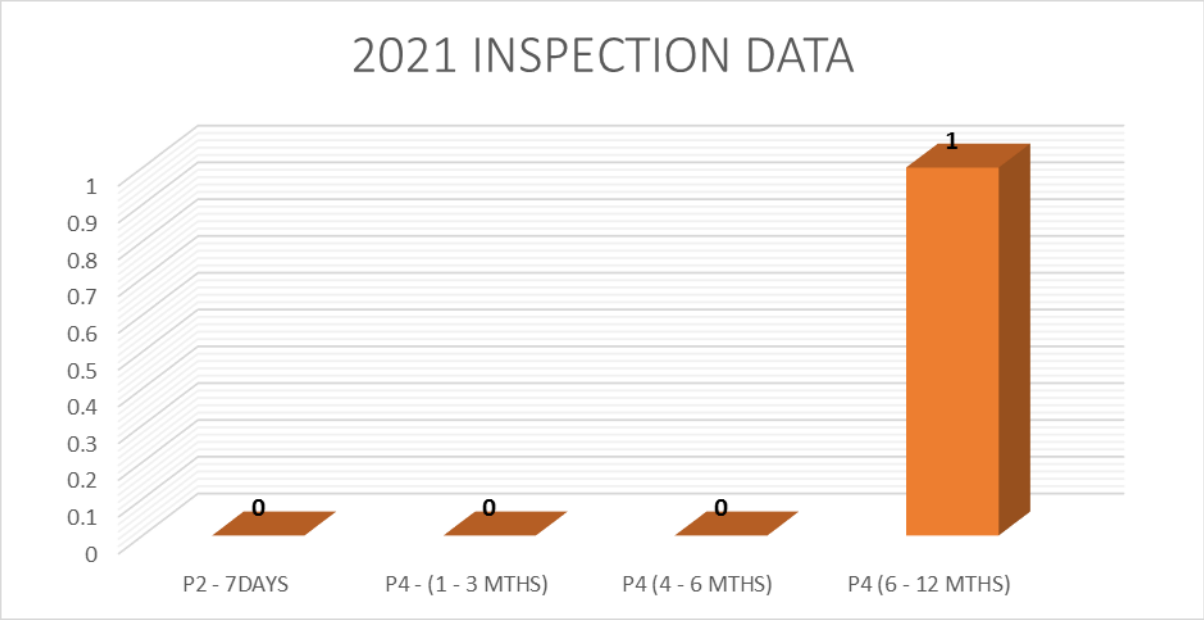
1: None Raised

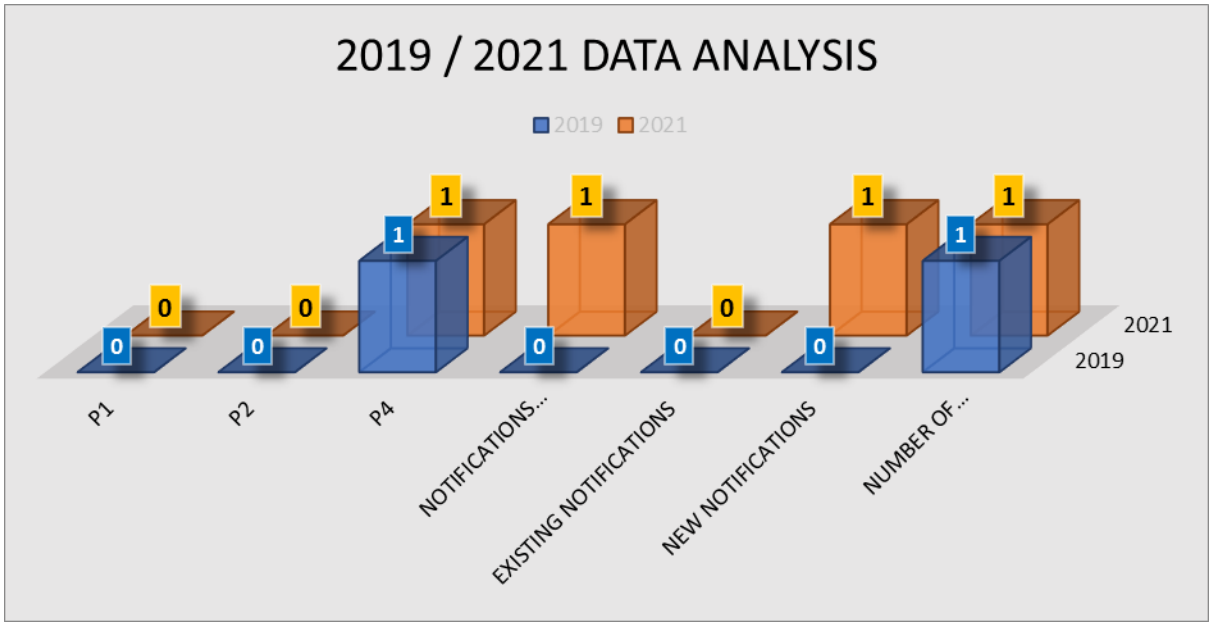
Priority RAM Matrix P2

1: None Raised

Priority RAM Matrix P4

1: North Block roof access door panel missing (Within 11 months)-**Notification No. 15399424-New**


2021 INSPECTION DATA
1
0.9
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0
0
0
0
1
P2 - 7DAYS
P4 - (1 - 3 MTHS)
P4 (4 - 6 MTHS)
P4 (6 - 12 MTHS)


2019 / 2021 DATA ANALYSIS
2019
2021
P1
P2
P4
NOTIFICATIONS...
EXISTING NOTIFICATIONS
NEW NOTIFICATIONS
NUMBER OF...
2021
2019

Report Completed and issued to Works Area Personnel: Engineering Manager / Plant Engineers/ Production manager/ Planning Engineer	
Inspector Name:	**Stephen.Richards**
Tel No:	**Ext 8013 or 07824472425**
E-mail:	**Stephen.richardsx@tatasteeleurope.com**
Signed to confirm Inspection was completed on:	**Stephen.Richards** **February 04th 2021** StephenRichards

Report Received/Signed by Competent Authority	
Name **Christopher Williams**	Signature
Date:	

Report Received by Area Personnel: Works Engineer/Production Manager/Works Manager	
Engineering Manager Print Name	**Signature**
Date	
Production Manager Print Name	**Signature**
Date	
Works Manager Print Name	**Signature**
Date	

Report Distribution List	
Date	**Name**

Priority/RAM matrix for notifications (Central Engineering) PT & LL

		Effect Classifications					Expected time period of failure				
		Health & Safety	Environment	Consequen-tial damages	Production losses	Quality Losses	>1 Year	<1 Year	<2 months	<1 Week	<24hrs
Seriousness	4 (major effect)	PTD or Fatality	Prohibition notice	> £ 100.000,-	> 4 hours	> 1 hour (tons) repair or significant rejects	P4 Notification End Date <1 Year	P4 Notification End Date <2 Months	P2 Notification End Date <1 Week	P1 Notification End Date <24hrs	P1 Notification End Date <24hrs
	3	LTA	Enforcement Notice	£ 10.000,- till £ 100.000,-	1 to 4 hours	To 1hour (tons) repair or significant rejects	P4 Notification End Date <1 Year	P4 Notification End Date <1 Year	P4 Notification End Date <2 Months	P2 Notification End Date <1 Week	P1 Notification End Date <24hrs
	2	All Injury	Dust, Noise, Leakage, Emission, etc	£ 1.000,- till £ 10.000,-	3 min. to 1 hour	Product deviation without repair or reject	No Action Required M3 Notification	P4 Notification End Date <1 Year	P4 Notification End Date <2 Months	P2 Notification End Date <1 Week	P1 Notification End Date <24hrs
	1 (minor effect)	No Effect	No Effect	< £ 1.000,-	< 3 min.	No Effect	No Action Required M3 Notification	No Action Required M3 Notification	No Action Required M3 Notification	P4 Notification End Date <1 Year	P4 Notification End Date <2 Months

1: If we do nothing, how serious the effect will be?