

Project Number: CL 45355 & CL 45356

Project Description: Fire Alarm & Emergency Lighting Replacement

Location: Victoria Baths - Hathersage Road, Manchester, M13 0FE

Date: 13/06/2022

UPRN No: 010090237549

Revision: 00

Survey Review (CP&P Survey Date) – June 2022

CP&P Minor Works Group
Level 8 Town Hall Extension
Mount Street
Manchester
M2 5EB
www.manchester.gov.uk

Revision	Date	Originator	Checker	Approver	Description
00	14-06-22	AF			For Information

Electrical Service Engineer

Andrew Fyfe

Mobile: 07811 273087

Contents

Services	3
Introduction Electrical Services.....	3
Executive Summary (Fire Alarm)	3
Executive Summary (Emergency Lighting)	4
Electrical Installation Inspection and Test Information	4
Existing Services Installation	5
Asbestos Information	13

Services

Introduction Electrical Services

The condition of the fire alarm and emergency lighting has been surveyed and described within this report. The inspection was only visual with no intrusive works, testing or service isolations undertaken.

The electrical installation varies in age throughout the building, this survey and works are to replace the existing fire alarm and existing emergency lighting to all areas of the site.

Victoria Baths is a Grade II* listed building, opened to the public in 1906. The baths closed in 1993 and the building was left empty. A restoration project began in 2007. Victoria Baths is now open for guided tours, conferences, open days, wedding receptions, photoshoots and filming, food and drink festivals, arts and crafts exhibitions and performances. Victoria Baths is licenced to serve alcohol and host wedding ceremonies.

The building contains three separate swimming pool areas, each pool area is used for various events and tours through out the year. The pools are named as

1st Class Males – Empty pool (filled for 1week of the year)

2nd Class Males – Pool boarded over (includes drinks bar)

Females – Empty Pool (not filled, original stone steps into pool)

Executive Summary (Fire Alarm)

The building currently has a part working fire alarm with random coverage to all areas. The existing panel is showing faults to the system. Wiring is not installed to standard and not particularly well hidden from view, standard plastic cable clips have also been used.

The recommendation would be for a new wired fire alarm system, devices and panel to be installed to cover all areas including voids to provide L2 coverage. The new system should be installed alongside the existing wiring and devices, when the new system is operational, and a soak test has been carried out the old fire alarm system can be completely removed.

Executive Summary (Emergency Lighting)

The building is part covered for emergency lighting, this is mainly for the public areas. The basement, boiler house, laundry and escape routes currently do have any or sufficient coverage. Wiring is not installed to standard as per the fire alarm.

A detailed inspection and test of the existing emergency lighting is required to determine the scope of works required to provide the correct level of emergency lighting.

Electrical Installation Inspection and Test Information

We have had not had sight of the periodic inspection report, no distribution board labels are present for the previous or next recommended date of inspections.



A new periodic inspection report is required if the building records cannot be located.

The new inspection would highlight any issues with the electrical installation.

Existing Services Installation

A number of electrical services have been added and removed by the building users and by production companies. The boiler room currently has no power, with the sockets and lighting taken from a multi gang extension lead.

Photos below show areas which require addressing but would not be part of fire alarm or emergency lighting project. Unsupported cables, mounting positions and cable runs may also cause an issue under fire conditions.



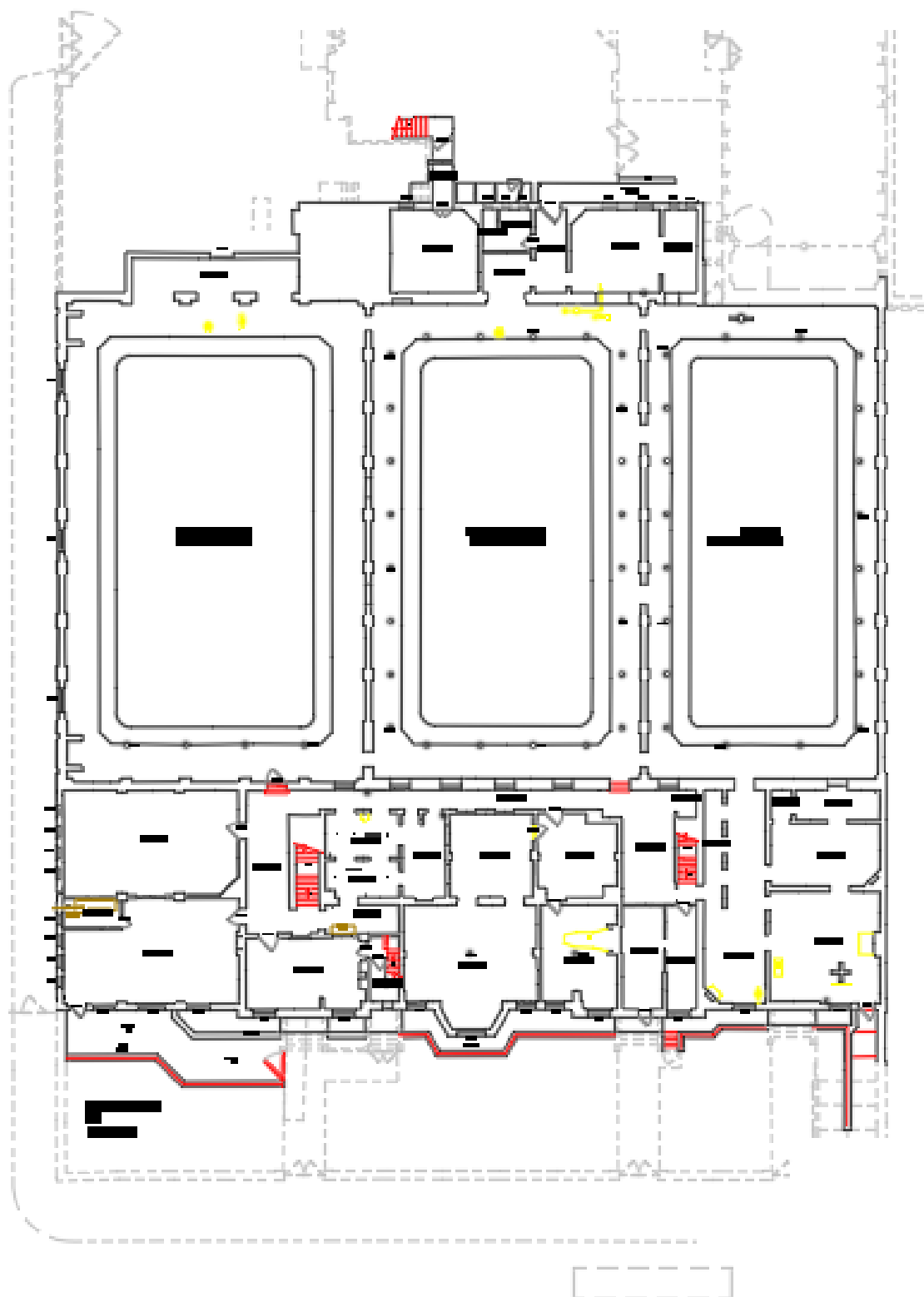






Building Layouts

BASEMENT AREAS



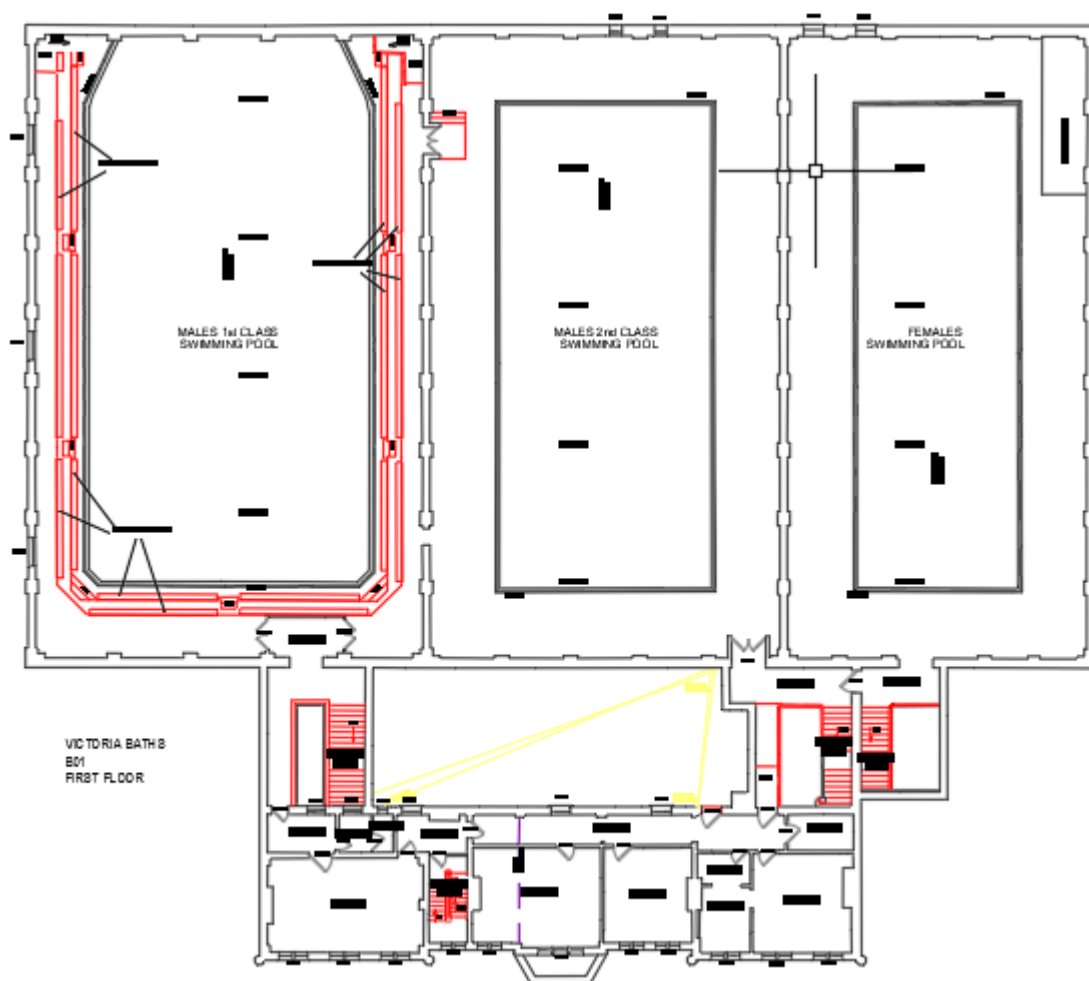
GROUND FLOOR AREAS



1st & 2nd FLOOR AREAS

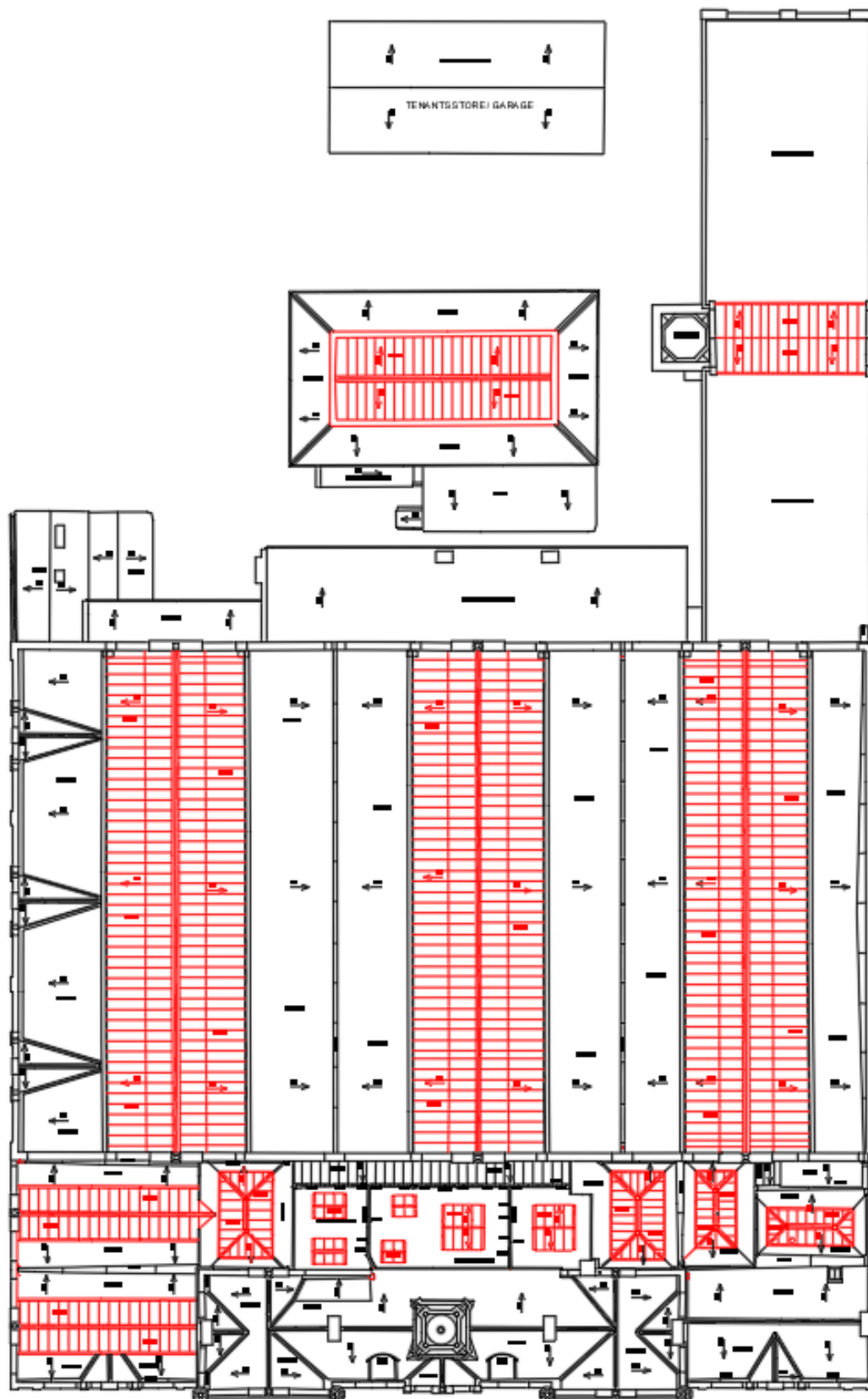


VICTORIA BATHS
B01
SECOND FLOOR



VICTORIA BATHS
B01
FIRST FLOOR

ROOF AREAS



VICTORIA BATHS
 B01
 ROOF LEVEL

Asbestos Information

The most recent asbestos report for Victoria Baths is a Type 3 Asbestos Survey Report dated 11-08-2006; therefore, due to the time that has elapsed an update Management survey should be commissioned in due course.

Before carrying out building or maintenance work ensure that you have carefully assessed whether Asbestos Containing Materials will be disturbed. If any refurbishment works is planned, then an Asbestos Refurbishment & Demolition survey will be required.

It is essential to understand which survey type has been used when considering asbestos survey reports in conjunction with building repair, modification or demolition work. Failure to understand the extent of survey may result in false conclusions being drawn which may result in asbestos contamination (in breach of the Control of Asbestos at Work Regulations; CDM Regulations etc); prosecution by the HSE; civil claims; contract delays and additional costs.

Publication HSG 264 sub-divides asbestos surveys into 2 principal types, termed: Management and Refurbishment & Demolition surveys respectively. These survey types may be summarised as follows (both have been shown to allow visualisation of the scope of the present management survey relative to the refurbishment & demolition survey specification and their suggested application/s).

Management Survey - Standard Sampling, Identification and Assessment

The underlying purpose and inspection methodology of the management survey is to locate the presence, extent and condition by way of sampling and inspection of suspect asbestos containing materials as they are encountered. Where possible, representative samples of materials suspected by the surveyor to contain asbestos are taken and analysed for the presence and type of asbestos fibre present. This survey is intended for integration into a plan for the management of asbestos containing materials under Regulation 4 of CAR (2012). The management surveys offer information allowing routine and simple maintenance works to be carried and this reflects the surveyor's level of intrusion at the time of the inspection. More extensive maintenance or repair work may require additional investigations to be undertaken; the findings of this survey should be checked with this in mind to confirm whether or not they are of adequate scope.

Refurbishment & Demolition Survey - Full Access, Sampling and Identification

The refurbishment and demolition surveys are fully intrusive (as far as is reasonably practicable) and are aimed at locating all asbestos containing materials within a survey area where refurbishment or complete demolition will take place.

Note: No costs have been included for asbestos surveys or asbestos removal at this premises as part of the budget costs. The designing, planning and costing of asbestos removal requires an appropriate technical specification and scope of works.