



## **AYLESHAM PARISH COUNCIL**

### **September 2024 Full Council Meeting – Additional Agenda Pack Report**

#### **Agenda Item 20.1 Aylesham House Building Repairs – Update to Council as of 9<sup>th</sup> September 2024**

Works to the side extension roof are now complete. The scaffolding will be removed from Aylesham House this week.

Works to the downstairs kitchen floor joists are complete.

The wooden cladding has been fully removed from the downstairs entrance hall, stairway, first floor landing and meeting room. Within the upstairs meeting room under where the cladding was, are the remains of two rooms (see photos with different colour wallpaper):





## AYLESHAM PARISH COUNCIL



On the landing upstairs, there are breeze blocks which appear to have blocked up a former doorway into the Parish Council Office, and another former doorway into the meeting room in a separate photo.





### **Work to Repair the Walls**

The advised course of action and the less expensive option is to batten the walls, plasterboard and then plaster. Quotes for this work will be presented in due course for these however Council are at first advised to consider the following:



## **AYLESHAM PARISH COUNCIL**

### **Asbestos Survey and Sampling**

Due to the wooden cladding being removed and the exposure to the walls we will be required to now test for asbestos fibres in order for any further work to be carried out. The law pertaining to asbestos advises the following:

*“Disruption of building materials can release harmful fibres into the air, increasing the risk of exposure.”*

We have as Council are aware previously carried out an asbestos survey on Aylesham House, within the last survey there were fibres found that require “monitoring”, these must be tested every 6-12 months and therefore will be included in the up-to-date survey. The cost for a new survey from All About Asbestos Ltd is:

£725 for the survey and £16.50 per sample (3-5 will be required), plus VAT.

### **Legionella Testing**

The recent repair to the main roof has confirmed that there is a water tank on the roof (circled in red in the photo below). This water tank is supplying the water, including drinking water to Aylesham House:



If you own or occupy a commercial premises, then you are obliged to ensure that premises is safe to be used by staff and customers. While fire and health and safety are front of mind, legionella control measures can be forgotten. Ensuring your premises is safe from the effects of legionella bacteria will leave you complying with the law and safe from passing on sickness and potentially incurring fines. Legionella can grow in water in all commercial properties if it is given the right environment to thrive.



## **AYLESHAM PARISH COUNCIL**

Exposure to legionella bacteria causes legionnaires' disease. Legionnaires' disease is a form of pneumonia that can have potentially lethal consequences. That is why legionella risk assessment and water testing is so vitally important to organisations and landlords.

Control of legionella bacteria is key in ensuring the safety of your premises, and both water testing and risk assessment can provide you evidence that you have done your duty.

### **Legionella Legislation**

There's a number of pieces of legislation that you must follow when it comes to legionella testing. These are:

- Health and Safety at Work Act 1974
- Control of Substances Hazardous to Health Regulations 2002 (COSHH)
- The Management of Health and Safety at Work Regulations (MHSWR)

Due to the legislation a quotation has been sourced for:

- A Risk Assessment
- Legionella and Pseudomonas sampling.

### **Conclusion**

Due to the asbestos, legionella and pseudomonas testing that is required, Aylesham House will have to remain closed; and not be able to be accessed by anyone until we have the results of the tests and any remedial works have been carried out (if any).

Quotes to repair the walls will be considered by Council once the asbestos and legionella results and remedial work quotes (if any) are received.

Aylesham Heritage Centre have been advised of this latest update and will be given further updates as soon as they become available.

### **Recommendation**

At this meeting, Council is asked to consider and Resolve to approve the quotations outlined within this report for:

- All About Asbestos Ltd – Survey and sampling
- Direct 365 Standard Risk Assessment with Sampling (Legionella and Pseudomonas)

**K. Robinson**

**Chief Executive Officer**