

DERBYSHIRE COUNTY COUNCIL

# Beechcroft HOP

Six Facet Survey

1st November 2018



FAITHFUL+GOULD



Document Status					
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## 1.0 INTRODUCTION

### 1.1 CONDITION SURVEY

The survey has been produced to identify repairs and maintenance works to be costed, prioritised and planned. Condition surveys provide a systematic, uniform and objective basis for gathering information on the state of premises and should identify work necessary to bring premises up to a serviceable state of repair and to rectify breaches of legislation and health and safety regulations.

The following criteria for the condition survey has been adopted for the Beechcroft HOP -

- An estimate should be made at the time of assessment of the cost of repairing or renewing a defective element. These costs should be for bringing the element up to good condition.
- Costs within the include survey data sheet include the material and labour cost only, as it is not known at this stage how individual repair items will be compiled in to projects (Raw cost data).
- A project budget cost exercise is included to take the Raw cost data and build it in to predicted project budgets, we have included for providing three project scenarios. We would anticipate typical project scenarios would include full refurbishment, bedroom refurbishment (with associate M&E items) and external fabric repairs.
- Costs should NOT include: -
  - For upgrading specifications to current standards, except where the existing specification is no longer available or would breach legislation.
  - Minor day-to-day maintenance (e.g. replacement of locks, broken glass, tap washers, easing doors etc.)
  - Minor routine works (e.g. inspection, testing, cleaning, servicing, adjusting, overhauling etc.)

### 1.2 SCOPE OF SURVEY

This condition survey states the maintenance need of the property and site at the time of the survey, together with the major maintenance works recommended over the following twenty-five years. It is suggested that full condition surveys are carried out every five years with updating inspections every three years.

Items detailed within the report have been included from the visual Condition Survey inspection.

The following items are not included: -

- Defects that are hidden, concealed, inaccessible, safe working / access is unavailable or specialist testing would be required to identify faults.
- Items that are in satisfactory condition and have no identified maintenance requirement.
- Items that fall outside the time scales covered by this report.

### 1.3 SUMMARY OF ESTIMATED COSTS

This summarises the findings of the condition survey and includes the recommended priorities for the works, together with responsibilities where appropriate.



## 2.0 CONDITIONS OF THE REPORT

This report is presented on the basis of the following conditions: -

### 2.1 IMPROVEMENTS

We have not allowed for any refurbishment, betterment or improvements to the existing as built standard, unless the item breaches current legislation.

### 2.2 STRUCTURE

The Condition Survey is not intended as a full structural survey. No load tests or assessment of the actual loadings have been made.

No investigations have been made to ascertain the type or condition of the foundations or that no high alumina cement concrete or calcium chloride additive was used in the construction, unless specifically noted.

An inspection of the roof covering, floor voids, drainage and service ducts, etc. has been carried out, where safe access was available.

We have not inspected parts of the structure which were covered or inaccessible and we are, therefore, unable to report that such parts are structurally sound, free from rot, beetle or other defects.

Every reasonable effort has been made to ensure that the information contained in this survey report is accurate and as comprehensive as was practicable at the time of preparation, given the unfamiliarity of the site. Due to the nature of this non-destructive Condition Survey, it is not reasonably practicable to categorically state whether there are any hidden/concealed defects, or indeed where no access is available there are any defects. We cannot therefore accept liability for loss, injury, damage or penalty caused by omissions or errors contained in this report. The report does not waive the responsibility of the building manager / Departmental Director or other persons pertaining to have responsibilities for these premises.

### 2.3 ASBESTOS

Where damaged asbestos products have been noticed, these have been noted in the survey. However, this is not an asbestos survey and is based on no more than obvious visual information. No testing of materials has taken place, nor has any construction been opened up for inspection. It is, therefore, possible that the building contains asbestos products not described in this report. Whilst experts generally advise that asbestos is not hazardous unless disturbed, it is recommended that an asbestos risk assessment be carried out before undertaking any building operations which will disturb existing materials.

### 2.4 FIRE PRECAUTIONS

The survey has not considered the resistance of the building to fire, the operation of extinguishers, and the adequacy of means of escape or of the fire precautionary or alarm systems. The survey has not inspected or considered fire compartmentation of the building(s) and the requirements of the Fire Prevention Officer, as these are items dealt with by others and fall outside the scope of our report.



## 2.5 SERVICES

THIS INSPECTION DOES NOT REPLACE THE NEED TO CARRY OUT ALL STATUTORY TESTS REQUIRED TO MEET BUILDING AND USAGE COMPLIANCE.

### Electrical

The electrical services to the building(s) identified within this report have been visually inspected only, i.e. no covers have been removed, nor has any circuit testing been carried out. This visual inspection does not replace the need for a full electrical periodic test and inspection, which should be carried out to comply with, and to the relevant time frequency identified within table 2.1.5 (732-01-01), of BS7671.

Fire alarms, emergency lighting, lifts etc. to the building(s) identified within this report again have been visually inspected only. This visual inspection does not replace the need for a full test and inspection, which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

Defects identified within all reports should be rectified within the timescales identified within each report.

### Mechanical

All mechanical works identified within this survey shall be carried out in strict accordance with current Legislation and Approved Codes of Practice and Guidance that are relevant to the works being carried out.

Works shall be carried out in strict accordance with the Health and Safety at Work Act 1974.

Before any work is carried out it is imperative that the On-Site Asbestos Log Book is consulted and compiled upon completion of works.

## 2.6 ACOUSTICS

No investigation of the building's acoustic properties has taken place.

## 2.7 EQUIPMENT

Loose equipment within the buildings or external fixed play equipment has not been included in the survey.



## 3.0 INSPECTOR'S ADVISORY NOTES / INFORMATION

### 3.1 **BUILDING**

#### External Decoration

Within the five-year timescale of the survey, all painted / stained / treated surfaces should be prepared and redecorated after any necessary repairs, whilst all self-finished surfaces should be cleaned down.

#### Internal Decoration

All areas require redecoration within the five-year timescale of the survey.

"Health" areas such as toilets, kitchens, changing rooms, domestic science rooms, medical rooms, showers etc., should ideally be redecorated on a three-year maximum cycle for obvious hygiene reasons.

The surface finishes of ceilings, walls, fittings and fixtures in escape corridors, staircase enclosures, circulation areas and common areas should be redecorated with 'class zero products', to reduce the surface spread of flame in the event of a fire. Surfaces must be Class 'O' to comply with Approved Document 'B' of the Building Regulations.

#### Rainwater Goods

All rainwater goods / gutters / outlets / hopper heads / discharge shoes etc., should be cleaned out on a minimum yearly basis. This will ensure rapid and efficient collection and dispersal of rainwater from the building envelope, to minimise damage by rainwater ingress.

#### Flat Roof Areas

All 'flat' and very low pitch roof areas should also be cleaned off on a minimum yearly basis, to prevent damage to the roof covering and blockage of roof outlets. All debris and rubbish should be comprehensively collected and removed, which may include old building materials, balls, bottles, drinks tins, plastic bags, leaf and branch litter, glass, nails/screws, dead birds, paper etc.

#### Fire Signage/Warning Signage

Where the Building Inspectors believe the 'Fire Signage' is inadequate, and/or emergency exit routes are ambiguous and unclear, costings for additional signage will be included in the report. Emergency exit routes and doors should be CLEARLY MARKED.

Where other assorted warning signage is considered necessary, the Building Inspectors will also include for that. All signage is to comply with the Health and Safety (Safety Signs and Signals) Regulations 1996.

#### Emergency Egress

Where internal doors would benefit from the installation of a minimum ½ hour fire resisting vision panel, and/or thumb-turn to the internal face of the door to over-ride the key operated mortice lock, the Building Inspectors will include for the same. These measures are to allow rapid detection of a fire or other emergency and to aid rescue by the emergency services and/or rapid evacuation of the building in the event of an emergency.



In addition, various pad-bolts, barrel bolts, hasp and staples, supplementary locking devices/locks fitted to doors will be identified for removal to prevent the risk of persons being accidentally locked or trapped within these rooms.

Where inappropriate ironmongery/door furniture is fitted to external final exit doors, it will be identified for removal and replacement with suitable emergency exit quick release panic ironmongery.

#### Work at Height Regulations 2005

To comply with this legislation the Building Inspectors will include for the following, where applicable: -

- a) Provide a roof void access walkway, complete with handrails to both sides, to the whole of the roof area, including electric lighting and new hinged loft trap with retractable loft ladder where appropriate.
- b) Fixed permanent access ladders complete with safety hoops and alighting platform, complete with safety balustrade etc., to gain access to remote/high level fixed plant, tank rooms, plant rooms and the like.
- c) Permanent edge protection/safety balustrade to the edge of all flat or low pitch roofs, or safe method for working. Where appropriate, fixed lifelines/fall arrest system will be considered for pitched roof situations.

### 3.2 ELECTRICAL (Related to electrical survey only)

The electrical installation should be maintained in accordance with, and any alterations or additions should comply with, the current edition of the IEE WIRING REGULATIONS (BS 7671) and the ELECTRICITY AT WORK REGULATIONS 1989.

A full test and inspection of the electrical installation, to the prescribed format of the IEE Regulations, should be carried out in all buildings to the recommended frequency as detailed within BS7671. It is also recommended that all portable appliances (including extension cables/sockets) are tested at regular intervals.

All electrical switchgear and distribution boards etc., fire alarm break glasses and emergency stop buttons in workshops should have a clear access at all times. Switch rooms and switchgear cupboards should not be used for storage.

Fire alarm systems should be maintained and tested at regular intervals in accordance with, and any alterations or additions should comply with, the current edition of BS 5839 Part 1.

Emergency lighting systems should be maintained and tested at regular intervals in accordance with, and any alterations or additions should comply with, the current edition of BS 5266 Part 1.

### 3.3 MECHANICAL (Related to mechanical survey only)

All gas appliances and installation works shall be carried out in strict accordance with the Approved Code of Practice Document, Gas Safety (Installation and Use) Regulations 1998.

All works relating to the hot and cold water system shall be carried out in strict accordance with the 2nd Edition of the Water Regulations Guide, and also in full compliance with the Approved Code of Practice Document L8 "The Control of Legionella within Hot and Cold Water Systems".

A further requirement of this document is that all water systems shall have a Water Services Risk Assessment carried out upon them to assess the risk of the system harbouring the Legionella bacteria. The findings of the assessment should be fully implemented.





All mechanical works identified within this report should be carried out in strict accordance with current and relevant Approved Codes of Practice, and also in compliance with current Legislation.

3.4

#### KEY TO SURVEY TYPE

B - Building

E - Electrical Services

M - Mechanical Services

#### Key to Condition Grading/Priority Grading

##### Condition Grading

This is the overall condition of each element of the building.

- **Grade A** Good. Performing as intended and operating efficiently.
- **Grade B** Satisfactory. Performing as intended but exhibiting minor deterioration.
- **Grade C** Poor. Exhibiting major defects and/or not operating as intended.
- **Grade D** Failed. Life expired and/or serious risk of imminent failure.

#### Examples of Application of Condition Classification

##### Example 1 - Flat Roof

###### Condition Grade

Watertight, no visible defects	<b>A</b>
Reasonably sound, only routine maintenance required.	<b>B</b>
Significant deterioration, subject to leaking.	<b>C</b>
Extensive problems, severe water penetration, cannot be maintained effectively	<b>D</b>

##### Example 2 - Heating Boiler

###### Condition Grade

Good working order.	<b>A</b>
Operating efficiently, some minor repairs anticipated.	<b>B</b>
Subject to breakdown.	<b>C</b>
Permanent failure probable.	<b>D</b>



### 3.5 PRIORITY GRADING

Once the condition of premises has been assessed, priorities are allocated according to the seriousness of the condition revealed and the urgency associated with any breaches of legislation. This has particular regard to the possible consequences of deferment.

The following priority grades are in the context of a five-year accounting period:

- **Priority 1** Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.
- **Priority 2** Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.
- **Priority 3** Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.
- **Priority 4** Long term work required within five to ten-year planning period that will prevent deterioration of the fabric or services.
- **Priority 5** Long term life cycle or cyclical replacement within a ten to fifteen-year replacement
- **Priority 6** Long term life cycle or cyclical replacement within a fifteen to twenty-five-year replacement

### 3.6 REPAIR TYPE CATEGORISATION

In addition to the condition and priority rating repair items are to be identified with repair type categorisation where condition alone is not the only recommendation for repair.

- **E** Environmental
- **F** Fire Precaution
- **G** Consequential risk
- **H** Health and Safety
- **I** Further Investigation
- **L** Loss of Service
- **Q** Energy
- **R** Recommendation
- **S** Security



### 3.6

#### ADDITIONAL GRADING

The following grading has been applied by Derbyshire County Council to enable further prioritisation in relation to:

##### Operational Effect Grading

User Effect Priority 1	If the element fails, it will have a significant effect on the users of the building.
User Effect Priority 2	If the element fails, it will have an effect on the users of the building.
User Effect Priority 3	If the element fails, it will have little or no effect on the users of the building.

##### Technical Effect Grading

User Effect Priority 1	If the element fails, it will have a significant effect on the users of the building.
User Effect Priority 2	If the element fails, it will have an effect on the users of the building.
User Effect Priority 3	If the element fails, it will have little or no effect on the users of the building.

##### H&S Effect Grading

User Effect Priority 1	If the element fails, it will have a significant effect on the users of the building.
User Effect Priority 2	If the element fails, it will have an effect on the users of the building.
User Effect Priority 3	If the element fails, it will have little or no effect on the users of the building.



## 4.0 WRITTEN CONDITION REPORT

### 4.1 Site

Beechcroft HOP is a 40+ bedroom care home situated in West Hallam, a village located approximately 10 miles to the North East of Derby. The site is located in a residential area, with associated shops, recreational areas etc nearby.

The building is of single storey construction accommodating bedrooms, bathrooms, WC's, dining, staff and circulation areas.

The building is a hub and spoke design with four accommodation blocks positioned around a central hub housing core services such as the kitchen. The accommodation blocks replicate a common design and are identical in construction.

The site is provided with parking to the front of the building adjacent the main entrance, which incorporates an accessible car parking bay and there is also a service road providing access for deliveries

The building is surrounded, by well-maintained, grassed areas which are then secured by high-level hedgeways on all sides.

### 4.2 Main Block

#### Fabric

The building is a traditionally-built structure circa 1974, with cavity walls, and a combination of flat and pitched roofs.

#### Condition

##### **Roofs**

The building is provided with mono and dual pitched, timber-rafter roofs with assumed timber deck flat roofs with natural light provided by vertical glazing and skylights.

The flat roofs are generally in a reasonable condition on the majority of the site, however there has been evidence of water ingress above the Willow wing. This coupled with the visual condition of the roof and the approximate age, leads to a recommendation to recover this section of flat roof along with the other flat roof sections.

The existing rooflights are modern, polycarbonate and in a satisfactory condition

Pitched roofs are covered with a concrete interlocking tile which are likely original to the building. The tiles themselves are in an acceptable condition, however the mortar has failed to the ridge and will require repointing to bring up to an acceptable condition.

##### **Rainwater Goods**

The building is provided with uPVC rainwater goods that are all in a reasonable condition and without notable defects.



### **External Walls**

External walls comprise cavity masonry with block inner leaf and stretcher bond external leaf with soldier course masonry window cills. There were no noticeable defects related to the brickwork.

### **Windows and Doors**

Window throughout the building have been replaced with modern aluminium or uPVC replacement found to be in good condition.

Doors are a mixture of glazed uPVC and timber found to be in functional condition.

### **Interior**

#### **Ceilings**

The buildings are generally populated with flat plasterboard and skim ceilings, which are found to be in good condition and without defects.

#### **Floors and stairs**

The ground and first-storey floor structure were found to be solid concrete slab with a combination of vinyl and carpet floor finishes. There were no obvious defects to the structure itself and whilst the floor coverings are in an acceptable condition, due to their nature of use and their location, it is recommended that they are upgraded in the next 3-5 years.

#### **Internal Walls and Partitions**

Internal walls were found to be solid masonry partitions with plaster finish, generally in fair condition with some areas of minor impact damage and cracked plaster.

#### **Internal Doors**

Internal doors are a mixture of solid timber doors and FD30's which appear to be in adequate condition, but it is unclear whether they meet the current fire performance requirements.

#### **Decorations**

The building is provided with emulsion painted ceilings, wallpaper walls and gloss internal joinery, decorations are reasonable but are tired, dated and would benefit from being included in a cyclical decoration programme. Consideration should be given to accommodating colour contrast to key elements in the various rooms, which would consider the needs of the residents

#### **Sanitaryware**

The sanitaryware to the bathrooms and toilets are all in an acceptable condition and fully functioning, however will require upgrading in the near future as they are dated and likely to be the original fittings. There are examples of bathroom refurbishments, which include new sanitaryware.

#### **Fixture and fittings**

The bedrooms are populated with standard timber storage cupboards, mirrors and shelves. Whilst the items are likely to be original and therefore could be considered dated, their condition is considered acceptable.

The staff areas are populated with further storage facilities, desks etc and their condition is also considered dated but acceptable.



4.3

#### **External Areas**

The site is populated with hard-standing that enable service-users to traverse the external areas of the site through landscaped areas. Both the landscaped areas and the hard-standing pathways / car parks / access roads are in an acceptable condition with no raised or sunken sections resulting in potential trip-hazards. Consideration has also been given to allow for the passing of wheelchairs and mobility aids.

4.4

#### **Summary of fabrics**

The condition of the building fabric and site are considered dated but acceptable, with areas of concern being limited to dated items as opposed to defective ones. The only exception to this being the various flat roofs which have experienced failure in the last 2-5 years and should be recovered in their entirety.



## 5.0 SUMMARY OF TOTAL COSTS



## 6.0 APPENDICES

- |            |   |   |
|------------|---|---|
| Appendix A | - | Facet Survey                              |
| Appendix B | - | Building Floor Plans and Room Data Sheets |
| Appendix C | - | Building Photographs                      |
| Appendix D | - | M&E Report                                |
| Appendix E | - | Structural Survey                         |
| Appendix F | - | Cost Data & Cost Summary Sheets           |



# Appendix A

## Facet Survey



## 6 Facet Summary

<b>Survey Date:</b>	1st November 2018
<b>Property:</b>	Beechcroft HOP
<b>Building:</b>	1
<b>Block:</b>	1
<b>Client Organisation:</b>	Derbyshire County Council
<b>Overall Volume m3:</b>	-
<b>Overall area m2:</b>	1225m2
<b>Number of floors:</b>	1

		Rating
Facet 1	Physical Condition	<b>B</b>
Facet 2	Functional Suitability	<b>C</b>
Facet 3	Space Utilisation	<b>F</b>
Facet 4	Quality	<b>B</b>
Facet 5	Fire, Health and Safety	<b>A</b>
Facet 6	Environmental Management	<b>E</b>

### Summary Overview

<b>Physical Condition:</b>	<p>Generally, the physical condition of the building is acceptable and without any serious defects that could limit the use and suitability of the building. Internally, whilst the rooms and habitable areas are acceptable, they look aged and tired in regards to their decoration and should be subjected to a cyclical maintenance plan. All other rooms are acceptable for their room use.</p> <p>Externally, the building is not exhibiting any major defects and is performing well, however historic water ingress is evident above Willow Wing and upon inspection it is clear this roof and all other flat roofs are reaching the end of their shelf life and should be recovered.</p>
<b>Functional Suitability:</b>	<p>In regards to functionality - the site generally seems to function well, however there is only one Doc M compliant WC for the whole site which is not considered adequate, even though there are non-compliant WC's per block. Also there is only 1nr assisted bathroom / shower facility per wing which is not considered adequate for 12 residents.</p>
<b>Space Utilisation:</b>	<p>Upon inspection, it is clear that each room has a specific purpose and is utilised accordingly, with no unoccupied areas.</p>
<b>Quality:</b>	<p>The site is satisfactory in this regard, with good signage, facilities and communal areas etc. The decoration etc does look dated but the building has a homey feel, which is non-clinical and fit for purpose.</p>
<b>Statutory Compliance:</b>	<p>In regards to fire-related issues, whilst the site has automatic fire detection and efforts clearly are made to ensure the fire log book is maintained with evidence of tests, evacuations etc, certain improvements could be made. The 'running man' signage is poor and there are numerous instances where the direction of escape was unclear. Also, there is no external 'fire escape keep clear' signage. It is recommended that a full fire risk assessment is instigated.</p> <p>In terms of Health and Safety, no major issues were uncovered.</p> <p>Also from an equality perspective, the site was satisfactory internally with correct signage etc and externally with accessible car parking spaces etc</p>
<b>Environmental Management:</b>	<p>The Display Energy Certificate indicated a rating of 104, which is higher than 100, which is considered typical. The mechanical and electrical survey highlights issues related to this.</p>
<b>Statutory Compliance Costs:</b>	<p><b>£25,050.00</b> <i>(Contraventions of statutory compliance: immediate action recommended)</i></p>

**Note: The 'Statutory Compliance Costs are separate and in addition to the 'Condition B' costs. All costs provided exclude any associated fees, preliminary costs, planning application fees and any required associated investigative works (Other than those already indicated else where within the report).**

### Items of immediate concern

ITEM	DESCRIPTION
Items ID as 'Urgent'	Replacement distribution boards, works to mechanical heating and ventilation systems and kitchen units required.

# Functional Suitability Survey

Survey Date:	1st November 2018	Organisation/Name:	Derbyshire County Council
Property:	Beechcroft HOP	Overall Volume:	-
Building:	1	Overall area	1225m2
Block:	1	Number of floors	1

## CLASSIFICATION CATEGORY:

- A Very satisfactory, no change needed
- B Satisfactory, minor change needed
- C Not satisfactory, major change needed
- D Unacceptable in present condition
- X Supplementary rating to "C" or "D", to indicate that nothing but a total rebuild or relocation will suffice, i.e. improvements are either impractical or too expensive.

## 1 DETAILED ASSESSMENT

1.1	INTERNAL SPACE RELATIONSHIPS (STANDARD 20 & 23)	RANK	COMMENTS (if C or D)
a	20.1 4.1m2 communal space per service user	B	In excess of 4.1m2 per resident
b	20.2 communal space provides variety activities and dining space for all users and smoke free sitting room	B	Communal space is available for each wing and then in a central location. No comment can be made regarding the activities that are undertaken in these areas and there is no smoking onsite except in a specific, designated smoking room.
c	20.3 Outdoor space is provided and accessible for all, with seating and design to meet all needs	B	Outdoor space is available
d	Outdoor space accessible/designed to meet user requirements	B	User requirements are met
e	Where intermediate care is provided, dedicated space is available for this services group	B	Acceptable
f	Lighting in communal areas is domestic in character, sufficiently bright and suitability positioned for activities	C	Lighting is operational & working but manually switched. Review lighting and controls throughout
g	23.1 - Single bedrooms provide 12m2 post 2002 and 10m2 existing useable floor area pre 200s	C	Bedrooms 8.7m2, which is undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
h	Single rooms accommodating wheelchairs provide at least 12m2	D	The majority of rooms are beneath 10m2 existing useable floor area, which is undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
i	Bedroom dimensions allows access to either side bed	C	The room layouts are currently designed to have the beds against the wall with only one side accessible, however the beds have wheels to enable it to be moved to allow two sided access.
j	Shared bedrooms provide at least 16m2	NA	
h	80% room single	A	All rooms are single rooms
1.2	SUPPORT FACILITIES (standard 21)	RANK	COMMENTS (if C or D)
a	Accessible toilets for users, clearly marked and close to communal areas	C	There are toilets that are available for each block but only one Doc M pack onsite that meets regulatory compliance
b	Ratio 1 assisted bath/shower to 8 users	C	There are ratio 1 assisted bath/shower facilities onsite but not 1nr per 8 users. There is 1nr per wing and there are 12+ bedrooms to each wing
c	Each users has a toilet close to private accommodation	B	Each wing has 2nr toilets that are within reasonable distance
d	En-suite to all post 2002 homes	NA	
e	Ensuite facilities should be accessible for wheelchair users if the room is designated a wheelchair room	NA	
f	Sluices must be separate from WC/bathing facility.	B	Acceptable
1.3	LOCATION and LAYOUT (STANDARD 19)	RANK	COMMENTS (if C or D)
a	19.1 Is the layout of the home suitable	B	Acceptable
b	Routine maintenance up to date and records kept.	B	Acceptable
c	Grounds clean and tidy	B	Acceptable
d	19.4 Physical environment compliance	B	Acceptable
e	Complies with fire and environmental legislation	C	Minor issues related to fire regulations etc
f	Use of CCTV restricted to entrance	N/A	Not fitted with CCTV

## 2 ASSESSMENT OF OVERALL EFFECTIVENESS

B/C

## 3 ADDITIONAL COMMENTS

No additional comments.

# Space Utilisation Survey

Survey Date:	<b>1st November 2018</b>	Organisation/Name	<b>Derbyshire County Council</b>
Property:	<b>Beechcroft HOP</b>	Overall Volume:	-
Building:	<b>1</b>	Overall area	<b>1225m2</b>
Block:	<b>1</b>	Number of floors	<b>1</b>

E      EMPTY - empty or grossly-under used at all times (excluding temp closure)

Y      UNDER-USED - generally underused; utilisation could be significantly increased

F      FULLY USED - a satisfactory level of utilisation

O      OVERCROWDED - overcrowded, over loaded and facilities generally over stretched.

**1      CURRENT USE**

How intensively is the space being used at time of survey?  
List below any rooms or areas within the dept. / facility not used to optimum capacity  
How efficient is the existing space?

The building is fully utilised without any further space available for other uses.

In regards to alterations, the existing 4nr single, non-compliant WCs (per wing) could be converted into 2nr accessible toilets, This would still mean that there are toilets available near all to all communal and accommodation areas, which would provide a much more practical solution to residents of this nature.

**2      USE OVER TIME**

How does usage vary over time (that is, over a working day or week)

	AM	PM
Monday	-	-
Tuesday	-	-
Wednesday	-	-
Thursday	-	-
Friday	-	-
Saturday	-	-
Sunday	-	-

**All**

**Weekday**

**Weekend**

**Other comment**  
Site is occupied 24/7 by the residents

**3      OVERALL ASSESSMENT**

Identify the general category into which the dept. / facility falls into category:

**F**

# Quality Survey

Survey Date:	1st November 2018	Organisation/Name	Derbyshire County Council
Property:	Beechcroft HOP	Overall Volume:	-
Building:	1	Overall area	1225m2
Block:	1	Number of floors	1

## CLASSIFICATION INDEX

A	As new (last 2 years) and can be expected to perform adequately over its design life
B	Sound, operationally safe and exhibits only minor deteriorations
B/C	Currently in B but may fall to C within 5 years
C	Operational but major repair or replacement may be needed soon
D	Runs a serious risk of imminent breakdown
X	Applied to "C" or "D" ratings (i.e.. Cx or Dx) indicating that nothing other than a total rebuild or relocation will suffice (improvements are either impractical or too expensive)

Amenity (standard 24 and 26)		
	RANKING	General comments
First impressions of entrance/reception areas are welcoming?	B	Welcoming and homely
Attractive Reception and resident areas?	B	No further comment
Privacy and dignity issue have been addressed?	B	No further comment
Overall comfort and entertainment for residents?	B	Communal space appeared comfortable and homely
Toilet facilities are well Provided?	B	Toilets are available on every wing
Appropriate Storage Provision has been made?	B	No further comment
Disabled users are catered for?	B	No further comment
Appropriate facilities are provided for visitors?	B	No further comment
Seating and lounge areas are sufficient?	B	No further comment
Appropriate safety and security measures are in place?	B	No further comment
Suitable signage is visible, legible and consistent?	B	No further comment
Adequate dining facilities?	B	No further comment
Adequate refreshment facilities?	B	No further comment

Comfort engineering (standard 25)		
Artificial lighting enhances overall design?	C	Lighting is operational & working but manually switched. Review lighting and controls throughout
Is the heating/cooling system sufficient and useable?	C	Nearing the end of its useable life
Is the ventilation system sufficient and useable?	D	Ventilation required to numerous rooms and some fans non operational.
Acoustic privacy is achieved?	A	The buildings walls are masonry therefore deemed to provide suitable acoustics.
Noise levels are acceptable?	B	The building was fully occupied and noise levels appeared at an acceptable level.
Persistent odours are absent?	B	No odours noticeable onsite

Design		
Colour is creatively and therapeutically used for definition and variety?	C	The colours of all rooms vary and wallpaper is used through and this provides variety
Landscaping is attractive?	B	At the time of survey the landscaping was not in full bloom, but any vegetation was neat and well-maintained
Planting is optimised for all seasons?	B	See above
Natural daylight is used to optimum effect?	B	No further comment
Appropriate finishes are used for floors, ceilings and walls?	B	Some wallpaper looked dated but in good condition, ensure redecorations take colour contrast into consideration.
Furniture co-ordinates well with overall design?	B	No further comment
Art and craft work is integrated into overall design?	N/A	Not noted at time of survey
Interior is reassuring and non-clinical where appropriate	B	No further comment
Where possible, patients and staff have pleasing views from both inside and outside of the building?	B	No further comment

OVERALL RANKING	B
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# Fire Health and Safety

Fire, Health & Safety and Equality Act 2010					
1. FIRE			FIRE Ranking		A
Fire Risk Assessment		Date:	01.11.18		
		Comment:			
Item	Rating	Estimated Backlog Cost (£)	Comment		
COMPARTMENTATION	A	£0	No obvious issues.		
FIRE DOORS	A	£0	All rooms have FD30's and they are also located at logical positions around the building. They appear to be in adequate condition.		
ALARM / DETECTION SYSTEMS	A	£0	An automatic fire detection system is in place		
TEXTILES AND FURNITURE	B	£0	Wallpaper is located in many areas around the site, but mostly in rooms		
STORAGE FLAMMABLE SUBSTANCES	A	£0	Stored correctly		
COMPLIANCE WITH FIRECODE (Survey in place)	A	£0	A Fire Risk Assessment is in place		
MANAGEMENT PROCEDURES	A	£0	The fire log book was available and evidence showed the correct testing, training and procedures are in place.		
2. HEALTH & SAFETY			HEALTH & SAFETY Ranking		B/C
Health and Safety Risk Assessment		Date:	01.11.18		
		Comment:			
Item	Rating	Estimated Backlog Cost (£)	Comment		
ELECTRICAL SERVICES; SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	C	£500	Distribution required to kitchen store		
ASBESTOS	A	£0	Evidence in place		
CONTROL OF LEGIONELLA	A	£0	Evidence in place		
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	D	£24,550	Works required to heating and ventilation systems		
FOOD HYGIENE (Certificate)	A	£0	Evidence in place		
COSHH REGS (Information / storage)	A	£0	Evidence in place		
PRESSURISED SYSTEMS (Written scheme in place + monitored)	N/A	£0	N/A		
M+O OF EQUIPMENT IN CONFINED SPACES (Access/ Ventilation/ Signage)	N/A	£0	N/A		
SURFACE TEMPERATURE OF HEAT EMITTING DEVICES (Exposed pipework in reach (Boiling/ Guards)	N/A	£0	N/A		
3. EQUALITY ACT 2010			DDA Ranking		A
Access Audit		Date:	01.11.18		
		Comment:			
	Rating	Estimated Backlog Cost (£)	Comment		
Car Park	A	£0	Accessible car parking spaces are evident onsite		
Main Entrance	A	£0	Flush threshold onsite		
External Stairs	N/A	£0	N/A		
Means of Escape	A	£0	Corridors are an acceptable width		
Reception Area and Lobbies	A	£0	Spacious and welcoming		
Corridors and Circulation Areas	A	£0	Adequate		
Internal Doors	A	£0	Adequate		

Rating	
A	Building complies with all relevant standards and guidance; equal to a new building
B	Action will be required within the current period to comply with relevant guidance and statutory requirements
C	Known contravention of one or more standards - which falls short of "B"
D	Dangerously below "B", e.g.: " that have been subject to adverse external inspections
E	Supplementary to "C" or "D", indicating that nothing but a total rebuild or relocation will suffice (too impractical or expensive to remedy)

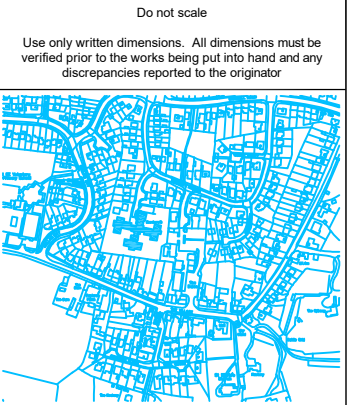
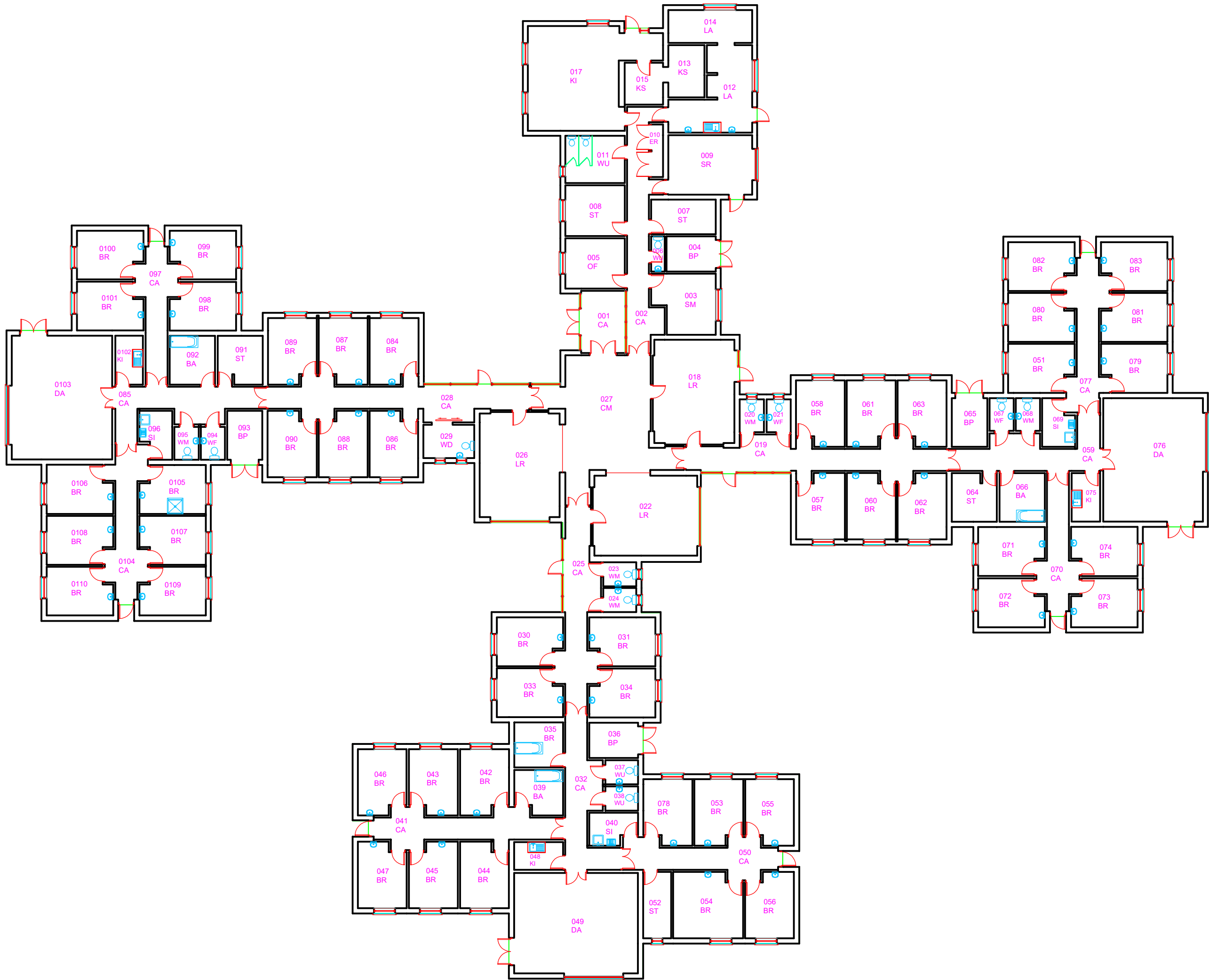
SUMMARY - FIRE, HEALTH & SAFETY AND EQUALITY ACT 2010						
	Total	A	B	C	D	E
Fire	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Health and Safety	£25,050.00	£0.00	£0.00	£1,000.00	£24,050.00	£0.00
DDA	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
<b>TOTAL</b>	<b>£25,050.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£1,000.00</b>	<b>£24,050.00</b>	<b>£0.00</b>

OVERALL STATUTORY RANKING	<b>B</b>
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# Appendix B

## Building Floor Plans and Room Data Sheet





LOCATION / KEY PLAN  
N.T.S.

General Notes

Rev.	Details of Revision	Date	Initial
------	---------------------	------	---------

**Derbyshire County Council**  
Corporate Resources

**Head of Corporate Property**  
Jeremy Goacher  
Chatsworth Hall, Chesterfield Road,  
Matlock, Derbyshire DE4 3FW  
Tel. (01629) 580000 Fax. (01629) 585114

Project  
**BEECHCROFT  
H.O.P**

UPRN Number

Drawing Number  
**1605/01/01-GF/B/D001**

Title  
**SITE 01  
BLOCK 01  
GROUND FLOOR**

Scale <b>1:100</b>	Drawn <b>NSB</b>	Checked
Original Size <b>A1</b>	Date <b>1.8.08</b>	Date

Status  
**A**





# Appendix C

## Building Photographs





**SNC • LAVALIN**



Member of the SNC-Lavalin Group

# Beechcroft HOP

Photo Schedule



1.



2.



3.



4.





5.



6.



7.



8.





9.



10.



11.



12.





13.



14.



15.



15.







16.



# Appendix D

M&E Report








TROUP  
BYWATERS  
+ ANDERS

*Bringing buildings to life*  
Beechcroft HOP  
Engineering Services Condition Survey  
YA3985-ME-CHS-RPT-002

November 2018



JOB

Beechcroft HOP, West Hallam, Derbyshire. DE7 6LB.

JOB NO

YA3985

REPORT

Engineering Services Condition Survey

DOCUMENT NUMBER (if applicable)

YA3985-ME-CHS-RPT-002

STATUS:

For Comment

DATE:

1<sup>st</sup> November 2018

This report has been authorised by:

.....  
**Gareth Davies**

Associate

This report is confidential and personal to the party for whom it was prepared.

Revision	DCC No.	Comments	Date	Author	Checked
00	-	Information	01/11/2018	MD/IP	

No liability is accepted for any third-party use of this report.

This report is hereby signed off as the brief by: -

Company	<Enter company>
Name	
Role	
Date	
Signature	
Company	<Enter company>
Name	
Role	
Date	
Signature	
Company	<Enter company>
Name	
Role	
Date	
Signature	

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**6.0 Energy Efficiency ..... 51**

Appendix 1 – Excel Spreadsheet Condition Report

Appendix 2 – Care Home Services Check List

# 1.0 Executive Summary

This report has been commissioned and produced to identify the current condition of the existing mechanical and electrical services within Beechcroft HOP Care Home, West Hallam, Derbyshire. DE7 6LB.

## 1.1 Mechanical Services

The mechanical services were in varying states of order/condition, with the Boilers and some pumps having been replaced in the past couple of years and these are in good condition. The existing HWS Calorifiers although older appeared to be in a fairly good condition and operational at the time of the inspection.

The heating system generally comprised of a two pipe heating system for each of the 4 No boiler systems in the building which appeared to be from the original installation. The LST radiators appeared to be in good condition with some being the original radiators installed and others seem to have been replaced more recently with updated models. They appeared to be operational and all radiators have been provided with thermostatic valves (although their operation was not checked).

The building would also benefit from the heating system pipework being replaced with new as the internal condition of the pipework is not known and no dosing appears to have taken place. All of the pipework should be correctly insulated throughout their length. The heating systems should be installed with a dosing pot or a form of dosing system.

Also all of the pipework within the boiler houses should be correctly insulated as some pipework is either not insulated or damaged and the valves should be provided with thermal jackets to reduce heat gain in the space.

The discharges from the boiler safety valves discharged onto the boilerhouse floor generally they should discharge into a safe place.

Only one of the heating systems has a magnetic filter installed, these should be installed on all systems.

The redundant flues in each boilerhouse should be stripped out and the roof adequately sealed. Also the holes where the boiler flues pass through should be made watertight.

The general controls and heating controls appeared to be adequate and incorporated compensation control.

Ventilation throughout the building is generally via natural ventilation via openable windows. Toilets and other ancillary rooms being provided with local extract systems consisting of wall or roof mounted fans operating by light switch or PIR. Some of the fans appeared to be not operational.

The internal sluice room and kitchens have no form of mechanical ventilation and relies solely on natural ventilation from openable window or vent grilles in the rooflights. The rooms are hot and full of odours, these should be installed with extract fans.

The main kitchen ventilation consists of various wall and window mounted fans only with make-up air from openable windows and doors. This is not a compliant ventilation system and ideally this

should consist of a ventilation hood above the cooking equipment complete with an adequate supply and extract system. This should be interlinked with the cooking gas supplies which it currently isn't and relies on staff to switch on fans and open window prior to turning on the gas appliances.

## 1.2 Electrical Services

The electrical installation had its latest test and inspection in September 2018. All defects to wiring which may have been highlighted in the subsequent report should be corrected.

The incoming utility supply and switchgear are relatively modern and can be retained with the exception of the existing kitchen distribution board Ref EE which should be replaced.

All lighting was operating but generally this was operating with fluorescent luminaires, and in a couple of rooms LED luminaires had been installed. Consideration should be given to installing dimmable LED lamps where possible in the bedrooms together with emergency lighting.

The fire alarm appears to have been recently installed and is a modern addressable system although the installation of additional VAD's is recommended.

Emergency lighting is provided by central battery units which may be coming to the end of their useful working life and consideration should be given to introducing new LED self-contained emergency lighting installed throughout the building.

Over time consideration should be given to replace the bedroom corridor, toilet and bathroom lighting with new LED luminaires together with automatic lighting controls to the various areas on a block by block basis.

Existing call systems are fit for purpose.

It should be noted that there is no CCTV, intruder alarm or hearing loops installed in the building.

# 2.0 Introduction

Troup Bywaters + Anders were instructed by Faithful & Gould to carry out a condition survey of the mechanical and electrical services at Beechcroft HOP Care Home, West Hallam, Derbyshire. DE7 6LB. The survey took place on 1<sup>st</sup> November 2018.

The building is generally a single storey building with which was originally constructed in 1974. There were no record drawings, or operating and maintenance manuals available although there was limited information relating to testing of fire alarms and emergency lighting. Access was available to the majority of the areas; this report is based upon a non-intrusive visual inspection only.

## 3.0 Summary of Existing Services

### 3.1 Existing Building Details

The building has been constructed with 4 no self-contained wings each containing their own boiler plant and hot water generation system located within separate boiler houses. Three of the wings are dedicated bedroom wings with the fourth being a staff wing which contains offices, the main kitchen and laundry room. All the wings are connected to a central amenity area. Each bedroom wing has a resident's day area together with kitchenette, linen stores, sluice rooms, bathrooms, shower rooms and WC's.

The central amenity area consists of the main entrance area and dining/common room.

### 3.2 Existing Incoming Services

#### Mechanical Services

The incoming gas, has been routed up Nursery Drive to the main building and into the meter which is located within an external ventilated cubical opposite the kitchen and located diagonally from Bedroom 099. The meter cubical was locked and we were not able to review the metering equipment within the cubical.

The gas pipework is distributed beneath the ground around the perimeter of the building rising externally outside of three of the boiler house and the kitchen to enter the rooms. The gas rises from the ground on one side of the building and rises to run over the roof and drops down to the boiler house serving the Sycamore wing. The external pipework would appear to be in good condition and is painted yellow ochre to identify the pipework as gas.

The gas distribution system serving the four boiler houses within the building is a manual system and appears not to be linked to the fire alarm system to shut off the gas under fire conditions. An automatic shut off system should be considered to shut the gas system off under fire conditions.

Within the kitchen, the gas system is not currently linked to the kitchen ventilation system and does not have a gas proving /interlock system installed. This is done manually with a sign on the wall requesting staff to open windows and switch fans on before lighting any gas equipment. The kitchen does have an emergency gas shut off button and solenoid valve to shut the gas off in emergencies.

An MCWS supply appears to enter the building in each of the four boiler houses. It is assumed at the moment that there is an underground water main around the building from a central incomer and water meter although this could not be located. This needs to be identified and recorded. The incoming valves were not labelled/identified, which makes it difficult to fully identify. These valves and the central incomer valve needs to be identified and incorporated into the building manual for the means to isolate the boiler houses and whole building if a leak is detected.

Currently the building does not have any sprinklers installed and consideration should be given to reviewing the building for the use of sprinklers to assist in the protection of the building, however this would require a review of the incoming water supply and incoming electrical supply to be capable of operating a tanked sprinkler system. The main switchgear will need to be modified to incorporate

power supplies as per the sprinkler regulations and BS9999. A suitable location for a tank will also need to be identified.



Photograph No 1 – Incoming Gas meter cubical.



Photograph No 2 – The Gas main rises from ground level to pass over roof to reach Sycamore Wing boiler house.



Photograph No 3 – Typical Gas pipework entering the boiler houses with a manual gas isolation valve in the boiler house.





Photograph No 4 – The Gas enters into the main kitchen at low level and rises to high level complete with a gas solenoid valve prior to serving kitchen appliances.



Photograph No 5 – Emergency gas shut off button connected to high level solenoid valve.



Photograph No 6 – Typical Incoming MCWS entering each of the boiler houses, there was no evidence of a water meter.

## Electrical Services

The electrical incoming utility supply enters the building in a switchcupboard located in the corridor of the staff wing and contains the incoming service head and utility meter. The building has a 3 phase 100A supply with the meter being a direct reading meter. At the time of our survey the meter was reading 32.32kW which equates to approximately 45A/phase.



Photograph No 7 – Incoming electrical utility supply.



Photograph No 8 – Incoming utility meter

## Existing Mechanical Services

### Low Temperature Hot Water Boilers

The building has been provided with 4 No. boiler houses one per bedroom wing and one in the Amenity section of the building. Each boiler house is installed with a wall mounted gas fired boiler. The manufacturer and model of the boilers vary, dependant on when they were refurbished and are as follows:-

Amenity and Willow Wings – Broag Remeha Quinta 65, Cedar Wing - Ideal Evomax 60 (installed 2018), Sycamore Wing – Broag Remeha Quinta-Pro 65S.

There were no dates on the boilers except for the Cedar Wing which was installed in 2018, the Amenity and Willow wing boilers we believe are slightly older approximately 12 years old, and the Sycamore wing boiler installed sometime within the last 10 years and all are in a good condition. The latest test results were taped to the boiler casings. The 3 No. older boilers were last tested in August 2017 and are due for their next test, the new boiler will be due for its first test next year. There did not appear to be any test results within the available manuals on site.

Each boiler is served by a variable temperature heating pump and primary HWS pump. These are all twinhead pumps to give run and standby facility. The boilers within the Cedar and Sycamore Wings were both installed with their own shunt pumps being newer installations. In quite a few instances within the boiler houses there is insulation missing on existing pipework or it is damaged and requires replacement and there are no insulated valve covers currently installed, these need to be installed.

The condensate is discharged into plastic drainage pipework which then leaves the boilerhouse and is routed along the wall at low level and discharges over an external floor drainage grate.

The pressure relief pipework discharges water onto the floor rather than being taken to a gully, but generally gullies are not installed within the boiler houses.

The LTHW pipework would appear in some instances within the boilerhouses to be from the original installation and encased in old, solid insulation, this is generally as it connects to the existing internal heating connections through walls. Where new steel pipework has been installed to replace existing over the years within the boilerhouse it has rusted where exposed and is in a poor state of repair. It is unknown as to the condition of the pipework internally as there are no dosing pots installed on the system and it is not known if chemical dosing of any sort has been implemented over the years.

A magnetic filter has been installed on the system serving the new boiler located within the Cedar wing to try and protect the boiler from damage from the existing heating system. These are not installed on the other three installations.

The LTHW heating and domestic HWS systems have been provided with expansion vessels. These are approximately 12-14 years of age and in fair condition. The heating systems do not have a pressurisation unit or water fill device and work on expansion vessels only with pressure switches.

There is an existing flue in each boilerhouse which has been cut off from an existing piece of plant and left in situ through the roof and open ended. This is letting in rain and causing deterioration of the plant and services below. The boiler flue passing through the roof has not been sealed as it passes through the roof and is again letting in water, possibly causing corrosion of pipework at low level.

Pipework is not clearly and correctly labelled, some pipework has not been insulated and the isolation valves have not been labelled.

There are no valve schedules or framed schematic diagrams currently installed in the five boiler houses, these need to be provided along with an updated gas schematic for this building.



Photograph No 9 – Typical Boiler within the boiler plantrooms



Photograph No 10 – Grundfos Boiler shunt pump on Cedar Wing





Photograph No 13 – Typical heating system expansion vessel in each boiler house.



Photograph No 14 – Typical low loss header to older boilers without shunt pump, note corrosion to pipework





Photograph No 15 – Typical existing redundant flue passing through roof, not sealed and left open ended letting water into plantroom.



Photograph No 16 – Typical boiler flue passing through roof – note gaps around flue as it passes through roof.



Photograph No 17 – Original existing pipework installation and insulation still present around the boilerhouse. Insulation damaged in places.



Photograph No 18 – Damaged pipework insulation and badly corroded pipework beneath.



Photograph No 19 – Magnetic filter on new boiler for the Cedar Wing. No magnetic filters on remaining 3 No. boiler installations.

## Domestic Water Services

Hot water to each area of the building is provided by an LTHW heated ACV Smart Calorifier, these are located within the boiler house of each Bedroom Wing and the Amenity Wing. Again there is no information for the units and no dates on the equipment. We assume that they were installed circa 2006 but they are in a fairly good condition and were operational. There is no reason to expect that the units cannot continue operating for several years and should be considered to be replaced after the 5 year period. The Calorifier has a diverting valve on the heating system from the boiler to maintain the temperature in the Calorifier.

The Calorifier pressure relief pipework to the cylinders are connected into a common copper drain with various discharges which then discharges externally to the plantroom at low level.

Each of the hot water systems has been provided with a secondary return pump located within the boiler houses.

Pipework is not clearly and correctly labelled, some pipework has not been insulated and the isolation valves have not been labelled and there is no plantroom schematic or valve chart within any of the plantrooms.

There are no cold water storage tanks installed and the cold water generally is all from the mains cold water (MCWS) throughout and there are no issues with the distribution pipework. It is not clear



if the domestic MCWS and DHWS service pipework is adequately insulated and labelled correctly above the false ceilings. This needs to be verified so that there is no heat loss or heat gain to these domestic service pipes when running alongside each other and with the LTHW pipes.

Generally the wash hand basins and sinks around the building have been provided with thermostatic mixing valves installed adjacent to the sanitary ware.

Within the bedroom wings of the building there are 2 No accessible toilets and either an assisted shower room or assisted bath room, these shower/bath rooms have toilets provided. Each bedroom wing has been provided with a sluice room containing a stainless steel sluice and sink together with a ceramic wash hand basin and a small internal kitchenette.

The Amenity block has been provided with a laundry, kitchen staffroom and staff toilets.

The building has been provided with a laundry, which contains 2 No industrial washing machines and industrial electric dryers. The dryers were ducted to atmosphere, it is assumed that any make up air for the room is provided by either opening the exit door or a local window.

Room No 046 has been fitted out as a hairdressing salon for the residents.



Photograph No 20 – Typical ACV “Smart” Calorifier for the domestic HWS generation



Photograph No 21 – Typical Calorifier pressure relief pipework.



Photograph No 22 – External discharge pipework from Calorifier pressure relief and expansion.



Photograph No 23 - LTHW control diverting valve to control the Calorifier temperature.



Photograph No 24 – Typical HWS secondary pump installed within the boiler houses, note there is some scale forming by the pipework joints



Photograph No 25 – Typical bedroom basin with thermostatic mixing valve installed below.



Photograph No 26 – Typical stainless steel sluice in sluice rooms.



Photograph No 27 – Typical shower room in bedroom blocks.



Photograph No 28 – Typical layout of existing domestic pipework installation and modifications for thermostatic mixing valves – note age of pipework.

### Heating Controls System

The boilers are generally controlled by a control panel located within each of the boiler houses. The panel incorporates automatic switchover between heating and primary pumps. The controls incorporate optimisation and compensation controls for the heating and HWS systems.

There appears to be no heat metering or monitoring of the systems.

It may also be worth investigating if the provision of EC variable speed pumps would benefit the EPC certificate for the building.

There were no controls schematics fitted within the plantrooms indicating how the controls operate and where the control devices are located.



Photograph No 29 – Typical boiler and HWS plant control panel located in each boiler house.



Photograph No 30 – Boiler and HWS Optimiser and Compensator controls incorporated on each panel

## Internal Heating

The heating within the building is via LST radiators in all areas accessible to occupants installed on a two pipe heating system, this is also the case within most areas not accessible by the occupants, and there are only minimal radiators that are of standard steel panel type and not LST, such as the laundry and store areas.

Located within the Lounge areas and Dining rooms, the heating is provided by a floor mounted fan convector. The units are quite dated with switches located on the casing for turning on/off and therefore the occupants can operate as and when required rather than automatically based on the room temperature.

The heating system operates as a variable temperature system with compensated heating control.

The LST radiator casings appear in most cases to be in a fair condition although some are looking tired but the age cannot be confirmed. Where it was possible to view within the casings the radiators were in a similar fair condition but again the aged could not be confirmed.

The existing pipework would appear to be mainly from the original installation with modifications carried out in certain areas. The pipework is at or is approaching the end of its expected lifespan and with no apparent dosing system or records of chemical treatment to the existing heating system the condition of the pipework internally is not known.

A magnetic filter has been installed on the Cedar Wing heating system, this gives some protection for the new boiler to deterioration within the existing pipework on that wing. These should have been installed on all boiler installations to assist in the removal of any metal filings within the system. It would also be recommended that the heating systems should be provided with a chemical dosing pot to allow the systems to be dosed although due to the age of the systems this may no longer be effective.



Photograph No 31 – Typical wall mounted LST radiator, newer type





Photograph No 32 – Typical Floor mounted corridor LST radiator, older type



Photograph No 33 – Typical panel style radiator installed in Laundry.



Photograph No 34 – Typical fan convector installed in Lounge area and Dining areas.





Photograph No 35 – Typical existing heating pipework installation from original install.

## Ventilation

The toilets and bathrooms have all been provided with either wall mounted or ceiling mounted extract fans located within the roof lights, some of the fans appeared not to be operational and they need to be checked for operation. These operate either via PIR or the light switches.

In each bedroom wing there is an internal kitchen. The kitchens are installed with dishwashers and microwaves and get hot and stuffy with food smells and steam. The kitchens have no means of extract and are only provided with a rooflight with small vent grilles. The rooms ideally require an extract fan.

In each bedroom wing there is a sluice room. The rooms are only provided with a rooflight and no means of extract. The sluice rooms should be installed with an extract fan to remove odours.

The Laundry has a minimal ventilation installation and is mainly dependant on openable windows although there is a wall mounted fan which at the time did not appear to be operational.

The kitchen ventilation currently operates via 4 No. extract fans. These are located within the external walls and through the high level windows. The fans appear to draw air into the kitchen via openable windows only with no supply air system.

The kitchen ventilation does not comply for a modern kitchen and is not interlocked with the kitchen gas system. There are signs around the kitchen stating that prior to gas equipment being switched on that extract fans must be switched on and window and doors should be opened to aid in ventilation to the kitchen.

A purpose made cooker hood and a kitchen supply and extract ventilation system should be installed into the main kitchen to suit the requirements of the catering equipment installed. The ventilation system should then be interlocked with the gas system within the kitchen.



Photograph No 36 – Wall mounted kitchen extract fan. Note there is no cooker ventilation hood currently installed.



Photograph No 37 – Window mounted high level kitchen extract fans.



Photograph No 38 – Typical toilet and bathroom extract fan in rooflight.



Photograph No 39 – Typical toilet and bathroom wall mounted extract fan.



Photograph No 40 – Typical toilet extract fan with PIR

## Laundry

The building has a laundry currently installed for washing the resident's cloths. The laundry consists of 2 No. industrial washing machines and 2 No. electric dryers. The dryers have been ducted to atmosphere by the use of metal circular ductwork. The ductwork discharges externally via a ductwork through the wall.

The ductwork discharges externally directly onto the floor below the ducts, there is evidence of fibres being deposited on the floor, it is not clear if the circular ducts have been cleaned to ensure that there is no build-up of lint within the ducts restricting the discharge of air from the dryer.



Photograph No 41 – Laundry washing machines and dryers.



Photograph No 42 – Laundry wall mounted extract fan.



Photograph No 43 – Services at the rear of the washers and dryers..



Photograph No 44 – Laundry WHB complete with Thermostatic mixing valve.



Photograph No 45 – Laundry dryer exhausts with clear build-up of fibres discharged onto floor.

## Existing Electrical Services

### Electrical Distribution

Located within the main electrical cupboard adjacent to the main incoming supply is the main electrical distribution panel which is a modern 8 way TPN MCCB board with an integral main isolator as manufactured by Hager. This main panel feeds a series of distribution boards located throughout the building. Each bedroom wing contains a SPN MCB distribution board which supplies all final circuits within its respective wing. The boards are relatively modern Merlin Gerin MCB distribution boards and are fitted out with a mixture of MCB's and RCBO's though it was not possible to identify all individual circuits within the boards.

The staff wing again contained a modern Merlin Gerin MCB distribution board supplemented by two further TPN distribution boards located within the laundry and kitchen providing supplies to these areas. The laundry board is again modern but the kitchen board Ref. EE is an old MEM distribution board and should be replaced.

Labelling on all the switchgear indicated that it was last tested and inspected in September 2018 although we were not able to access any test or inspection certificates.

Although we were not able to access most of the cabling, where we were due to gaps in the containment system, then it all appeared to be PVC/PVC in a reasonable condition.



Photograph No 46 – Main Hager 8 way TPN MCCB board with integral main isolator



Photograph No 47 – Typical Merlin Gerin Distribution Board Serving a Bedroom Wing



Photograph No 48– Existing Distribution Board “EE” Installed In and Serving Kitchen Requires Replacing





Photograph No 49 – Example of Final Cabling

### Internal Lighting

Generally within the bedrooms the lighting consists of a central pendant lamp holder with a GLS lamp and shade fitted which is controlled by a switch. In some bedrooms this was a dimmer switch, in others just an on/off switch. Over the sink there is a fluorescent mirror/shaver light. Over the bed there is a pull cord switch which was for switching off the central light.

Throughout the amenity areas and corridors the lighting is provided by means of luminaires employing compact fluorescent 2D lamps. The lighting was operational and working but only manually switched.

Within the main kitchen, kitchenettes, laundry and bathrooms/shower rooms lighting was by means of linear proofed fluorescent luminaires though in some instances such as the laundry luminaires were full of dead flies.

The main staff room and offices are also illuminated internally by fluorescent luminaires.

In general all the lighting was operational and working but only manually switched. Where possible bathrooms, storage areas, staff rooms and the laundry, these rooms should be provided with either presence or absence detection to control the lighting in the rooms. The lighting in the building should be reviewed to ascertain the best options for providing energy efficient luminaires and lighting controls. As the building is provided with primarily circulation spaces and bedrooms the use the colour temperature of the lamps should be considered as a warmer light would be more beneficial for the residents. The corridors could be provided with photocell control to make the best use of natural light during the day with artificial lighting being used once the light levels drop to a particular level and would be on during the night. It may also be beneficial to have a series of night lights on manual switches to reduce the corridor lighting to a minimal access level during the night.





Photograph No 50 – Typical bedroom central pendant luminaire



Photograph No 51 – Typical bedroom mirror luminaire.



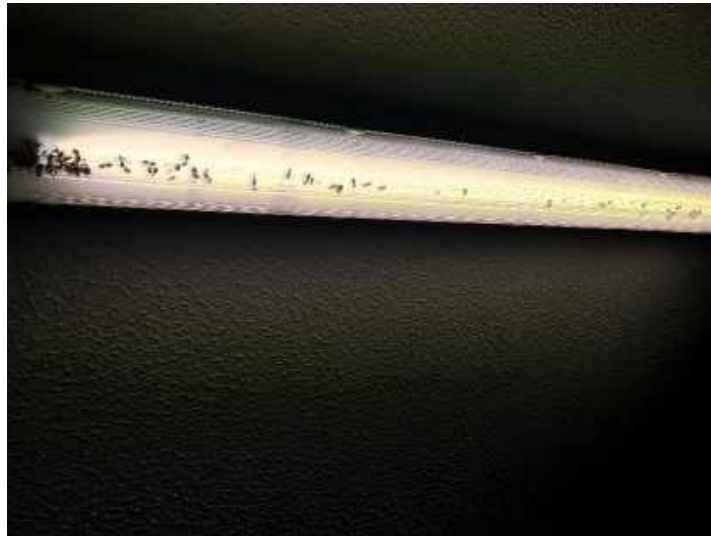
Photograph No 52 – Amenity lighting



Photograph No 53 – Typical Bedroom Corridor lighting.



Photograph No 54 – Main Kitchen Lighting



Photograph No 55 – Laundry luminaire full of dead flies.

### Emergency Lighting

Emergency lighting within each of the four wings is provided by means of separate self-contained emergency luminaires operating for a period of 3 hours duration during mains failure of the normal lighting. These luminaires are provided with miniature fluorescent lamps.

The lighting to each wing is supplied via a central battery unit located in the linen store of each wing. These units are as manufactured by Centralite and incorporate a test switch. These units are approaching the end of their useful working life and either should be replaced with new or removed completely and new self-contained emergency lighting installed throughout the building.

None of the bedrooms has been provided with emergency lights. The building needs to be further reviewed to ensure that all areas are provided with suitable means of escape lighting.

Although the building is provided with exit signs to ensure that the escape routes are clearly identified not all these are illuminated and they may need additional emergency lighting installed adjacent to them.

Whilst external escape doors are provided with lighting it is not clear whether these are emergency lights or just normal lighting. Some external doors do not have any lighting installed.

From the test/maintenance results which we accessed on site it would appear that the lighting operation is checked monthly with the central battery units checked every 3 months. We would recommend that the lighting operation checking is increased from monthly to weekly. Also it would appear that a large amount of the emergency lighting lamps are regularly required to be replaced suggesting that the luminaires are coming to the end of their useful life and at the very least the lamps should be replaced with modern LED lamps.



Photograph No 56 – Typical central battery unit



Photograph No 57 – Correct positioning of emergency lighting required



Photograph No 58 – Supplementary emergency lighting required

### External Lighting

The car park has been provided with 3 no column mounted external luminaires, the lamp type being unclear while the external perimeter of the building is illuminated by wall mounted bulkhead luminaires. Although we were not able to witness the external lighting we were told it all operated satisfactory. The general external lighting is controlled via a photocell and time clock arrangement.



Photograph No 59 – There are a few lighting column on the site illuminating the main garden areas.



Photograph No 60 – Typical wall mounted bulkhead luminaire a fire exit door. It was not clear if these were emergency luminaires.

### Small Power

The small power is generally either twin switched socket outlets installed on the walls wall mounted socket outlets. Additional small power outlets have been installed for the extract fans, power supplies for kitchen equipment, laundry equipment and some office equipment. The general condition of the accessories is acceptable and has passed the recent electrical inspection. Generally the accessories have been installed at a suitable height but could be increased in height off the floors in the bedrooms to the elderly residents.

Kitchen power is operated via a contactor controlled by emergency stop buttons. Laundry equipment is fed from a 3 phase distribution board via local isolators.

No induction loops were provided within the building



Photograph No 61 –Bedroom with sockets increased in height off the floor.





Photograph No 62 – Kitchen equipment via local isolator with emergency stop button



Photograph No 63 – 3 Phase isolators supplying laundry equipment

## Data

The building is provided with data points from a data rack in the office and consists of cable installed in a similar way to the small power outlets. These are mainly confined to staff areas and bedrooms are not provided with internet access. There is no Wi-Fi located within the home.

A payphone is available for residents use though this is rarely used as residents have their own mobile phones.



Photograph No 64 – Data rack installed in office.

## Fire Alarm

The building is provided with a modern addressable fire alarm system with the system being split into 9 zones, which has replaced the original conventional system. Each of the four boiler houses are configured as a separate zone. The panel is located in the main entrance and is visible from outside with the blinds open. There are no faults indicated on the panel and appears to be operating correctly.

The building appears to have been designed to a standard of L1 + M, with all areas being provided with smoke detection, manual call points and electronic sounders. All detectors appear in good condition, free from damage, dirt and conditions likely to interfere with its correct occupation.

The main kitchen and all boiler houses have automatic detection installed and a gas shut off system linked to operate on fire alarm activation.

We were also concerned that the audibility levels are not in line with BS5839 for sleeping accommodation.

There are not any VAD's currently for persons who are hard of hearing, Consideration should be given to installing visual indicators to all areas of the building.

The fire alarm wiring is fire enhanced cable and appears up to current standards.



The fire alarm system appears to control bedroom doors which have electric door closers fitted to ensure that all bedroom doors are closed under fire conditions. There is a local test/operating switch installed outside each bedroom. Additional magnetic door holders are also installed on some of the corridor doors.

Testing of the fire alarm is regularly carried out, and records exist showing the system is tested and maintained on a regular basis in accordance with BS5839.



Photograph No 65 – New addressable fire alarm panel located in the main entrance.



Photograph No 66 – Example of smoke detector installed in day room



Photograph No 67 – Kitchen gas shut-off valve linked to fire alarm



Photograph No 68 – Manual call points are not fitted with covers

## Security

The building does not have any intruder alarm or CCTV system fitted. The main entrance lobby door to the reception area restricts access into the main part of the building by an access controlled system, consisting of a key pad in the entrance with a push to exit. A green emergency break glass had been installed on the secure side of the door.

A First Q Wander guard system is installed on all external doors to monitor if a person opens an external door which is linked back to the staff office.



Photograph No 69 – Fire exit door with a First Q Wander Guard Alarm fitted.

### Nurse Call System

The building has been provided with a nurse call system to all bedrooms, toilets, bathrooms, common rooms and specific rooms. This system was not tested during our inspection but has been assumed that the system is fully operational and working.

It is understood that the First Q Wander Guard is linked to the nurse call system to form a common monitoring system.



Photograph No 70 – Typical bedroom showing nurse call system.



Photograph No 71 – Nurse call point within day area



Photograph No 72 – Master Nurse Call system monitor located within office.

## TV Aerial

The building is not provided with a central aerial system and an array of aerials are provided on the roofs to provide terrestrial TV signal throughout the building.



Photograph No 73 – Terrestrial TV aerials at roof level.

## 4.0 Recommended Replacement Works

The following works have been identified as possible replacement works to be carried out over a number of years. These are as follows:-

### Year One Works

#### Electrical Services

- Replace the existing kitchen distribution board Ref EE.
- Correct all defects to wiring which may have been highlighted in last test and inspection report from September 2018.
- Replacement of the existing laundry lighting with sealed LED luminaires.
- Install dimmable LED lamps to the central pendent bedroom luminaires and where necessary replace the lighting switch with a suitable dimmer switch for the LED Lamps.
- Where corridor escape signage is non-illuminated ensure emergency lighting is installed adjacent to them at all fire exits and changes in direction.
- Install emergency lighting to all bedrooms.
- Ensure all external escape doors are provided with emergency lighting
- Install VAD's to all bedrooms and communal areas
- Carry out an audibility test to check that levels are in line with BS5839 for sleeping accommodation. If required install additional sounders to bedrooms.
- Install hearing loops to communal areas and offices

#### Mechanical Services

- Insulate and label the pipework within all of the boiler plantrooms and install insulation covers to the valves.
- Install valve schedule and label all valves in all plantrooms.
- Replace all valves/joints that are showing signs of leaks.
- Install a dosing pot onto the system and chemically dose the heating systems.



- Install magnetic filters on each heating system prior to the boilers.
- Install the boiler and HWS Calorifier pressure relief pipework into the condensate drain rather than discharging onto the floor.
- Install a new kitchen ventilation cooking hood and associated ventilation plant.
- Install gas system interlock system in the main kitchen with the new kitchen ventilation system.
- Check operation of extract fan in Bathroom 066 in Cedar Wing and replace if not operational.
- Strip out redundant flues and seal roof and waterproof boiler flue holes.

## Year Two Works

### Electrical Services

- Replace the bedroom corridor, toilet and bathroom lighting with new LED luminaires together with automatic lighting controls to the various areas on a block by block basis.
- Provide CCTV cameras to main entrance and around building

### Mechanical Services

- Install extract fans in all internal sluice rooms and kitchens including PIR controls.

## Year Three Works

### Electrical Services

- Replace emergency lighting central battery units with new or removed completely and install new LED self-contained emergency lighting installed throughout the building.
- Provide internet access to all areas

### Mechanical Services

- Start to replace the heating distribution pipework and radiators on a bedroom block by block basis which will allow the building to operate by shutting down a bedroom block whilst leaving the remaining bedroom blocks operational.
- Replace the domestic hot and cold water services within the bedroom blocks on a block by block basis.

- Install insulation and pipework labelling to all new domestic services and heating pipework.
- Replace aging calorifiers in each boiler house.



## 5.0 Building Suitability

As part of this report the building is to be reviewed against the following standards to review if there are any further upgrades would be required to bring the building up to modern standards.

Due to the age of the building the recommendations for care homes has updated and the following should be considered for this building.

The building has been reviewed against Department of Health - Care Homes for Older People – national Minimum Standards – Care Homes Regulations – Edition 3

The following M&E Services have been identified for the basic standards for a care home, these are as follows:-

### Standard 10

10.2 - Service users have easy access to a telephone for use in private and receive their mail unopened.

### Standard 19

19.5 – The building complies with the requirements of the local fire service and environmental health department.

19.6 – The use of CCTV cameras is restricted to entrance areas for security purposes only and does not intrude on the daily life of the service users.

### Standard 20

20.6 – Lighting in communal rooms is domestic in character, sufficiently bright and positioned to facilitate reading and other activities.

### Standard 21

21.2 – There are accessible toilets for service users. Clearly marked and close to lounge and dining areas.

21.3 – In all newly-built homes, new extension to homes and first time registrations a ratio of 1 assisted bath (or assisted shower provided this meets resident's needs) to 8 service users. Where suitably adapted en-suite bathing/shower facilities are provided in services users rooms, these rooms can be excluded from this calculation.

21.4 – Pre-existing care homes, which provided at least 1 assisted bath (or showers provided this meets resident's needs) to 8 service users as at 16<sup>th</sup> August 2002 continue to do so. Where they do not provide that ratio of baths as at that date, they provide at least the same number of assisted baths as they provided as at 31<sup>st</sup> March 2002.

21.5 – Each service user has a toilet within close proximity of his/her private accommodation.

- 21.6 – En-suite facilities (at minimum a toilet and hand basin) are provide to all service users in all new build, extension and all first time registrations from April 2002.
- 21.7 – The installation of gen-suite facilities should be in addition to the minimum usable floor space standards in any service user's room.
- 21.8 – En-suite facilities in rooms accommodating users using wheelchairs or other aids, are accessible to them.
- 21.9 – Any sluices provided are local separated from service users WC and bathing facilities.

#### Standard 22

- 22.4 – Aids, hoists and assisted toilets and baths are installed which are capable of meeting the assessed needs of service users.
- 22.6 – Facilities, including communication aids (e.g. hearing loops), and signs are provided to assist the needs of all service users, taking account of the needs, for example, of those with hearing impairment, visual impairment, dual sensory impairment, learning disabilities or dementia or other cognitive impairment, where necessary.
- 22.8 – Call system with an accessible alarm facility are provided in every room.

#### Standard 25

- 25.2 – Rooms are individually and naturally ventilated with windows conforming to recognised standards
- 25.4 – Rooms are centrally heated and heating may be controlled in the services users own room.
- 25.5 – Pipework and radiators are guarded or have guaranteed low temperature surfaces.
- 25.6 – Lighting in service users accommodation meet recognised standards (150lux), is domestic in character, and includes a table-level lamp lighting.
- 25.7 – Emergency lighting is provided throughout the home.
- 25.8 – Water is stored at a temperature of at least 60°C and distributed at 50°C minimum, to prevent risks from Legionella. To prevent risks from scalding, pre-set valves of a type unaffected by changes in water pressure and which have fail safe devices are fitted locally to provide water close to 43°C.

#### Standard 26

- 26.3 – Hand washing facilities are prominently sited where infected material and/or clinical waste are being handled.
- 26.9 – Services and facilities comply with the water supply (water Fittings) regulations 1999.

The items listed above highlight the basic standards for a care home, these requirements will also be enhanced by the following systems.

Fire alarm system to BS5839 level P1 - L1 + M. this shall include flashing beacons throughout for persons with hearing impairments and all necessary interfaces with door hold open devices, gas valves, etc.

Nurse call systems to all bedrooms toilets, bathrooms, shower rooms, medical rooms, lounges, and communal areas with a central and local systems of being able to identify which room the alarm has been activated

Hearing loops to be provided to specific areas around the building such as lounges, office areas dining areas and communal areas.

Emergency lighting to all rooms including bedrooms

Illuminated exit signage throughout the building to ensure that all persons can clearly identify the escape routes.

Door guard/security system to alert staff should an external door is opened, this alerts the staff that a person has left the building other than via the main entrance door.

Kitchen ventilation systems linked to a gas proving system and a gas solenoid system.

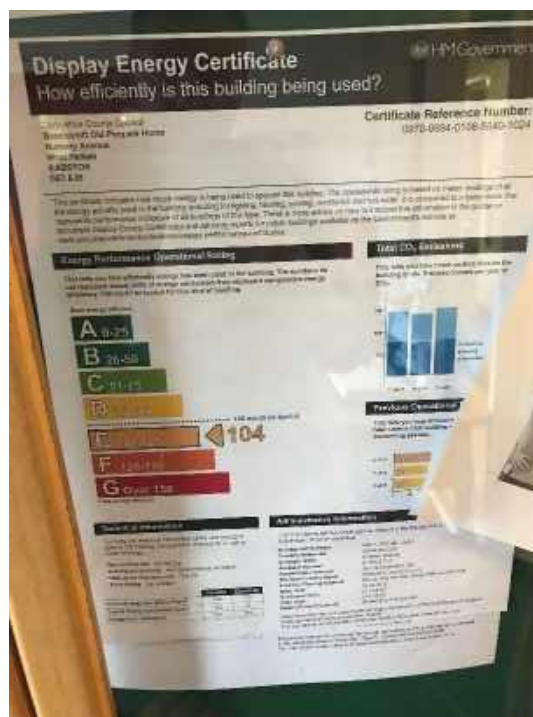
## 6.0 Energy Efficiency

Currently the building has an energy certificate (EPC certificate) with a Rating of E (101 -125) 104. This certificate is dated 19<sup>th</sup> March 2018, it is not clear if this certificate includes the new boiler currently installed.

It may be possible to improve the rating of the M&E services by reviewing the currently installed services. Initially, it should be identified if the current certificate incorporates the new boiler, if not the certificate should be re-run with the new boiler incorporated. This should be carried out as the certificate is only valid until 21<sup>st</sup> November 2018 which has now passed.

One area where it may be possible to further improve the energy efficiency would be to have a look at replacing the existing Calorifiers with new Calorifiers which are capable of accepting solar heating to reduce the cost of the domestic hot water.

All of the heating and domestic service pipework should be fully insulated to reduce heat loss and gain from the adjacent pipework, this will also have a result in reducing heating losses and assist in maintaining the overall system temperatures.



Photograph No 74 – Current EPC Certificate with a rating of E - 104

Another major consideration for energy saving would be for the installation of dimmable LED lamps to all bedroom central luminaires, as this is a case of just replacing lamps providing the dimmable LED lamps can be controlled by a standard dimmer switch.

Within the larger rooms the existing fluorescent luminaires should be replaced with LED luminaires.

All store rooms, toilets and the staircase should be provided with PIR sensors to ensure that the luminaires are switched off after a short period of time.

A final consideration should be given to improving the overall thermal efficiency of the building structure by improving the insulation values of the windows, walls and roofs, this will assist in reducing the heat loss from the building and therefore reducing the heating usage for the building. This should be reviewed when any roof replacements, refurbishments of the rooms or replacement of any windows and doors are carried out.

# Appendix 1

## Condition Report Spreadsheet



## Appendix 2

### Care Home Services Check List



# Care Home Services Check List Beechcroft HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
<b>Mechanical Services</b>				
Central heating boiler	✓	✓		1 No Boiler per bedroom block and 1 No boiler for the Amenity Area.
Optimised Boiler Controls		✓		
Central Domestic Water Generation	✓	✓		1 No calorifier per bedroom block and 1 No calorifier for the Amenity Area.
LST Radiators with Thermostatic Valves	✓	✓		All resident areas have LST radiators
En-suite toilets with Wash Hand Basins	✓		✓	No bedrooms have been provided with En-suite facilities
Wash hand Basins in bedrooms		✓		
Thermostatic Mixing Valves to Wash Hand Basins	✓	✓		
Communal Toilets + Wash Hand Basins	✓	✓		4 No communal toilets in two bedroom wings provided with 2 No. and a disabled WC in the third wing.

# Care Home Services Check List Beechcroft HOP

**TROUP**  
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**+ ANDERS**

Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Communal Assisted Bathrooms	✓	✓		1 No assisted bathroom per bedroom wing provided,
Toilet Extract Fans with PIR Control	✓	✓		Toilet extract fans to be checked to ensure that the fans are fully operational and working.
Bedrooms Naturally Ventilated	✓	✓		
Sluice Rooms with Hand Wash Facilities	✓	✓		Stainless steel sluice with sink installed in a separate room to the resident's washing/toilet facilities. Ceramic WHB provided for hand washing and butlers cleaners sink.
Water Fittings and Equipment Complies With Water Supply Regulations	✓		✓	It was not clear if all of the installed flexible connections and supplies to Laundry equipment or kitchen equipment and external taps meet these requirements and this needs to be verified.
G3 Regulations – Discharge pipes/condensate drains.	✓		✓	Some discharge pipework do not drain to a gully but just onto the floor.
Kitchen Supply and Extract Ventilation System	✓		✓	No ventilation system to current standards installed. Wall and window fans installed with windows for incoming air.

## Care Home Services Check List Beechcroft HOP

**TROUP**  
**BYWATERS**  
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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Gas Interlock system with Kitchen Ventilation System.	✓		✓	Gas shut off button and solenoid valve installed for gas shut off to kitchen but no interlock with ventilation system.
Gas supply installation complies with gas regulations.	✓	✓		
Installation of sprinklers to the building to BS9251:2014.			✓	
<b>Electrical Services</b>				
Main LV incoming Switchgear Suitable for incoming load	✓	✓		
Remote Distribution Boards up to Current Standards	✓	✓	✓	Kitchen distribution board Ref. EE is obsolete and requires replacing with new board
Electrical Wiring Has Been Regularly Tested and Report Issued	✓	✓		Last test and inspection carried out in September 2018
Fire Alarm System installed to BS5839 P1 - L1 + M	✓	✓		New addressable system has been installed.
Sounders In All Bedrooms	✓		✓	Suggest an audibility test is carried out to check 75dB is achieved at all bedheads.

## Care Home Services Check List Beechcroft HOP

**TROUP**  
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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
VAD's to All bedrooms	✓		✓	Currently there are no VAD's installed in any of the areas.
Nurse Call System Throughout The Building	✓	✓		Currently the building has been provided with a full nurse call system.
LED Lights to Bedrooms (300 Lux)	✓		✓	Existing pendent luminaire has a GLS lamp fitted and will not achieve 300 lux in the bedrooms. Replace the GLS lamp with dimmable LED lamp and where necessary replace the dimmer switches to be comparable with the LED lamp. Additional ceiling mounted luminaires should be installed.
General LED Lighting to all areas	✓		✓	Existing luminaires are either linear fluorescent or 2D lamps. Replace with LED lamps and fittings over time.
Electrical accessories with contrast colour to the wall finish	✓		✓	Switches and sockets in the bedrooms are generally white in colour and should be replaced with a switch with a contrast colour to the wall finish.
Emergency Lighting to Bedroom to BS5266	✓		✓	None fitted at present, all rooms should be provided with emergency luminaires.
Table Lamp in Bedroom	✓		✓	It was not clear if a table lamp had been provided as the bedrooms were empty.

## Care Home Services Check List Beechcroft HOP

**TROUP**  
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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
2 No SSO to each Bedroom	✓	✓		Generally rooms had two sockets for general use.
Switching of the lights in the room			✓	Switching of both pendant and wash basin fitting was by one switch in some rooms and should be replaced with separate switches with dimming facility for pendant switch
Small power for table lamps and hospital beds			✓	Bedrooms should be provided with a power supply for a hospital bed and for a table lamp and possible use of a television. All accessories should be provided with a colour contrast plate finish.
Door Guard Systems to external Doors		✓		All external doors have been provided with First Q Wander guard system.
Door Access Controls to External Doors		✓		The main entrance doors have been provided with a door access system.
Emergency Lighting to Corridors and Communal Areas	✓	✓		
Illuminated Emergency Exit Signage to All Escape Routes	✓		✓	Exit signage is not always provided by illuminated signs and in some areas needs additional lighting installed
Residents Access to Telephones	✓	✓		A payphone is available

## Care Home Services Check List Beechcroft HOP

**TROUP**  
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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Access to Internet			✓	Consideration should be given to providing internet access to all areas
Hearing Loops to Communal Areas and Offices	✓		✓	None installed
Disabled Hoists and Lifts to Upper Levels	✓			Not applicable as all single storey
CCTV Cameras to Main Entrance and around building	✓		✓	No CCTV installed
Intruder alarm system within the building			✓	No intruder alarm installed
TV Aerial to All Bedrooms			✓	Aerials provide terrestrial TV only

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[tbanda.com](http://tbanda.com)

# Appendix E

## Structural Survey





CONSULTING CIVIL, STRUCTURAL,  
HIGHWAY AND TRANSPORTATION ENGINEERS

**GCA**



## **Specific Structural Appraisal**

of

**Beechcroft HOP  
Nursery Avenue  
West Hallam  
Ilkeston  
Derbyshire  
DE7 6JB**

for

**Faithful + Gould**

**Ref: 7754b**

**Date: November 2018**



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## **CONTENTS**

- 1. Introduction**
- 2. General Observations**
- 3. External Observations**
- 4. Internal Observations**
- 5. Conclusions**
- 6. Recommendations**

**Appendix A – Photographs**

**Appendix B – Sketch 01**

**Appendix C – Design Guide Requirements**

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## **Structural Appraisal**

**Beechcroft HOP, Nursery Avenue, West Hallam, Ilkeston, Derbyshire, DE7 6JB**

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### **1. Introduction**

101. Our brief was to undertake a specific structural appraisal of the premises as outlined below:
- Identify the general construction methods used for each roof type on the site, including confirming the presence of bracing.
  - Inspect the gables for indications of racking, and report where such defects were present.
102. We were instructed to undertake the above investigation by Faithful & Gould.
103. We have been requested to report on any apparent defect, giving an opinion as to cause and structural significance, together with recommendations for further investigations if required, or where appropriate suggest in outline only the scope of any necessary remedial works, including general advice about the likely effects and need to treat any nearby trees and vegetation where it could affect the structure.
104. External inspection of the roofs have been carried out from ground level by visual and optical sighting and without special access arrangements we cannot confirm that obscured parts are free from defect.
105. For access into the roof space, we assume that the hatch will be safely accessible, be at least 700x550mm and crawl boards in place. If the hatch is too small or if crawl-boards are not in place an inspection will be conducted as far as is considered safe, this may be limited to a visual inspection from the loft hatch.
106. The inspecting Engineer has not investigated the extraction of minerals.
107. The premises and site have not been tested for any form of contamination, pollution or any other environmental impairment, including the presence of invasive non-native plants, and we are unable to make any comment in this regard.
108. Whilst we have used all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the inspected areas will be free from future defects or that existing ones will not suffer from further deterioration.
109. All observations are referenced as left or right hand as though observed from outside the front of each wing viewing towards the front elevation, and all observations in the roof space or dark spaces were made with the aid of a hand held torch light.

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## 2. GENERAL OBSERVATIONS

- 201. The premises were visited on the afternoon of Friday 9<sup>th</sup> November 2018 by a Chartered Structural Engineer from GCA (UK) Ltd and at the time of the survey the weather was overcast and mild.
- 202. The premises comprises an extensive bungalow of traditional masonry construction thought to be some 40 years old and it has four wings forming a crucifix on plan. The wings will be referred to as North, South, East and West wings in accordance to its true cardinal directions.(See GCA SK01)
- 203. The roofs over the building wings are a mixture of mono-pitch, duo-pitch and flat roofs.
- 204. The ground around the property slopes steeply up from front to rear and the footprint of the bungalow is on a relatively level plateau cut into the bank.
- 205. There is a bitumen paved drive and car park area towards the main entrance and adjacent to the North Wing. (See Photo 01)

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### 3. **EXTERNAL OBSERVATIONS**

#### North Wing

301. The front elevation comprises two opposing mono-pitched roofs with a flat roof section between. The mono-pitched roofs are covered with concrete interlocking tiles and there is no evidence of significant structural movement, however there is moss growing on the tiles. **(See Photo 02)**
302. There is no evidence of significant structural distortion to the gables.

#### West and South Wings

303. The wings comprise duo-pitched, mono-pitched and flat roof sections. The pitched roofs are covered with concrete interlocking tiles which has been overgrown with moss, however there is no evidence of significant structural movement. **(See Photos 03 & 04)**
304. There is no evidence of significant structural distortion to the gables.

#### East Wing

305. The wing also comprises duo-pitched, mono-pitched and flat roof sections. The pitched roofs are covered with concrete interlocking tiles which has been overgrown with moss **(See Photo 05)**
306. There is evidence of relatively recent roof tile replacement, however there is no evidence of significant distortion to the ridges. **(See Photo 05)**
307. The roof gutter at the return corner appears to be blocked and wetting the masonry beneath. **(See Photo 06)**
308. There is no evidence of significant structural distortion to the gables.

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#### 4. INTERNAL OBSERVATIONS

##### North Wing – Left Hand Mono-Pitched Roof Space Adjacent to Kitchen

- 401. The mono-pitched roof comprises proprietary light timber trusses spaced at some 600mm centres with their higher end built into the block wall. **(See Photo 07)**
- 402. There is no evidence of significant distortion or racking to the truss members and the roof has been underdrawn with sarking felt.
- 403. There are no diagonal & longitudinal roof bracings or positive fixings between the trusses and the gable walls, however there is no evidence of significant distortion or racking. **(See Photo 08)**

##### West Wing - Left Hand Side Duo - Pitched Roof

- 404. The roof has been underdrawn with sarking felt and comprises light timber proprietary roof trusses which are spaced some 600mm centres. **(See Photo 09)**
- 405. There are no diagonal & longitudinal roof bracings or positive fixings between the trusses and the gable walls, however there is no evidence of significant distortion or racking.
- 406. There appears to be damp in the top boom of the end timber truss adjacent to the gable. **(See Photo 10)**

##### West Wing - Rear Right Hand Side Duo-Pitched Roof

- 407. The roof has been underdrawn with sarking felt and comprises light timber proprietary roof trusses which are spaced some 600mm centres.
- 408. There are no diagonal & longitudinal roof bracings or positive fixings between the trusses and the gable walls, however there is no evidence of significant distortion or racking.

##### South wing - Left Hand Side Duo-Pitched Roof

- 409. The roof has been underdrawn with sarking felt and comprises light timber proprietary roof trusses which are spaced some 600mm centres.
- 410. There is a torn section of the sarking felt near the gable. **(See Photo 11)**
- 411. There are no diagonal & longitudinal roof bracings or positive fixings between the trusses and the gable walls, however there is no evidence of significant distortion or racking.

##### South Wing - Right Hand Side Duo-Pitched Roof

- 412. The roof has been underdrawn with sarking felt and comprises light timber proprietary roof trusses which are spaced some 600mm centres.
- 413. There are no diagonal & longitudinal roof bracings or positive fixings between the trusses and the gable walls, however there is no evidence of significant distortion or racking.

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East Wing – Left & Right Hand Side Duo-Pitched Roofs

414. The roofs are of similar construction and there is no evidence of significant distortion or racking of the truss members.

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## 5. CONCLUSIONS & RECOMMENDATIONS

501. Our inspection has not found any evidence of significant racking to the inspected roof structures.
502. However, the lack of longitudinal and diagonal bracings to the proprietary light timber trusses has led to a less robust structure and although it may continue to remain serviceable over the rest of its design life, they will remain vulnerable to distortion due to an unusual weather event or changes to the immediate physical environment.
503. The torn sarking felt in the South Wing is thought to be due to a damaged tile.
504. The damp timber truss in the West Wing is thought to be due leakages along the verge or condensation.
505. We recommend the introduction of a timber diagonal bracing member to the roof structures and a positive connection between the roof structures and adjacent masonry gables. **See Appendix C** for an extract for the requirement for bracing of proprietary light timber trusses.
506. Due to the difficulties in retrofitting roof bracing members, we recommend that the roof space is accessed internally and at least four parallel lines of longitudinal bracing members introduced along the full length, and two diagonal bracing members introduced over one - third length of the roof structure at each end.
507. We recommend that the trusses adjacent to the gables are fixed to the masonry using mild steel metal straps spaced at no more than 1200mm apart along the top and bottom booms.
508. We recommend further inspection of the roof verge adjacent to the damp truss member by a competent contractor and consideration given to improving the roof ventilation by introducing air-vents to the gables or roof.
509. We recommend that the moss growing on the roof coverings be removed and the rain water goods inspected by a competent contractor and cleared of debris, and any mis-alignment corrected.

**Emeka Nwosu**  
B. Eng, Msc(Eng), C.Eng, M.I.C.E.  
(Structural Engineer)

**Checked by GTC**

File Ref: 7754b  
Date: 14/11/2018



## Appendix A – Photographs





Photo 01



Photo 02



Photo 03



Photo 04





Photo 05



Photo 06



Photo 07

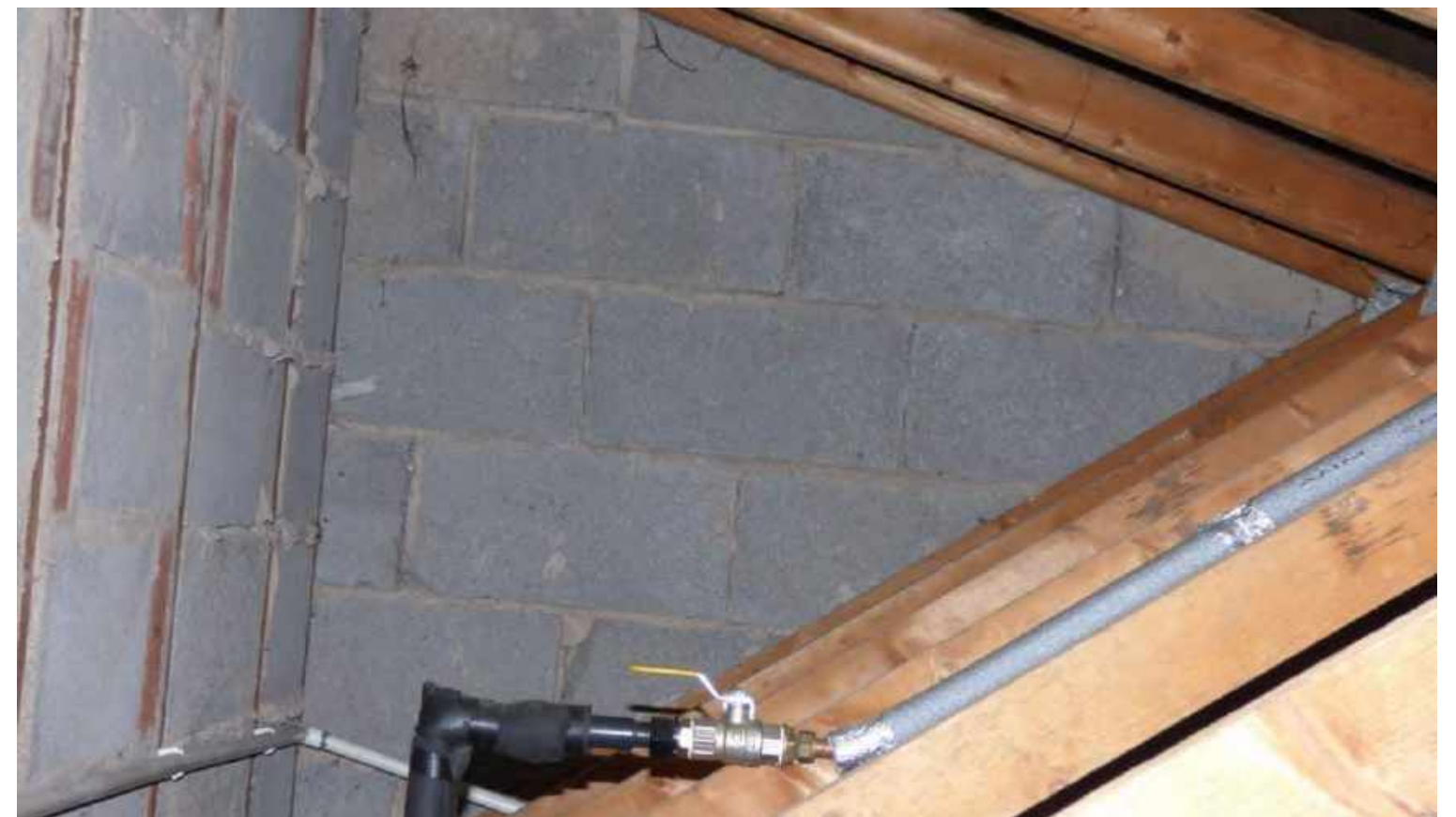


Photo 08





Photo 09



Photo 10



Photo 11

## Appendix B – Sketch 01





GCA Consulting Ltd  
Babington Lodge  
128 Green Lane  
Derby DE1 1RY

Project				Job No.		
Beechcroft HOP				7754b		
Title				Drawing No./Rev.		
Google Plan View				SK 01		
Drawn by	Date	Chk'd by	Date	App'd by	Date	
EN	14/11/18	GTC	16/11/18	GTC	16/11/18	

NOT TO SCALE

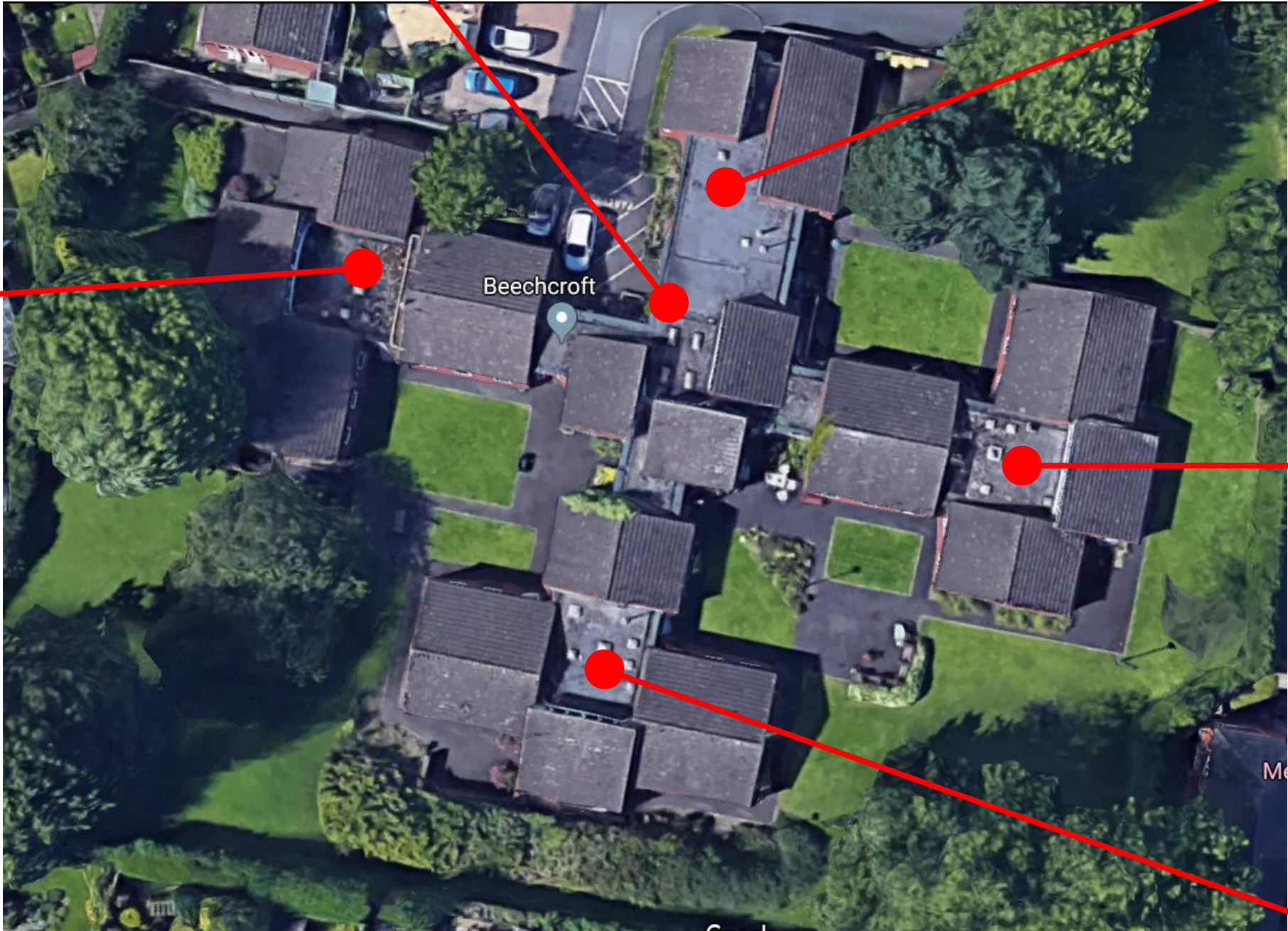
Main  
Entrance

North  
Wing

West  
Wing

East  
Wing

South  
Wing



## Appendix C – Design Guide Requirements

Licensed copy:GCA UK Ltd, 15/11/2018, Uncontrolled Copy, © BSI

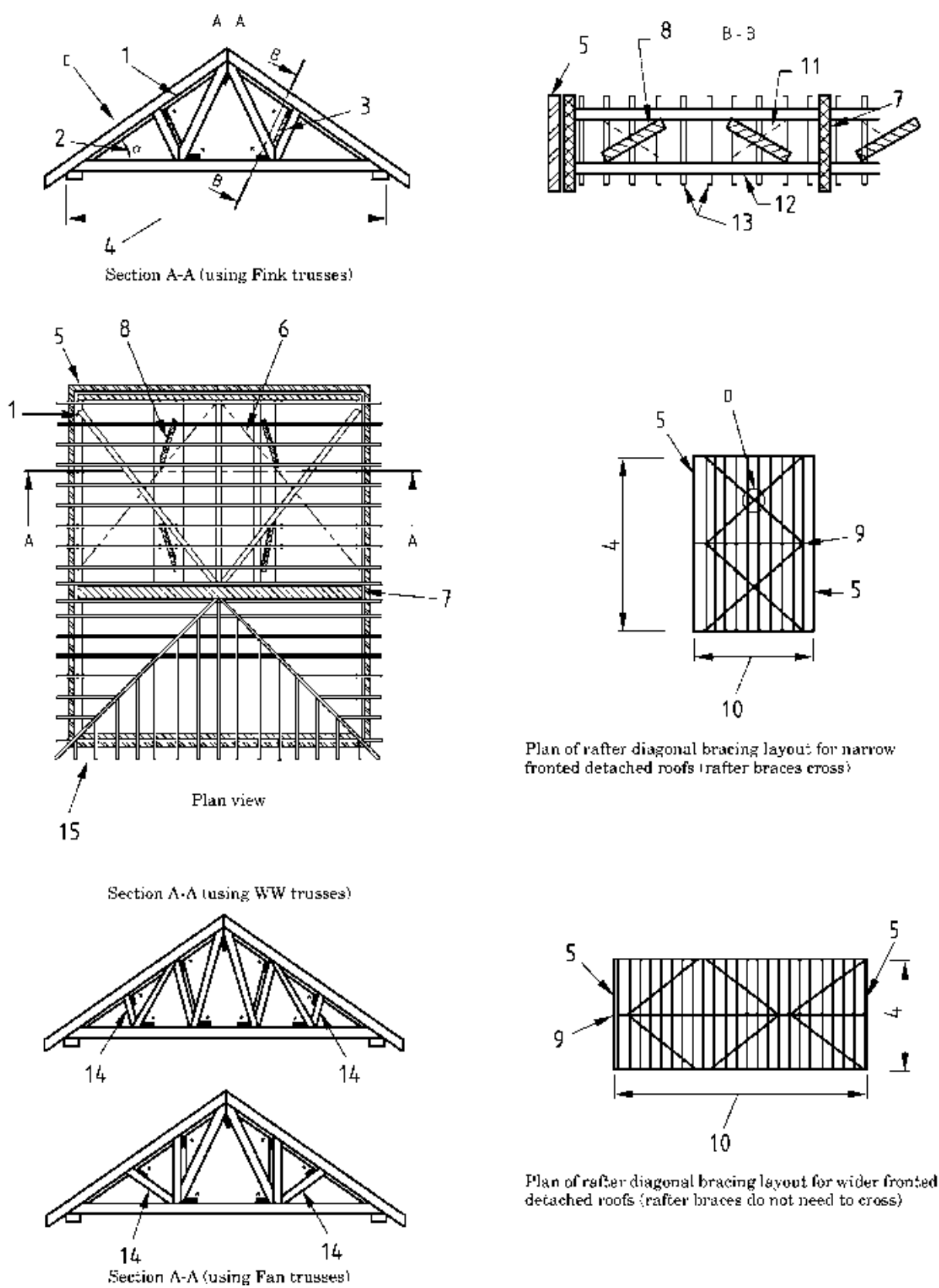


Figure A.3 — Standard bracing for rafter and web members of duopitch trussed rafters





# Appendix F

Cost Data & Cost Summary Sheets



A		A = Good - Performing as intended and operating efficiently	Urgent	E	Environmental
B		B = Satisfactory - performing as intended, exhibiting minor deterioration.	within 2 years	F	Fire Precaution
C		C = Poor - exhibiting major defects and/or not operating as intended.	3 to 5 years	G	Consequential risk
D		D = Failed - life expired and/or serious risk imminent failure	5 to 10 years	H	Health and Safety
			10 to 15 years	I	Further Investigation
			15 to 25 years	L	Loss of Service
				Q	Energy
				R	Recommendation
				S	Security

ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)							Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Priority 1 2018/2019	Priority 1-2 2019/2020	Priority 3-5 2020/23	Priority 5-10 2023/28	Priority 10-15 2028/33	Priority 15-25 2033/42																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

<b>A</b>		A = Good - Performing as intended and operating efficiently	Urgent	E	Environmental
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ROOM DESCRIPTION				CONDITION SURVEY													Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Priority 1 2018/2019	Priority 1-2 2019/2020	Priority 3-5 2020/23	Priority 5-10 2023/28	Priority 10-15 2028/33	Priority 15-25 2033/42	
Internal	1	Lounge / Dining area	1	Internal finishes	Floor finishes	Carpet sheet	252	£59.00	B	3	R	15	3 to 5 years	£14,868.00	Lounges have carpet sheet floor covering	Currently the carpet sheet floor covering to the lounges are in good condition, however due to the nature of the rooms their condition will deteriorate.			£14,868.00				£14,868.00
Internal	1	Lounge / Dining area	1	Internal finishes	Floor finishes	Carpet sheet	252	£59.00	A	6	R	15	15 to 25 years	£14,868.00	Lounges have carpet sheet floor covering	The carpets will need to be replaced as part of a cyclical maintenance programme.						£14,868.00	£14,868.00
Internal	1	Lounge / Dining area	1	Door	Door	Solid veneer faced FD30 (Single)	8	£823.00	A	4	R	35	5 to 10 years	£6,584.00	Timber fire doors to all residential rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£6,584.00			£6,584.00
Internal	1	Lounge / Dining area	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	630	£59.00	B	2	R	5	2 years	£37,170.00	Each lounge / dining area has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£37,170.00					£37,170.00
Internal	1	Lounge / Dining area	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	630	£59.00	A	4	R	5	7 years	£37,170.00	Each lounge / dining area has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£37,170.00			£37,170.00
Internal	1	Lounge / Dining area	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	630	£59.00	A	5	R	5	12 years	£37,170.00	Each lounge / dining area has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£37,170.00		£37,170.00
Internal	1	Lounge / Dining area	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	630	£59.00	A	5	R	5	17 years	£37,170.00	Each lounge / dining area has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£37,170.00		£37,170.00
Internal	1	Lounge / Dining area	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	630	£59.00	A	6	R	5	22 years	£37,170.00	Each lounge / dining area has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£37,170.00	£37,170.00
Internal	1	Circulation	1	Internal finishes	Ceiling finishes	Plaster	241	£87.00	A	4	R	35	5 to 10 years	£20,967.00	Plastered ceilings to circulation corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£20,967.00			£20,967.00
Internal	1	Circulation	1	Internal finishes	Floor finishes	Sheet vinyl	241	£32.00	B	5	R	15	10 to 15 years	£7,712.00	Circulation corridors have vinyl sheet / carpet flooring	Currently the vinyl sheet / carpet floor covering to the circulation rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.					£7,712.00		£7,712.00
Internal	1	Circulation	1	Internal finishes	Floor finishes	Sheet vinyl	241	£32.00	A	6	R	15	15 to 25 years	£7,712.00	Circulation corridors have vinyl sheet / carpet flooring	Sheet vinyl will need replacing as part of a cyclical maintenance programme						£7,712.00	£7,712.00
Internal	1	Circulation	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	915	£11.00	B	2	R	5	2 years	£10,065.00	Each circulation room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£10,065.00					£10,065.00
Internal	1	Circulation	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	915	£11.00	B	4	R	5	7 years	£10,065.00	Each circulation room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£10,065.00			£10,065.00
Internal	1	Circulation	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	915	£11.00	B	4	R	5	12 years	£10,065.00	Each circulation room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£10,065.00		£10,065.00

<b>A</b>		A = Good - Performing as intended and operating efficiently	Urgent	E	Environmental
<b>B</b>		B = Satisfactory - performing as intended, exhibiting minor deterioration.	within 2 years	F	Fire Precaution
<b>C</b>		C = Poor - exhibiting major defects and/or not operating as intended.	3 to 5 years	G	Consequential risk
<b>D</b>		D = Failed - life expired and/or serious risk imminent failure	5 to 10 years	H	Health and Safety
			10 to 15 years	I	Further Investigation
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ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Priority 1 2018/2019	Priority 1-2 2019/2020	Priority 3-5 2020/23	Priority 5-10 2023/28	Priority 10-15 2028/33	Priority 15-25 2033/42		
Internal	1	Circulation	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	915	£11.00	B	5	R	5	17 years	£10,065.00	Each circulation room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£10,065.00	£10,065.00	
Internal	1	Circulation	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	915	£11.00	B	6	R	5	22 years	£10,065.00	Each circulation room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£10,065.00	£10,065.00	
Internal	1	Kitchens	1	Internal finishes	Ceiling finishes	Plaster	55	£87.00	A	4	H	35	5 to 10 years	£4,785.00	Plastered ceilings to serving / cooking kitchens are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£4,785.00			£4,785.00	
Internal	1	Kitchens	1	Internal finishes	Floor finishes	Sheet vinyl	55	£32.00	A	3	H	15	3 to 5 years	£1,760.00	Serving / cooking kitchens have vinyl sheet flooring	Currently the vinyl sheet floor covering to the serving kitchens / cooking kitchen are in good condition, however due to the nature of the rooms their condition will deteriorate.			£1,760.00				£1,760.00	
Internal	1	Kitchens	1	Door	Door	Solid veneer faced FD30 (Single)	5	£823.00	B	5	H	35	5 to 10 years	£4,115.00	Timber fire doors to all serving / cooking kitchens	Upon inspection, every kitchen had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£4,115.00			£4,115.00	
Internal	1	Kitchens	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	138	£11.00	B	2	H	5	2 years	£1,518.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£1,518.00					£1,518.00	
Internal	1	Kitchens	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	138	£11.00	A	4	H	5	7 years	£1,518.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£1,518.00			£1,518.00	
Internal	1	Kitchens	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	138	£11.00	A	4	H	5	12 years	£1,518.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£1,518.00		£1,518.00	
Internal	1	Kitchens	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	138	£11.00	A	5	H	5	17 years	£1,518.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£1,518.00	£1,518.00	
Internal	1	Kitchens	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	138	£11.00	A	6	H	5	22 years	£1,518.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£1,518.00	£1,518.00	
Internal	1	Kitchens	1	Sanitary ware	Sink	Stainless steel	4	£1,538.00	B	4	H	20	2 years	£6,152.00	The kitchen has stainless-steel sinks - which is in acceptable condition	The stainless-steel sinks will need replacing in due course		£6,152.00					£6,152.00	
Internal	1	Kitchens	1	Sanitary ware	Sink	Stainless steel	4	£1,538.00	B	6	H	20	15 - 25 years	£6,152.00	The kitchen has stainless-steel sinks - which is in acceptable condition	The stainless-steel sinks will need replacing as part of a cyclical maintenance plan						£6,152.00	£6,152.00	
Internal	1	Kitchens	1	Sanitary ware	Sink	Vitreous China	4	£523.00	B	4	H	20	6 years	£2,092.00	The Kitchen has vitreous china WHB - which is in acceptable condition	The vitreous china sink will need replacing in due course				£2,092.00			£2,092.00	
Internal	1	Kitchens	1	FF+E	FF+E	Worktops and units	1	£500.00	B	4	H	10	6 years	£500.00	The Kitchen has worktop and units (base and wall)	The worktop and units (base and wall) will need replacing in due course				£500.00			£500.00	
Internal	1	Kitchens	1	FF+E	FF+E	Worktops and units	1	£500.00	B	4	H	10	16 years	£500.00	The Kitchen has worktop and units (base and wall)	The worktop and units (base and wall) will need replacing as part of cyclical maintenance plan				£500.00			£500.00	

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				R	Recommendation
				S	Security

ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Priority 1 2018/2019	Priority 1-2 2019/2020	Priority 3-5 2020/23	Priority 5-10 2023/28	Priority 10-15 2028/33	Priority 15-25 2033/42	
Internal	1	WC / Bath	1	Internal finishes	Ceiling finishes	Plaster	92	£87.00	A	4	R	35	5 to 10 years	£8,004.00	Plastered ceilings to WC / bathrooms corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£8,004.00			£8,004.00
Internal	1	WC / Bath	1	Internal finishes	Wall finishes	Plaster	92	£87.00	A	4	R	35	5 to 10 years	£8,004.00	Plastered walls to WC / bathrooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£8,004.00			£8,004.00
Internal	1	WC / Bath	1	Internal finishes	Floor finishes	Sheet vinyl	92	£80.00	B	3	R	15	3 to 5 years	£7,360.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£7,360.00				£7,360.00
Internal	1	WC / Bath	1	Internal finishes	Floor finishes	Sheet vinyl	92	£80.00	A	3	R	10	10 to 15 years	£7,360.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£7,360.00				£7,360.00
Internal	1	WC / Bath	1	Door	Door	Solid veneer faced FD30 (Single)	14	£823.00	B	4	R	35	5 to 10 years	£11,522.00	Timber doors to all WC / bathrooms	Upon inspection, every room had a timber door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£11,522.00			£11,522.00
Internal	1	WC / Bath	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	230	£11.00	B	2	R	5	2 years	£2,530.00	Each WC / bathroom has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,530.00					£2,530.00
Internal	1	WC / Bath	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	230	£11.00	A	4	R	5	7 years	£2,530.00	Each WC / bathroom has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£2,530.00			£2,530.00
Internal	1	WC / Bath	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	230	£11.00	A	4	R	5	12 years	£2,530.00	Each WC / bathroom has plastered walls decorated with emulsion	Decorations should be included as part of a cyclical maintenance programme.					£2,530.00		£2,530.00
Internal	1	WC / Bath	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	230	£11.00	A	5	R	5	17 years	£2,530.00	Each WC / bathroom has plastered walls decorated with emulsion	Decorations should be included as part of a cyclical maintenance programme.						£2,530.00	£2,530.00
Internal	1	WC / Bath	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	230	£11.00	A	6	R	5	22 years	£2,530.00	Each WC / bathroom has plastered walls decorated with emulsion	Decorations should be included as part of a cyclical maintenance programme.						£2,530.00	£2,530.00
Internal	1	WC / Bath	1	Sanitary ware	Sink	Vitreous China	14	£525.00	B	5	R	20	10 years	£7,350.00	Each WC / bathrooms has vitreous china WHB	Currently the vitreous china WHB is in good condition, however it need upgrading in due course.					£7,350.00		£7,350.00
Internal	1	WC / Bath	1	Sanitary ware	WC	Vitreous China	11	£525.00	B	3	R	20	5 years	£5,775.00	Each WC / bathrooms has vitreous china WC	Currently the vitreous china WC is in good condition, however it need upgrading in due course.				£5,775.00			£5,775.00
Internal	1	WC / Bath	1	Sanitary ware	WC	Vitreous China	11	£525.00	A	6	R	20	15 to 25 years	£5,775.00	Each WC / bathrooms has vitreous china WC	Currently the vitreous china WC is in good condition, however it need upgrading in due course as part of a cyclical maintenance programme				£5,775.00			£5,775.00
Internal	1	Offices / ancillary rooms	1	Internal finishes	Ceiling finishes	Plaster	152	£87.00	A	4	R	35	5 to 10 years	£13,224.00	Plastered ceilings to offices / ancillary rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£13,224.00			£13,224.00

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ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Priority 1 2018/2019	Priority 1-2 2019/2020	Priority 3-5 2020/23	Priority 5-10 2023/28	Priority 10-15 2028/33	Priority 15-25 2033/42	
Internal	1	Offices / ancillary rooms	1	Internal finishes	Wall finishes	Plaster	152	£87.00	A	4	R	35	5 to 10 years	£13,224.00	Plastered walls to offices / ancillary rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£13,224.00			£13,224.00
Internal	1	Offices / ancillary rooms	1	Internal finishes	Floor finishes	Carpet Sheet	152	£59.00	B	3	R	10	3 to 5 years	£8,968.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in good condition, however due to the nature of the rooms their condition will deteriorate.			£8,968.00				£8,968.00
Internal	1	Offices / ancillary rooms	1	Internal finishes	Floor finishes	Carpet Sheet	152	£59.00	A	6	R	10	15 - 25 years	£8,968.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in good condition, however due to the nature of the rooms their condition will deteriorate. Include as part of as cyclical maintenance plan						£8,968.00	£8,968.00
Internal	1	Offices / ancillary rooms	1	Door	Door	Solid veneer faced FD30 (Single)	6	£823.00	B	4	R	35	5 to 10 years	£4,938.00	Timber fire doors to all offices / ancillary rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£4,938.00			£4,938.00
Internal	1	Offices / ancillary rooms	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	380	£11.00	B	2	R	5	2 years	£4,180.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£4,180.00					£4,180.00
Internal	1	Offices / ancillary rooms	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	380	£11.00	A	4	R	5	7 years	£4,180.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£4,180.00			£4,180.00
Internal	1	Offices / ancillary rooms	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	380	£11.00	A	4	R	5	12 years	£4,180.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£4,180.00		£4,180.00
Internal	1	Offices / ancillary rooms	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	380	£11.00	A	5	R	5	17 years	£4,180.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£4,180.00	£4,180.00
Internal	1	Offices / ancillary rooms	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	380	£11.00	A	6	R	5	22 years	£4,180.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£4,180.00	£4,180.00
Internal	1	Laundry	1	Internal finishes	Ceiling finishes	Plaster	42	£87.00	A	4	R	35	5 to 10 years	£3,654.00	Plastered ceilings to Laundry are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£3,654.00			£3,654.00
Internal	1	Laundry	1	Internal finishes	Ceiling finishes	Plaster	42	£87.00	A	5	R	35	10 to 15 years	£3,654.00	Plastered ceilings to Laundry are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.					£3,654.00		£3,654.00
Internal	1	Laundry	1	Internal finishes	Floor finishes	Vinyl sheet	42	£80.00	B	3	H	10	3 to 5 years	£3,360.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to the Laundry is in good condition, however due to the nature of the room its condition will deteriorate.			£3,360.00				£3,360.00
Internal	1	Laundry	1	Internal finishes	Floor finishes	Vinyl sheet	42	£80.00	A	3	H	10	10 to 15 years	£3,360.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to the Laundry is in good condition, however due to the nature of the room its condition will deteriorate.					£3,360.00		£3,360.00
Internal	1	Laundry	1	Door	Door	Solid veneer faced FD30 (Single)	6	£823.00	B	4	R	35	5 to 10 years	£4,938.00	Timber door to Laundry is in a good condition	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£4,938.00			£4,938.00



A		A = Good - Performing as intended and operating efficiently	Urgent	E	Environmental
B		B = Satisfactory - performing as intended, exhibiting minor deterioration.	within 2 years	F	Fire Precaution
C		C = Poor - exhibiting major defects and/or not operating as intended.	3 to 5 years	G	Consequential risk
D		D = Failed - life expired and/or serious risk imminent failure	5 to 10 years	H	Health and Safety
			10 to 15 years	I	Further Investigation
			15 to 25 years	L	Loss of Service
				Q	Energy
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ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Priority 1 2018/2019	Priority 1-2 2019/2020	Priority 3-5 2020/23	Priority 5-10 2023/28	Priority 10-15 2028/33	Priority 15-25 2033/42		
Internal	1	Laundry	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	105	£11.00	B	2	R	5	2 years	£1,155.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£1,155.00						£1,155.00
Internal	1	Laundry	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	105	£11.00	A	4	R	5	7 years	£1,155.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£1,155.00				£1,155.00
Internal	1	Laundry	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	105	£11.00	A	4	R	5	12 years	£1,155.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£1,155.00			£1,155.00
Internal	1	Laundry	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	105	£11.00	A	5	R	5	17 years	£1,155.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£1,155.00		£1,155.00
Internal	1	Laundry	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	105	£11.00	A	6	R	5	22 years	£1,155.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£1,155.00		£1,155.00
External	1			Building superstructure	Roofs - pitched	Concrete tiles	915	£93.00	B	5	R	40	10-15 years	£85,095.00	Concrete roof tiles to pitched roof - good condition	Whilst the tiles have technically reached the end of their shelf life - it is estimated they have 10 - 15 years life remaining					£85,095.00			£85,095.00
External	1			Building superstructure	Roofs - pitched	Concrete tiles	179	£24.00	C	2	R	40	2	£4,296.00	Cracked and spalled mortar joints to verge tiles require re-pointing	Repoint mortar to verges		£4,296.00						£4,296.00
External	1			Building superstructure	Roofs - flat	Mineral-felt roof covering	281	£160.00	B	3	R	15	2	£44,960.00	Whilst performing reasonably well, the roofs are clearly reaching the end of their shelf life and have experienced failure in recent years.	Recover flat roofs including uplift for cut-to falls insulation		£44,960.00						£44,960.00
External	1			Building superstructure	Soffits / Fascia's	Timber ship-lap boarding	156	£55.00	C	3	R	10	3-5 years	£8,580.00	Timber fascia-boards	Due to the exposed location of the shiplap boarding - it is likely that they will need replacement in 3-5 years			£8,580.00					£8,580.00
External	1			Building superstructure	Roof - drainage	PVCu gutters & downpipes	90	£96.00	B	5	R	25	12	£8,640.00	uPVC RWG are in acceptable condition with no signs of defect	N/A						£8,640.00		£8,640.00
External	1			Building superstructure	Wall structure	Brickwork	0	£0.00	B	6	R	85	40	£0.00	Exposed brickwork in good condition without defects	N/A								£0.00
External	1			Building superstructure	Windows (inc grilles/louvres)	Powder coated aluminium	0	£0.00	B	6	R	25	30	£0.00	Aluminium double-glazed window units	N/A								£0.00
External	1			Building superstructure	Doors	Powder coated aluminium	0	£0.00	B	6	R	25	30	£0.00	Aluminium double-glazed door units	N/A								£0.00
Internal	1	Kitchen Store	1	Electrical Services	Sub-mains switchgear	Distribution Boards	1	£500.00	C	1	R	25	Urgent	£500.00	Existing Kitchen distribution board Ref EE is obsolete	Replace the existing distribution boards with modern Schneider Acti9 distribution boards to match the ones already installed in other areas.	£500.00							£500.00
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	47	£200.00	C	2	R	10	5 to 10 years	£9,400.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new ket test switch.		£9,400.00						£9,400.00
Internal	1	Laundry	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	6	£250.00	C	2	R	15	Urgent	£1,500.00	Luminaires allow ingress of insects	install new luminaires	£1,500.00							£1,500.00
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	47	£40.00	C	2	R	20	Urgent	£1,880.00	The existing bedroom pendant luminaire should be provided with a dimmable LED lamp and the general lighting supplemented with additional LED recessed down lighters to provide good light levels	Install new LED luminaires to allow for the residents to be able to read and for nursing staff/doctors to be able to carry out medical examinations in the bed rooms.	£1,880.00							£1,880.00



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<b>C</b>		C = Poor - exhibiting major defects and/or not operating as intended.	3 to 5 years	G	Consequential risk
<b>D</b>		D = Failed - life expired and/or serious risk imminent failure	5 to 10 years	H	Health and Safety
			10 to 15 years	I	Further Investigation
			15 to 25 years	L	Loss of Service
				Q	Energy
				R	Recommendation
				S	Security

ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)							Total	
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Priority 1 2018/2019	Priority 1-2 2019/2020	Priority 3-5 2020/23	Priority 5-10 2023/28	Priority 10-15 2028/33	Priority 15-25 2033/42			
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	47	£100.00	C	2	R	20	Urgent	£4,700.00	Provision of table lamps in bedrooms	Place a table lamp in each bedroom	£4,700.00							£4,700.00	
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting control and management systems	47	£100.00	C	2	R	20	5 to 10 years	£4,700.00	Light switches should be replaced with new switches with colour contrast colour plates and new dimmer switches for the pendant luminaire should be installed.	Replace the existing light switches with new switches.			£4,700.00					£4,700.00	
Internal	1	Bedrooms	1	Electrical Services	Protection Systems	Fire Alarm Installations (inc. call points, sounders and detection)	47	£150.00	C	2	R	25	Urgent	£7,050.00	The bedroom smoke detector should be replaced with a new addressable detector with a sounder and a beacon/VAD.	Replace the fire alarm system with a new addressable system.	£7,050.00								£7,050.00
Internal	1	Office & communal areas	1	Electrical Services	Call Systems	Induction Loop	1	£2,500.00	C	2	R	25	Urgent	£2,500.00	No hearing loops	Install hearing loops	£2,500.00								£2,500.00
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Lighting control and management systems	1	£5,000.00	C	2	R	25	5 to 10 years	£5,000.00	The corridor lighting should be provided with a photocell lighting controls to make use of natural daylight.	all corridor lighting controls should be reviewed and where possible automatic lighting controls should be installed in the corridors.				£5,000.00					£5,000.00
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	1	£5,000.00	C	2	R	25	Urgent	£10,000.00	The corridors should be provided with illuminated emergency exit signs and installed at all turns and exits from internal rooms.	A review of the current exit signage should be carried out and where the signs do not comply with BS5266, new signs should be installed.	£5,000.00								£5,000.00
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	1	£10,000.00	C	2	R	25	Urgent	£10,000.00	The corridors should be provided with illuminated emergency exit signs and installed at all turns and exits from internal rooms.	A review of the current exit signage should be carried out and where the signs do not comply with BS5266, new signs should be installed.	£10,000.00								£10,000.00
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	1	£12,000.00	C	2	R	25	5 to 10 years	£12,000.00	The existing corridor and amenity area luminaires should be replaced with new LED luminaires to improve energy efficiency.	Install new LED luminaires.				£12,000.00					£12,000.00
Internal	1	Throughout	1	Electrical Services	protection	CCTV	1	£10,000.00	C	2	R	25	5 to 10 years	£10,000.00	No CCTV	Install CCTV			£10,000.00						£10,000.00
Internal	1	Throughout	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	1	£15,000.00	C	2	R	25	5 to 10 years	£15,000.00	Existing central battery units are coming to the end of useful life	replace central battery units are coming to the end of useful life			£15,000.00						£15,000.00
Internal	1	Boiler house	1	Mechanical Services	Heating Plant & Auxiliaries	Dosing Pots	4	£200.00	D	1	R	15	Urgent	£800.00	No dosing pots installed on heating systems.	Dosing pots to be installed on each heating system	£800.00								£800.00
Internal	1	Throughout	1	Mechanical Services	Pressure	Pressure relief discharges	4	£125.00	C	1	H	20	Urgent	£500.00	Many of the various pressure relief discharges do not discharge into tundishes but directly onto the floor. This is a health and safety hazard.	All discharges to terminate within a tundish and and connected directly to a drain.	£500.00								£500.00
Internal	1	Boiler house	1	Mechanical Services	Heating Plant & Auxiliaries	Magnetic Filters	3	£200.00	D	1	R	10	Urgent	£600.00	Newer boilers have been installed on existing old heating systems. Magnetic filters should be installed to protect boilers/pumps	Magnetic filters to be installed on each heating system	£600.00								£600.00
Internal	1	Boiler house	1	Mechanical Services	Heating Distribution	Heating Services Thermal Insulation	4	£600.00	D	1	Q	30	Urgent	£2,400.00	Heating pipework within boiler houses has insulation missing or damaged on the pipework.	Install thermal insulation on all heating pipework within boiler houses. All valves to be provided with insulated jackets	£2,400.00								£2,400.00
Internal	1	Kitchen	1	Mechanical Services	Mechanical Ventilation	Kitchen Extract Canopies and ventilation system.	1	£15,000.00	D	1	R	25	Urgent	£15,000.00	There are no kitchen extract canopies currently installed within the kitchen and the ventilation system is not to current standards.	The kitchen is outdated and not to current standards and a kitchen ventilation system and extract canopy should be installed.	£15,000.00								£15,000.00
	1	Kitchen	1	Mechanical Services	Gas	Gas Interlock System	1	£3,000.00	D	1	H	15	Urgent	£3,000.00	There is currently no gas interlock with the ventilation system.	Install gas interlock system to new ventilation system.	£3,000.00								£3,000.00
Internal	1	Throughout	1	Mechanical Services	Mechanical Ventilation	Local Extract Fans	1	£250.00	D	1	H	10	Urgent	£250.00	Extract fan in Bathroom 066 in Cedar Wing appeared to not be working	Check operation of fan and replace extract fan if necessary.	£250.00								£250.00
	1	Boiler house	1	Mechanical Services	Heating Plant & Auxiliaries	Flue	4	£500.00	D	1	R	25	Urgent	£2,000.00	Redundant flues letting in water and boiler flues holes need sealing.	Strip out redundant flues and seal roof, seal holes around the boiler flues.	£2,000.00								£2,000.00
Internal	1	Sluice Rooms	1	Mechanical Services	Mechanical Ventilation	Local extract fans	3	£2,250.00	C	2	R	25	within 2 years	£2,250.00	No extract fans in the sluice rooms.	Install a trickle vent fan in the sluice rooms with a PIR to bring the fan up to full speed when a person enters the room.		£2,250.00							£2,250.00
Internal	1	Bedroom Wing Kitchens	1	Mechanical Services	Mechanical Ventilation	Local extract fans	3	£2,250.00	C	2	R	25	within 2 years	£2,250.00	No extract fans in the bedroom wing internal kitchens.	Install a trickle vent fan in the kitchens with a PIR to bring the fan up to full speed when a person enters the room.		£2,250.00							£2,250.00

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<b>C</b>		C = Poor - exhibiting major defects and/or not operating as intended.	3 to 5 years	G	Consequential risk
<b>D</b>		D = Failed - life expired and/or serious risk imminent failure	5 to 10 years	H	Health and Safety
			10 to 15 years	I	Further Investigation
			15 to 25 years	L	Loss of Service
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ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Predicted replacement (£1s)						Total
																	Priority 1 2018/2019	Priority 1-2 2019/2020	Priority 3-5 2020/23	Priority 5-10 2023/28	Priority 10-15 2028/33	Priority 15-25 2033/42	
Internal	1	Throughout	1	Mechanical Services	Heating Distribution	Heating Distribution Pipework	1	£30,000.00	C	3	R	25	5 to 10 years	£30,000.00	Existing distribution is coming to end of life.	Replace existing heating distribution system with a new 2 pipe heating distribution system.				£30,000.00			£30,000.00
Internal	1	Throughout	1	Mechanical Services	Heating Distribution	Radiators	80	£500.00	C	3	R	20	3 to 5 years	£40,000.00	Some of the existing radiators are nearing their end of life and looking tired and outdated.	Consideration should be given to replacing the existing radiators with new LST radiators and thermostatic mixing valves to ensure that the heating system can operate correctly and be controllable.			£40,000.00				£40,000.00
Internal	1	Throughout	1	Mechanical Services	Hot & Cold Water Distribution Services	Hot and Cold Water Pipework	1	£25,000.00	C	3	R	25	5 to 10 years	£25,000.00	Existing distribution is coming to end of life.	Replace existing hot and cold water distribution system with a new.				£25,000.00			£25,000.00
Internal	1	Boiler house	1	Mechanical Services	Hot Water Plant & Equipment	Calorifiers	4	£2,000.00	B	3	R	20	5 to 10 years	£8,000.00	The calorifiers are coming to the end of their life and are no longer manufactured.	We would recommend to look at replacing the existing calorifiers with new more energy efficient models.				£8,000.00			£8,000.00
																	£57,680.00	£137,003.00	£154,196.00	£417,983.00	£295,054.00	£169,235.00	
																	Overall total				£1,231,151.00		

Item	Description of Work	Quantity	Unit	Cost	Total Cost
	<b>Beechcroft HOP - 25 Yr Master Cost Plan</b>				
1.00	Preliminaries	1	Item	£0.00	£0.00
2.00	Ceilings	1	Item	£132,474.00	£132,474.00
3.00	External walls, windows & Doors	1	Item	£0.00	£0.00
4.00	Floors and Stairs	1	Item	£144,328.00	£144,328.00
5.00	Internal Walls & Doors	1	Item	£184,052.00	£184,052.00
6.00	Redecorations	1	Item	£338,475.00	£338,475.00
7.00	Roofs	1	Item	£151,571.00	£151,571.00
8.00	Sanitary Services	1	Item	£57,971.00	£57,971.00
9.00	Fixed Furniture and Fittings	1	Item	£1,000.00	£1,000.00
9.00	External Areas	1	Item	£0.00	£0.00
10.00	Mechanical Services	1	Item	£132,050.00	£132,050.00
11.00	Electrical Services	1	Item	£89,230.00	£89,230.00
12.00	Sub-total				£1,231,151.00
13.00	Preliminaries People and Equipment (Based on 15%)				£184,672.65
14.00	Preliminaries Site Specific Costs (scaffold etc...)				£30,000.00
15.00	Sub-total				£1,445,823.65
16.00	Pre Construction costs:EMPA @ 3.25%				£0.00
17.00	Sub-total				£1,445,823.65
18.00	Contractor Management Fee @ 3.25%				£0.00
19.00	Sub-total				£1,445,823.65
20.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£216,873.55
21.00	Sub-total				£1,662,697.20
22.00	Risk Allowance @ 10%				£166,269.72
23.00	Client Contingency @10%				£166,269.72
24.00	Sub-total				£1,995,236.64
25.00	Professional fees, surveys and stat fees (15%)				£299,285.50
26.00	Total Construction Cost				£2,294,522.13

Note: All costs to be read in conjunctions with the list of assumptions and clarifications as defined within the report, as well as the information detailed within the report wording.



## Steve Gray

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