

DERBYSHIRE COUNTY COUNCIL

# East Clune HOP

## Condition Survey

January 2019



FAITHFUL+GOULD



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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 survey.

- 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 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 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 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 0 products to reduce the surface spread of flame in the event of a fire. Surfaces must be Class '0' 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 30-minute 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



### 3.7 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

East Clune HOP is a 30-bedroom care home situated in Clowne in the east of the county. The surrounding area comprises of residential properties.

The building is of two-storey CLASP construction with residential accommodation on both floors. The building comprises of bedrooms, bathrooms, toilets, lounges, dining rooms, staff and circulation areas.

The site has parking on the site adjacent the main entrance. The car park has no marked disabled bays or hatched area for ambulances and is suitable for parking approximately 7 cars.

There is a grassed landscaped area to the rear of the site for resident use, with small areas of hard paving for all year-round use. It is recommended to review the external hardstanding areas as these have numerous slip trip and fall hazards.

The site is unsecured and allows free access and egress for both residents and the public. Consideration should be given to secure the site against unauthorised access and more vulnerable residents wandering off site.

### 4.2 Main Block

#### Fabric

The building is a two-storey building which is thought to be constructed circa 1970 and was occupied as a residential care home at the time of the survey. It has flat roofs throughout with clay hanging tiles to the walls, double glazed aluminium windows and doors to all elevations.

#### Condition

##### Roofs

The flat roof coverings to the first floor and single storey sections to the ground floor have a built up felt mineral covering and it is assumed the insulation was has retrospectively been incorporated as part of a refurbishment project. It was only possible to view the flat roof over part of the ground floor and it is assumed that the roof over the first floor is of a similar construction and age.

Part of the ground floor has mineral felt with solar reflective chippings, this roof covering is now life expired and should be replaced to avoid future water ingress.

The roofs have a combination of polycarbonate rooflights, which although aging appear in a fair condition and Georgian wired rooflights which are now beyond their service life and it would be recommended that they are replaced.

##### Rainwater Goods

The rainwater is shed from the roofs by a combination of PVC and aluminium downpipes and its likely they will not require renewal for around 5-10 years.

##### External Walls

The CLASP superstructure is formed with a lightweight hollow steel framework set out on a grid. Between the external columns is a timber frame, to which mineral quilt insulation is fitted between. The external finish comprises of a bituminous sarking and hanging clay tiles.



Generally, the external walls were performing as intended for a building of this age and construction, though they fall considerably short of the thermal requirements of a modern building and it is highly recommended to replace the hanging tiles with an insulated render system to not only improve the thermal performance but improve the outdated aesthetics.

#### Windows and External Doors

The windows throughout the building have been replaced with double glazed aluminium windows. These are aged and have an outdated thermal performance. There were complaints on site of many residents being unable to open the horizontal sliding sashes due to the weight and the type of catch fitted. The windows are now nearing the end of their useable life and due for replacement within the next 2 years.

The external doors are double glazed powder aluminium fitted with panic bars and although appear to be functioning okay they are aged and near the end of their useable life and it is recommended to renew in around 2 years.

#### Interior

##### Ceilings

The ceilings throughout the property are predominately plasterboard with a paint finish, however there are some areas which have exposed grid suspended ceilings and all are in a generally fair condition for their age but now look dated.

##### Floors and stairs

The ground floor is a concrete ground bearing slab and exhibited no obvious defects, the first floor is timber suspended and exhibited no obvious defects.

The floor finishes throughout the building depended on location and use, typically, bathrooms, toilets, wet areas and the kitchen had non-slip vinyl, as did some bedrooms, whilst the remaining areas received a carpet finish. The floor finishes were in various states of condition ranging from good condition and performing as intended to poor or life expired.

##### Internal Walls and Partitions

Internal walls were plasterboard, all walls appeared in a generally fair condition given the age of the building, with only minor impact damage and scuffs defacing the finish in sporadic locations.

##### Internal Doors

The doors throughout the building are either solid core timber doorsets or glazed timber doorsets, though depending on position and use may or may not be fire rated doorsets. Bathrooms and toilets for example are not fire rated due to the low risk of fire occurring in these rooms, however the kitchen, living rooms, bedrooms, stores etc are all fire rated, some with Georgian wired vision panels. The circulation areas have double fire doorsets for compartmentation with glazed vision panels in the primary leaf.

All doorsets to key rooms e.g bedrooms, circulation, living rooms etc have overhead door closers, which hold open to provide unrestricted movement around the building, but are designed on activation of the fire alarm to release to provide fire protection.

The doorsets on site vary in type and condition and expected replacement of the doorsets is between 3 and 10 years.



The survey assumes all fire doors are currently functioning as fire doors, and of a suitable construction to be used as fire doorsets. It identifies only obvious defects or general wear and tear but cannot state if they meet current fire performance requirements, if this is required a separate specialist survey should be undertaken.

The toilet doors are not compliant with the University of Sterling document '*Good practice in the design of homes and living spaces for people with dementia and sight loss*', which recommends that toilet doors along with other key rooms such as bathrooms etc are colour coded throughout the site to ease identification.

#### Decorations

The building is generally provided with paint to ceilings, wallpaper or paint on walls, dependant on location and use and gloss painted woodwork with wood stain to doors.

The decorations are generally in a good condition with many of the areas appearing recently decorated, but typically for the use of the building there are random areas such as wall corners and door jambs which are scuffed.

#### Sanitary Ware

There were 12nr ambulant disabled toilets, 4nr wheelchair accessible toilet and 6no bathrooms. All bathrooms had wash hand basins and height adjustable baths. The sanitary ware throughout was predominately aged and the internal layouts did not meet current standards in all facilities. The staff toilet facilities on site requires refurbishments to bring it up to a decent standard.

#### Fixture and fittings

The bedrooms are populated with standard timber storage cupboards, mirrors and shelves, their condition is considered acceptable, but modernisation is recommended.

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 has tarmac car parking for approximately 7 cars with no hatched markings for ambulances or marked disabled parking bays. The car park tarmac appeared in a generally good condition and is likely to require resurfacing in 5-10 years.

Throughout the site there are tarmac and paved paths which interlink recreational areas and landscaped areas.

The footpaths and hardstanding areas around the site are generally in a poor condition, to the extent that they pose slip, trip and fall hazards to the users from moss over the surfaces, root disruption, breaking up of tarmac and proud surface finishes and chamber covers.

The front boundary is unsecure, allowing free access and egress for both on site residents and the public. It is highly recommended to secure the boundary to provide site security and to fit escape furniture to any egress gates.

It is recommended to review all the hardstanding, footpaths and recreational areas and potentially remodel to eliminate the hazards and utilise the outside space more efficiently.



#### 4.4 Summary of fabric

The building is a lightweight steel structure split over two floors, which is not ideal for a care home and is now very dated being in excess of 50 years old.

The below items are of main concern:

- The footpaths and hardstanding areas around the site are generally in a poor condition, posing slip, trip and fall hazards to the users.
- Access to the site has a ramp which is no longer compliant and its recommended to renew.
- The external access and egress from the building require review, the external fire escape routes do not have external lighting, and whilst most drills and emergencies require movement of residents to other wings or areas, should they need to be evacuated in the night the route is unlit.
- Whilst the building is generally well decorated and the contrast between material colours in places is thought to predominately achieve the 30 points LRV difference required for visually impaired persons.

Internally the building has poor fire signage with signs often positioned in a position that when the activation of the fire alarm closes internal doors, directional signage is not visible.



5.0      CONDITION DATA





## 6.0 APPENDICES

Appendix A	-	Facet survey
Appendix B	-	Building Floor Plan Drawings and Room Data Sheets
Appendix C	-	Building Photographs
Appendix D	-	M&E report
Appendix E	-	Structural report
Appendix F	-	Cost Data & Cost Summary Sheets

# Appendix A

## Facet Survey



## 6 Facet Summary

<b>Survey Date:</b>	22nd November 2018
<b>Property:</b>	East Clune
<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>	1432
<b>Number of floors:</b>	2

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

### Summary Overview

<b>Functional Suitability:</b>	The functionality of the building as a care home is considered now outdated both in its construction and its design which is split over two floors. The building is a CLASP structure, constructed c1970 and based on a grid system which can be difficult to adapt and usually contained significant amounts of asbestos which can impede modernisation.
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<b>Space Utilisation:</b>	The building has all the functional space areas to be utilised as a care home such as dining areas, living rooms, bedrooms, bathrooms and toilets but in places to access certain areas requires the user to walk through adjacent rooms rather than being fed by a dedicated circulation space. The building was fully occupied at the time of the survey and given the construction type it proves problematic to provide additional functional space.
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<b>Quality:</b>	<p>The site is accessed by a sloped ramp which doesn't meet current standards and requires updating to assist users and visitors. The footpaths and hardstanding areas around the site have various issues ranging from root disruption, breaking up of the surface, potholes and inspection covers forming trip hazards and moss over a significant area and posing a risk of slipping.</p> <p>The building itself is very dated and requires most of the elements externally and internally replacing to provide a thermally stable and visually appealing environment for continued use as a care home.</p>
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<b>Statutory Compliance:</b>	<p>The fire alarm system does not have any visual alarm devices currently installed. The fire alarm system needs updating 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.</p> <p>The building has an outdated series of central battery systems, these are nearing or are at the end of their life and this system should be replaced with new self contained LED emergency luminaires.</p> <p>The building has been provided with non-maintained exit signs over the escape doors to outside, however, these are not always visible and additional directional exit signs needs to be installed to fully identify the escape routes from the building.</p> <p>The building is lacking the correct number of illuminated exit signs to ensure that the escape routes are clearly identified. Emergency lighting needs updating to all rooms including bedrooms and illuminated exit signage is required throughout the building to ensure that all persons can clearly identify the escape routes.</p> <p>Hearing loops need to be provided to specific areas around the building such as lounges, office areas dining areas and communal areas.</p>
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<b>Environmental Management:</b>	The Display Energy Certificate indicated a rating of 115, which is higher than 100, which is considered typical. The mechanical and electrical survey highlights issues related to this.
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<b>Statutory Compliance Costs:</b>	<b>£70,200.00</b>	(Contraventions of statutory compliance: immediate action recommended)
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### Items of immediate concern

ITEM	DESCRIPTION
<b>M&amp;E Services</b>	<p>Replace the main switchboard with a new MCCB panel board.</p> <p>Upgrade the fire alarm system to bring the system up to the current standards of BS5839 Level L1 + M</p> <p>Upgrade the corridor escape signage for maintained illuminated signs at all fire exits and changes in direction.</p> <p>Ensure that all of the fire door closers are operating correctly and linked to the fire alarm system.</p> <p>Replace the existing emergency lighting system with self-contained luminaires off the lighting circuits</p> <p>The kitchen ventilation needs to be brought up to current standards.</p>

# Functional Suitability Survey

Survey Date:	22nd November	Organisation/Name	Derbyshire County Council
Property:	East Clune	Overall Volume:	-
Building:	1	Overall area	1432m2
Block:	1	Number of floors	2

## 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 & 21)	RANK	COMMENTS (if C or D)
a	20.1 4.1m2 communal space per service user	B	Compliant as constructed prior to 31st March 2002.
b	20.2 communal space provides variety activities and dinning space for all users and smoke free sitting room	B	Unknown provision of activities, but dining and lounge areas provided.
c	20.3 Outdoor space is provided and accessible for all, with seating and design to meet all needs	D	Site is not secure. Numerous slip and trip hazards externally
d	Outdoor space accessible/designed to meet user requirements	D	Numerous slip and trip hazards externally
e	Where intermediate care is provided, is dedicated space is available for this services group	B	Unknown
f	Lighting in communal areas is domestic in character, sufficiently bright and suitability positioned for activities	C	the building would benefit with the lighting being replaced with new LED luminaires to improve the appearance of the rooms.
g	23.1 Bedrooms provide 12m2 post 2002 and 10m2 pre	B	Bedrooms comply with current requirements.
h	Single rooms accommodating wheelchairs are at least 12m2 floor space	B	Bedrooms comply with current requirements and provide 14m2.
i	Room dimension/layout allow access to either side bed	B	Beds on wheels to provide access either side.
j	Shared rooms provide 16m2 floor space	A	The large bedrooms appear to be double rooms and provide in excess of 20m2.
h	80% of rooms provide single occupancy	A	
1.2	SUPPORT FACILITIES (standard 21)	RANK	COMMENTS (if C or D)
a	Accessible toilets for users, clearly marked and close to communal areas	B	Accessible toilets provided on each floor
b	Ratio 1 assisted bath/shower to 8 users	A	1 bathroom per 4
c	Each user has a toilet close to private accommodation	A	No further comments.
d	En-suite to all post 2002 homes	NA	
e	Ensuite facilities should be accessible for wheelchair users	C	No en-suite facilities available
f	Sluices must be separate from WC/bathing facility.	A	No further comments.
1.3	LOCATION and LAYOUT (STANDARD 19)	RANK	COMMENTS (if C or D)
a	19.1 Is the layout of the home suitable	C	The building is not ideal as a care home as it is split over two floors and its internal layout ideally would be reviewed to provide better flow.
b	Routine maintenance up to date and records kept.	A	No further comments.
c	Grounds clean and tidy	D	Hardstandings and paths breaking up, with numerous trip hazards and slip hazards from moss.
d	19.4 Physical environment compliance	C	Two storey CLASP construction unsuitable and is difficult to adapt.
e	Complies with fire and environmental legislation	C	Issues with fire alarm system and emergency lighting.
f	Use of CCTV restricted to entrance	D	No CCTV Fitted

## 2 ASSESSMENT OF OVERALL EFFECTIVENESS

C

## 3 ADDITIONAL COMMENTS: None

# Space Utilisation Survey

Survey Date:	22nd November 2018	Organisation/Name	Derbyshire County Council
Property:	East Clune	Overall Volume:	-
Building:	1	Overall area	1432
Block:	1	Number of floors	2

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	<p><b>CURRENT USE</b>  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?</p> <div style="border: 1px solid black; padding: 5px;"> <p>The building construction type and design over two floors and its internal layout does not provide suitable space utilisation. During the survey the site was fully utilised with no vacant areas offering the opportunity to improve space utilisation.</p> <p>An issue for adaptation of CLASP structures is that they are lightweight steel framed structures based on a grid system, which can be difficult to adapt and usually contained significant amounts of asbestos which can impede modernisation.</p> </div>
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2	<p><b>USE OVER TIME</b>  How does usage vary over time (that is, over a working day or week)</p> <table border="1" style="display: inline-table; vertical-align: top;"> <thead> <tr> <th></th> <th>AM</th> <th>PM</th> </tr> </thead> <tbody> <tr><td>Monday</td><td>-</td><td>-</td></tr> <tr><td>Tuesday</td><td>-</td><td>-</td></tr> <tr><td>Wednesday</td><td>-</td><td>-</td></tr> <tr><td>Thursday</td><td>-</td><td>-</td></tr> <tr><td>Friday</td><td>-</td><td>-</td></tr> <tr><td>Saturday</td><td>-</td><td>-</td></tr> <tr><td>Sunday</td><td>-</td><td>-</td></tr> </tbody> </table> <table border="1" style="display: inline-table; vertical-align: top; margin-left: 20px;"> <tr><td><b>All</b></td></tr> <tr><td><u><b>Weekday</b></u></td></tr> <tr><td><u><b>Weekend</b></u></td></tr> <tr><td><u><b>Other comment</b></u></td></tr> <tr><td>N/A</td></tr> </table>		AM	PM	Monday	-	-	Tuesday	-	-	Wednesday	-	-	Thursday	-	-	Friday	-	-	Saturday	-	-	Sunday	-	-	<b>All</b>	<u><b>Weekday</b></u>	<u><b>Weekend</b></u>	<u><b>Other comment</b></u>	N/A
	AM	PM																												
Monday	-	-																												
Tuesday	-	-																												
Wednesday	-	-																												
Thursday	-	-																												
Friday	-	-																												
Saturday	-	-																												
Sunday	-	-																												
<b>All</b>																														
<u><b>Weekday</b></u>																														
<u><b>Weekend</b></u>																														
<u><b>Other comment</b></u>																														
N/A																														

3	<p><b>OVERALL ASSESSMENT</b>  Identify the general category into which the dept. / facility falls into category:</p> <div style="border: 1px solid black; display: inline-block; padding: 5px; margin-left: 20px;">F</div>
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# Quality Survey

Survey Date:	22nd November 2018	Organisation/Name	Derbyshire County Council
Property:	East Clune	Overall Volume:	-
Building:	1	Overall area	1432
Block:	1	Number of floors	2

## 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	RANKING	General comments
First impressions of entrance/reception areas are welcoming?	C	Dated but functional
Attractive Reception and resident areas?	C	Dated but functional
Privacy and dignity issue have been addressed?	A	Private rooms for each resident throughout
Overall comfort and entertainment for residents?	B	Social rooms are available
Toilet facilities are well Provided?	C	Toilet facilities are available for each block but not en-suite for each room
Appropriate Storage Provision has been made?	B	Wardrobe and drawers available in each resident room, though dated. Staff have rooms dedicated for storage.
Disabled users are catered for?	C	Accessible toilets available on each floor, no dedicated disabled toilet in the building but one can be utilised in the shower room.
Appropriate facilities are provided for visitors?	A	WC's available for visitors on each wing and in the staff wing
Seating and lounge areas are sufficient?	C	The ground floor has dining areas and three community areas though one is part of the entrance and circulation.
Appropriate safety and security measures are in place?	B	No obvious issues
Suitable signage is visible, legible and consistent?	C	The illuminated exit signage and fire exit signage requires a review and updating.
Adequate dining facilities?	B	One dining area available
Adequate refreshment facilities?	C	No kitchenette areas

Comfort engineering	RANKING	General comments
Artificial lighting enhances overall design?	C	The lighting is dated and could do with improvement to allow Doctor/Nurse examinations to be carried out in bedrooms. Corridors are a little dark.
Is the heating/cooling system sufficient and useable?	B	Heating is suitable but the pipework is aged and consider replacement with LSTs
Is the ventilation system sufficient and useable?	B	No further comment
Acoustic privacy is achieved?	B	The building internal walls are plasterboard and seemed to provide suitable noise reduction between spaces.
Noise levels are acceptable?	A	The building was occupied and noise levels was at a satisfactory level.
Persistent odours are absent?	A	No smells were evident in the building.

Design	RANKING	General comments
Colour is creatively and therapeutically used for definition and variety?	C	Colour scheme is bland. Some areas may not have the required LRV contrast of 30 points.
Landscaping is attractive?	C	Predominately grassed areas, with pot plants.
Planting is optimised for all seasons?	B	Winter survey so plant colour limited.
Natural daylight is used to optimum effect?	C	Natural daylight is not evident in corridors, restricted natural lighting in social areas and bedrooms
Appropriate finishes are used for floors, ceilings and walls?	C	Internal finishes are predominately plasterboard which have a coat of paint. These are now in excess of 50 years old and now aged.
Furniture co-ordinates well with overall design?	A	Furniture choice is appears domestic in appearance
Art and craft work is integrated into overall design?	B	Pictures evident on walls
Interior is reassuring and non-clinical where appropriate	B	Communal areas and bedrooms don't appear clinical but also not very homely.
Where possible, patients and staff have pleasing views from both inside and outside of the building?	C	Limited views available from external seating areas, more use of external space could be provided. Limited views from bedrooms and communal areas, though these are restricted by the external surrounds.

OVERALL RANKING	C
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# Fire Health and Safety

Fire, Health & Safety and Equality Act 2010				
<b>1. FIRE</b>		<b>FIRE Ranking</b>		<b>B</b>
<b>Fire Risk Assessment</b>	<b>Date:</b>	28.01.18	<b>Comment:</b>	Periodically review FRA
<b>Item</b>	<b>Rating</b>	<b>Estimated Backlog Cost (£)</b>	<b>Comment</b>	
COMPARTMENTATION	C	£5,000.00	No major issues were noted during the survey which was non-intrusive but CLASP building rely on fire breaks in the ceiling void being intact, and often these have been displaced or degraded. It is highly recommended that a void survey to establish the fire compartmentation is undertaken.	
FIRE DOORS	B	£0.00	Fire doors are evident at various locations throughout the site e.g. resident bed-rooms, circulation areas, kitchen etc The doors predominately had automatic hold-open devices but the self closing wasnt tested throughout the site. The fire doors to some rooms appeared to be original and although functional were aged and due for replacement.	
ALARM / DETECTION SYSTEMS	C	£22,500.00	Fire alarm to be improved to comply with BS5839 level L1 + M. Emergency lighting should be considered for replacement with self contained luminaires.	
TEXTILES AND FURNITURE	A	£0.00	Appears acceptable	
STORAGE FLAMMABLE SUBSTANCES	A	£0.00	All COSHH materials stored in a locked cupboard with locked entry	
COMPLIANCE WITH FIRECODE (Survey in place)	A	£0.00	A Fire Risk Assessment undertaken 28.01.18	
<b>2. HEALTH &amp; SAFETY</b>		<b>HEALTH &amp; SAFETY Ranking</b>		<b>C</b>
<b>Health and Safety Risk Assessment</b>	<b>Date:</b>	N/A	<b>Comment:</b>	Health & Safety data on site
<b>Item</b>	<b>Rating</b>	<b>Estimated Backlog Cost (£)</b>	<b>Comment</b>	
ELECTRICAL SERVICES; SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	C	£21,200.00	The building has been regularly tested but should be re-wired and all switchgear replaced.	
ASBESTOS	A	£0.00	Asbestos survey onsite dated 15th December 2015	
CONTROL OF LEGIONELLA	A	£0.00	Legionella risk assesment completed 2013, weekly flush tests occur	
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	C	£2,500.00	Access to roof tank room needs improvement	
FOOD HYGIENE (Certificate)	A	£0.00	Displayed on site	
COSHH REGS (Information / storage)	A	£0.00	All COSHH materials stored in a locked cupboard with keypad entry	
PRESSURISED SYSTEMS (Written scheme in place + monitored)	N/A	£0.00	N/A	
M+O OF EQUIPMENT IN CONFINED SPACES (Access/ Ventilation/ Signage)	N/A	£0.00	N/A	
SURFACE TEMPERATURE OF HEAT EMITTING DEVICES (Exposed pipework in reach (Boxing/ Guards)	D	£4,000.00	Toilets do not have heating	
<b>3. EQUALITY ACT 2010</b>		<b>DDA Ranking</b>		<b>B</b>
<b>Access Audit</b>	<b>Date:</b>	N/A	<b>Comment:</b>	Unknown if a survey has been undertaken, no evidence on site
	<b>Rating</b>	<b>Estimated Backlog Cost (£)</b>	<b>Comment</b>	
Car Park	B	£0.00	Unmarked parking on site	
Main Entrance	C	£15,000.00	Access from site boundary for pedestrians has a non compliant access ramp. Bring up to current standards	
External Stairs	N/A	£0.00	No external stairs located on site	
Means of Escape	C	£0.00	Generally okay, though one final escape route to 027 was very narrow and could restrict egress if mobility aids are used	
Reception Area and Lobbies	A	£0.00	The reception area was clean and clear.	
Corridors and Circulation Areas	B	£0.00	The corridors had very little natural light	
Internal Doors	A	£0.00	Internal doors are generally an adequate width for wheelchair access.	
Cost Total (B)		£70,200.00		

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	£27,500.00	0.00	0.00	27,500.00	0.00	0.00
Health and Safety	£27,700.00	0.00	0.00	23,700.00	4,000.00	0.00
DDA	£15,000.00	0.00	0.00	15,000.00	0.00	0.00

OVERALL STATUTORY RANKING	B/C
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# Energy Survey

Survey Date:	22nd November 2018	Organisation/Name	Derbyshire County Council
Property:	East Clune	Overall Volume:	-
Building:	1	Overall area	1432
Block:	1	Number of floors	2

A	Energy Performance Operational Rating: 0 > 25
B	Energy Performance Operational Rating: 26 > 50
C	Energy Performance Operational Rating: 51 > 75
D	Energy Performance Operational Rating: 76 > 100
E	Energy Performance Operational Rating: 101 > 125
F	Energy Performance Operational Rating: 126 > 150
G	Energy Performance Operational Rating: 150+
X	Supplementary rating added to the Energy Performance Operational Ratings A > G, to indicate a presumed estimate for the buildings DEC ranking i.e. Cx, Dx,
	This tells how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. The higher the Energy Performance Operational Rating, indicates that there is opportunity to improve the buildings efficiency.

Energy usage for this block	Heating - 485 kWh/m2/year Electricity - 89 kWh/m2/year
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Ranking for this block	<b>E (115)</b>
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## Energy saving solutions onsite:-

Windows and doors are all double-glazed aluminium or uPVC units

New energy-efficient boilers are evident onsite

Some LEDs are also evident onsite

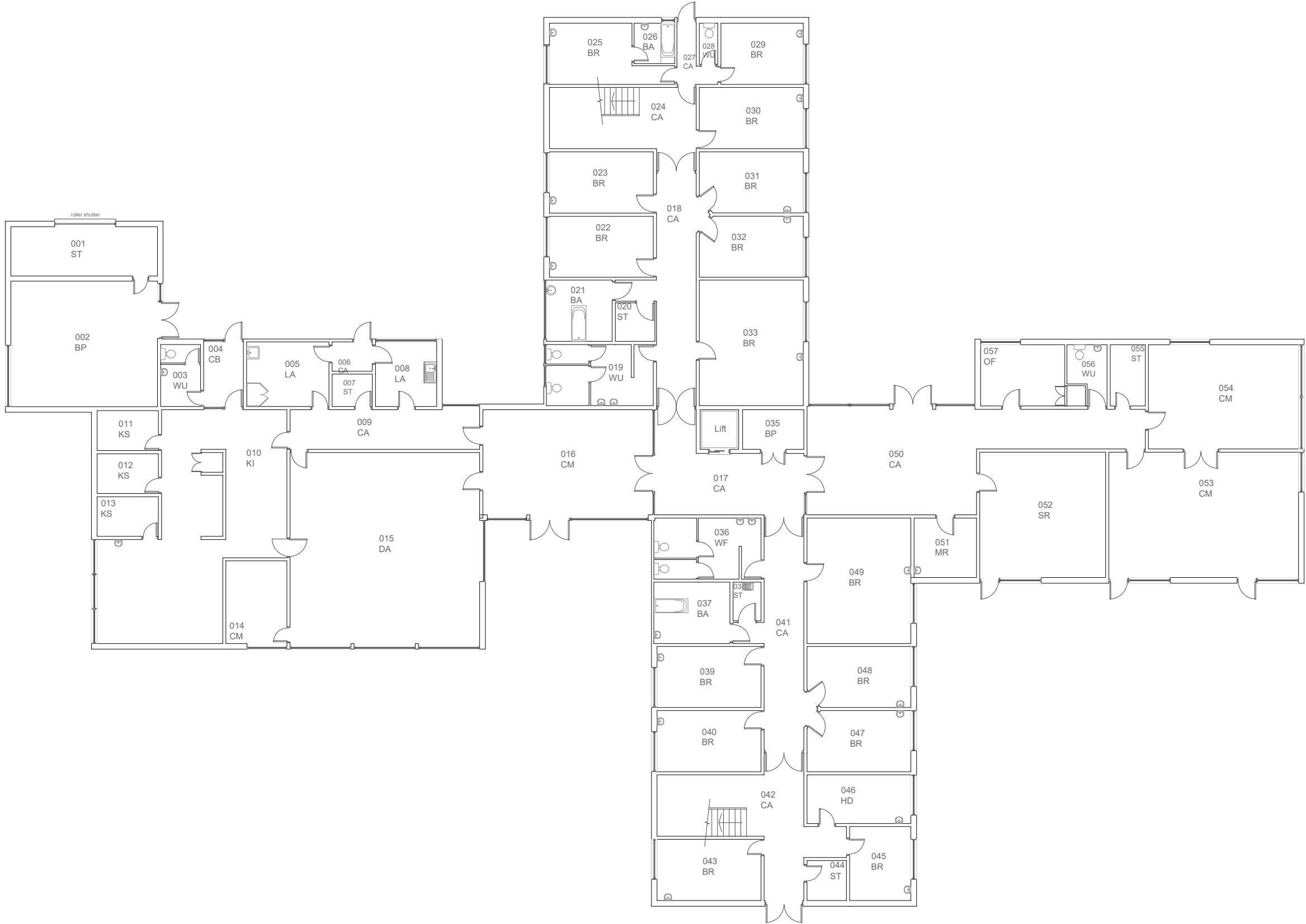
Further measures are available in the Mechanical and Electrical survey, available within this report.



# Appendix B

## Building Floor Plan Drawings and Room Data Sheet





Do not scale  
Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator

LOCATION / KEY PLAN  
N.T.S.

General Notes


Rev.	Details of Revision	Date	Initial
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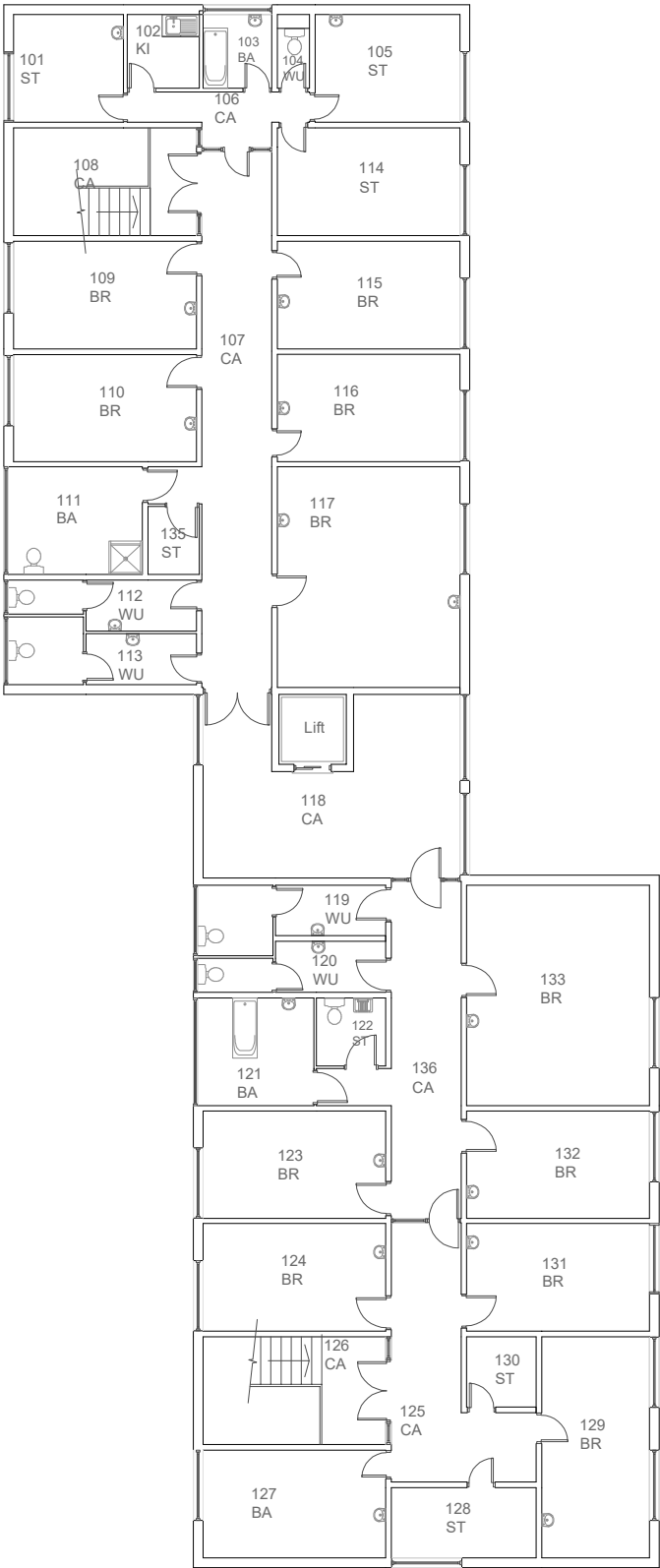


**Derbyshire County Council**  
**Corporate Resources**

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

Project	
EAST CLUNE H.O.P	
UPRN Number	
Drawing Number	Revision
1615/01/01-GF/B/D001	

Title		
SITE 01 BLOCK 01 GROUND FLOOR		
Scale	Drawn	Checked
1:100	NSB	
Original Size	Date	Date
A1	23.7.08	
Status		
A		
 INVESTOR IN PEOPLE		



Do not scale  
Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator

LOCATION / KEY PLAN  
N.T.S.


General Notes

Rev.	Details of Revision	Date	Initial
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Project	
EAST CLUNE H.O.P	
UPRN Number	
1615/01	
Drawing Number	Revision

Title		
SITE 01 BLOCK 01 FIRST FLOOR		
Scale	Drawn	Checked
NTS	F&G	JE
Original Size	Date	Date
A2	AUG 08	AUG 08
Status		
-		
 INVESTOR IN PEOPLE		

Block Ref.	Floor	Room Ref.	Room Type	Int. Area (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	Width	Length
01	0	001	Storage [Pri-G,U] [Sec-G,U]	16.17	16.17	16.17	2.33	6.94
01	0	002	Boiler / Plant Room [X]	42.17	0	42.17	5.99	7.04
01	0	003	Toilets - Unisex [X]	5.49	0	5.49	1.88	2.92
01	0	004	Cloakroom [Pri-G,U] [Sec-G,U]	5.89	5.89	5.89	1.90	3.10
01	0	005	Laundry [Pri-G,NS] [Sec-G,NS]	11.69	11.69	11.69	3.02	3.87
01	0	006	Circulation [X]	2.59	2.59	2.59	1.37	1.89
01	0	007	Storage [Pri-G,U] [Sec-G,U]	2.56	2.56	2.56	1.54	1.66
01	0	008	Laundry [Pri-G,NS] [Sec-G,NS]	8.81	8.81	8.81	2.88	3.06
01	0	009	Circulation [X]	16.81	16.81	16.81	1.88	8.94
01	0	010	Kitchen [X]	69.21	69.21	69.21	0	0
01	0	011	Kitchen Store [X]	5.37	5.37	5.37	1.87	2.87
01	0	012	Kitchen Store [X]	5.37	5.37	5.37	1.87	2.87
01	0	013	Kitchen Store [X]	5.44	5.44	5.44	1.89	2.88
01	0	014	Communal Area [Pri-G,NS] [Sec-G,NS]	11.37	11.37	11.37	2.90	3.92
01	0	015	Dining Area [Pri-S,NS] [Sec-L&P,NS]	82.26	82.26	82.26	8.99	9.15
01	0	016	Communal Area [Pri-G,NS] [Sec-G,NS]	40.32	40.32	40.32	5.04	8.00
01	0	017	Circulation [X]	24.38	24.38	24.38	0	0
01	0	018	Circulation [X]	22.78	22.78	22.78	0	0
01	0	019	Toilets - Unisex [X]	14.57	0	14.57	2.88	5.06
01	0	020	Storage [Pri-G,U] [Sec-G,U]	3.50	3.50	3.50	1.83	1.91
01	0	021	Bathroom [X]	9.05	9.05	9.05	2.90	3.12
01	0	022	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	0	023	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	0	024	Circulation [X]	22.25	22.25	22.25	0	0
01	0	025	Bedroom [X]	13.28	13.28	13.28	0	0
01	0	026	Bathroom [X]	3.76	3.76	3.76	1.94	1.94
01	0	027	Circulation [X]	3.83	3.83	3.83	0	0
01	0	028	Toilets - Unisex [X]	1.75	0	1.75	0.89	1.97
01	0	029	Bedroom [X]	11.50	11.50	11.50	2.89	3.98
01	0	030	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	0	031	Bedroom [X]	14.36	14.36	14.36	2.90	4.95
01	0	032	Bedroom [X]	14.36	14.36	14.36	2.90	4.95
01	0	033	Bedroom [X]	29.30	29.30	29.30	4.95	5.92
01	0	034	Circulation [X]	1.36	1.36	1.36	1.09	1.25
01	0	035	Boiler / Plant Room [X]	5.45	0	5.45	1.88	2.90
01	0	036	Toilets - Female [X]	14.73	0	14.73	2.90	5.08
01	0	037	Bathroom [X]	10.40	10.40	10.40	2.89	3.60
01	0	038	Storage [Pri-G,NS] [Sec-G,NS]	2.42	2.42	2.42	1.32	1.83
01	0	039	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	0	040	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	0	041	Circulation [X]	22.78	22.78	22.78	0	0
01	0	042	Circulation [X]	31.06	31.06	31.06	0	0
01	0	043	Bedroom [X]	14.36	14.36	14.36	2.90	4.95
01	0	044	Storage [Pri-G,U] [Sec-G,U]	3.50	3.50	3.50	1.87	1.87
01	0	045	Bedroom [X]	10.09	10.09	10.09	2.89	3.49
01	0	046	Hairdressing Room [X]	11.29	11.29	11.29	2.28	4.95
01	0	047	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	0	048	Bedroom [X]	14.26	14.26	14.26	2.88	4.95
01	0	049	Bedroom [X]	29.40	29.40	29.40	4.95	5.94
01	0	050	Circulation [X]	56.76	56.76	56.76	0	0
01	0	051	Medical Room [Pri-G,U] [Sec-G,U]	8.67	8.67	8.67	2.92	2.97
01	0	052	Staff Room [Pri-G,NS] [Sec-G,NS]	35.28	35.28	35.28	5.94	5.94
01	0	053	Communal Area [Pri-G,NS] [Sec-G,NS]	53.82	53.82	53.82	5.96	9.03

Block Ref.	Floor	Room Ref.	Room Type	Int. Area (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	Width	Length
01	0	054	Communal Area [Pri-G,NS] [Sec-G,NS]	35.46	35.46	35.46	4.96	7.15
01	0	055	Storage [Pri-G,U] [Sec-G,U]	5.41	5.41	5.41	1.88	2.88
01	0	056	Toilets - Unisex [X]	4.46	0	4.46	0	0
01	0	057	Office [Pri-G,U] [Sec-G,U]	12.42	12.42	12.42	0	0
01	1	101	Storage [Pri-G,U] [Sec-G,U]	8.61	8.61	8.61	2.91	2.96
01	1	102	Kitchen [X]	3.86	3.86	3.86	1.94	1.99
01	1	103	Bathroom [X]	4.04	4.04	4.04	1.98	2.04
01	1	104	Toilets - Unisex [X]	1.42	0	1.42	0.89	1.60
01	1	105	Storage [Pri-G,U] [Sec-G,U]	11.41	11.41	11.41	2.91	3.92
01	1	106	Circulation [X]	5.81	5.81	5.81	0	0
01	1	107	Circulation [X]	28.79	28.79	28.79	0	0
01	1	108	Circulation [X]	4.82	4.82	4.82	1.68	2.87
01	1	109	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	1	110	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	1	111	Bathroom [X]	10.72	10.72	10.72	2.93	3.66
01	1	112	Toilets - Unisex [X]	6.13	0	6.13	0	0
01	1	113	Toilets - Unisex [X]	8.25	0	8.25	0	0
01	1	114	Storage [Pri-G,U] [Sec-G,U]	14.36	14.36	14.36	2.90	4.95
01	1	115	Bedroom [X]	14.31	14.31	14.31	2.89	4.95
01	1	116	Bedroom [X]	14.31	14.31	14.31	2.89	4.95
01	1	117	Bedroom [X]	29.45	29.45	29.45	4.95	5.95
01	1	118	Circulation [X]	30.46	30.46	30.46	0	0
01	1	119	Toilets - Unisex [X]	8.09	0	8.09	0	0
01	1	120	Toilets - Unisex [X]	5.99	0	5.99	0	0
01	1	121	Bathroom [X]	8.75	8.75	8.75	2.77	3.16
01	1	122	Sluice Room [X]	3.50	0	3.50	1.85	1.89
01	1	123	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	1	124	Bedroom [X]	14.40	14.40	14.40	2.91	4.95
01	1	125	Circulation [X]	17.07	17.07	17.07	0	0
01	1	126	Circulation [X]	4.82	4.82	4.82	1.68	2.87
01	1	127	Bedroom [X]	14.26	14.26	14.26	2.88	4.95
01	1	128	Storage [Pri-G,U] [Sec-G,U]	7.31	7.31	7.31	1.88	3.89
01	1	129	Bedroom [X]	17.17	17.17	17.17	2.90	5.92
01	1	130	Storage [Pri-G,U] [Sec-G,U]	3.57	3.57	3.57	1.89	1.89
01	1	131	Bedroom [X]	14.27	14.27	14.27	2.90	4.92
01	1	132	Bedroom [X]	14.26	14.26	14.26	2.88	4.95
01	1	133	Bedroom [X]	29.21	29.21	29.21	4.95	5.90
01	1	135	Storage [Pri-G,U] [Sec-G,U]	2.58	2.58	2.58	1.40	1.84
01	1	136	Circulation [X]	17.05	17.05	17.05	1.88	9.07

# Appendix C

## Building Photographs



# East Clune HOP

Photo Schedule







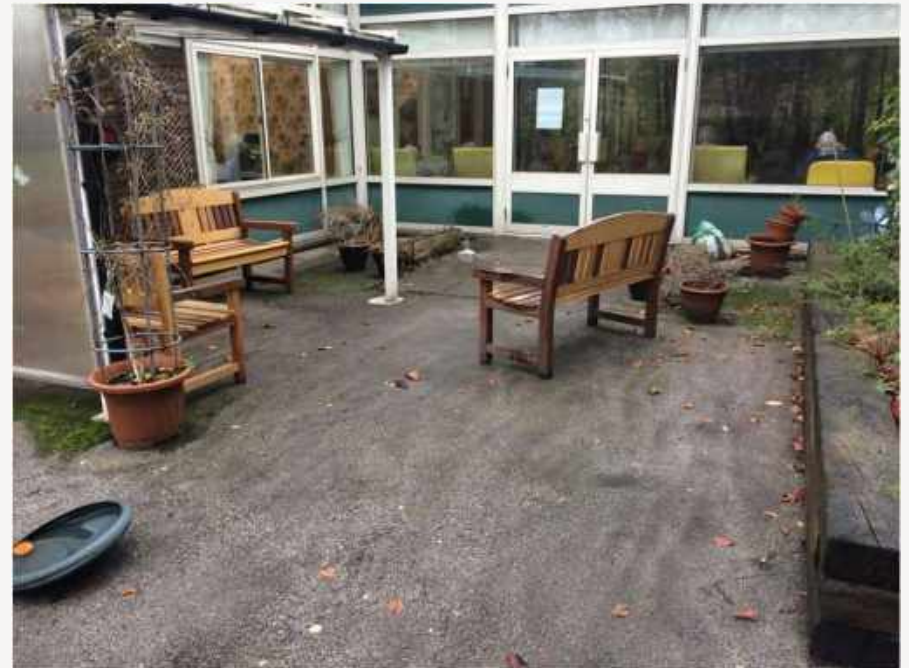






















































































# Appendix D

M&E Report






TROUP  
BYWATERS  
+ ANDERS

*Bringing buildings to life*  
East Clune HOP  
Engineering Services Condition Survey  
YA3985-ME-CHS-RPT-009

November 2018



JOB

East Clune HOP, West Street, Clowne, Derbyshire. S43 4NP.

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REPORT

Engineering Services Condition Survey

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This report has been authorised by:

.....  
**Gareth Davies**  
Associate

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Revision	DCC No.	Comments	Date	Author	Checked
00	-	Information	22/11/2018	KRM	

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# 1.0 Executive Summary

This report has been commissioned and produced to identify the current condition of the existing mechanical and electrical services within East Clune HOP Care Home, Derbyshire.

## 1.1 Mechanical Services

The mechanical services were in varying states of order/condition, with the Boilers, pumps are in a reasonable condition, but one of the boilers had been isolated and labelled as “do not use”. The existing HWS Calorifier appeared to be in a reasonable condition and operational at the time of the inspection.

The heating system generally comprised of a heating system for each of the 3 No central boilers in the building which replaced the original coal fired boilers. The radiators appeared to have been replaced at some time and are operational, the majority of the radiators have been provided with thermostatic valves (although their operation was not checked).

The general controls and heating controls seemed to be very basic although they appeared to incorporate some compensation control. The existing controls appear to consist of a Coster controller and local thermostats.

The boiler house has only the main entrance double doors for ventilation and it is not clear if this is sufficient for the needs of the installed equipment. The boiler house also has the main gas meter installed in the corner. Although the pipework has been insulated, not all of the valves and pumps have been provided with insulation jackets. All of the pipework needs to be fully insulated and the valves should be provided with thermal jackets to reduce heat gain in the space.

The discharges from safety valves drain directly onto the floor and these should be connected back to a gully/drain, where necessary these should be provided with all necessary tundishes.

Ventilation throughout the building is generally via natural ventilation via openable windows with the kitchen, toilets and some ancillary rooms being provided with local extract systems. The toilets should be reviewed for the installation of additional extract fans in the toilet cubicles and also in the sluice rooms.

The kitchen does not have a stainless steel cooker hood with supply and extract systems, however a compliant ventilation interlink system with the cooking gas supplies has been installed. The extract fans are located on the roof above the kitchen area, the extract discharges off the roof, the supply is via a fan through the wall and discharges directly into the kitchen with no heating oil fitted, drawing in very cold air during the winter.

## 1.2 Electrical Services

The incoming utility service head was a 100A Seimens service head. The meter is a direct reading meter which then feed a Bill rewirable fuse board.



Generally the remote distribution boards will be rewired to fuse boards with a Crabtree C50 laundry board and a Square D consumer unit. These distribution boards need to be replaced as a matter of urgency.

The existing emergency lighting system is very old and past its useful operating life and should be replaced with self-contained 3 hour emergency battery units, this would provide a better protection as the existing emergency battery units are plugged into a socket outlet and their control/connection is not known.

As the emergency lighting needs to be upgraded to incorporate emergency lighting to all bedrooms, the existing central battery system is probably not suitably sized to accommodate the number of new luminaires.

It was not clear from our inspection if the emergency lighting circuits were installed in a fire rated cabling system, and this needs to be verified.

All lighting was operating with some lights not working but generally this was operating with fluorescent lamps in the bedrooms, general corridor 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 and the fluorescent luminaires replaced with LED luminaires in the corridors and common areas.

Where possible toilets, stores sluice rooms and bathrooms should be provided with PIR's to switch off lights when not required.

It was not possible to fully identify the condition of the fixed wiring, it is assumed that the cabling is nearing the end of its useful life, it was noted that in DB2 the cabling feeding this distribution board was a VIR cable and it was not possible to fully ascertain if earth cables have been installed throughout the building.

Whilst the wiring appears to have passed insulation resistance tests on the neutral/earth and live/earth, due to its age, we would recommend that the wiring should be replaced with a new modern wiring system, this would also allow for some of the rooms to be provided with lighting controls to improve energy usage.

The lift is a manual opening door and does not comply with any current standards or DDA requirements for a lift in this type of building. The lift should be replaced as a matter of urgency.

## 2.0 Introduction

Troup Bywaters + Anders were instructed by Faithful & Gould to carry out a condition survey of the mechanical and electrical services at East Clune HOP Care Home, West Street, Clowne. Derbyshire. S43 4NP. The survey took place on 22<sup>nd</sup> November 2018.

The building is generally a two storey building with a 1<sup>st</sup> floor to the central section of the building which was originally constructed in circa the 1960's. There were no record drawings, or operating and maintenance manuals available however their maintenance record keeping was up to date. Access was available to the majority of the areas; hence, 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 2 no self-contained bedroom wings on the ground and 1<sup>st</sup> floors. The building has been provided with a central boiler plant and hot water generation system located within a separate boiler house. The ground floor areas have resident's lounge areas, dining room, offices, medical room, laundry, kitchen and sluice rooms.

### 3.2 Existing Incoming Services

#### Mechanical Services

The incoming gas supply, has been buried under the delivery entrance to the site and is routed by the side of the plantroom, to where the gas supply enters the rear of the plantroom and connects to the meter.

The gas pipework is distributed through the boiler houses and into the main kitchen. The pipework has been partially painted in correct colour and labelled, some sections of the gas pipe are unpainted metal pipe.

Within the kitchen, the gas system is linked to the kitchen ventilation system and has a gas proving /interlock system installed. It is not clear if the solenoid valve is linked to the fire alarm system.

The MCWS appears to enter the building in the location of the boiler house, the actual incoming valve location is not known by the care home staff, they have advised that they would use the external utility stop cock in the pavement to isolate the building. Within the building a hose reel system has been installed and there is a redundant capped off pipe on the 1<sup>st</sup> floor. It is not clear if this installed pipe is charged and "live".

It is also not known if this pipe is a dead leg which could cause issues with the incoming MCWS and could be a legionella issue. This pipe needs to be inspected and identified as a live or dead pipe. If it found to be live this pipe needs to be disconnected from the incoming mains and drained.

There is a large valve located in the boiler house which appears to be connected to the boiler and HWS calorifier, but it was not possible to fully identify if this is the main isolating valve.

The incoming valve was not labelled/identified, which makes it difficult to fully identify if this is the main incoming valve. This valve needs to be identified and incorporated into the building manual for the means to isolate the whole building if a leak is detected.

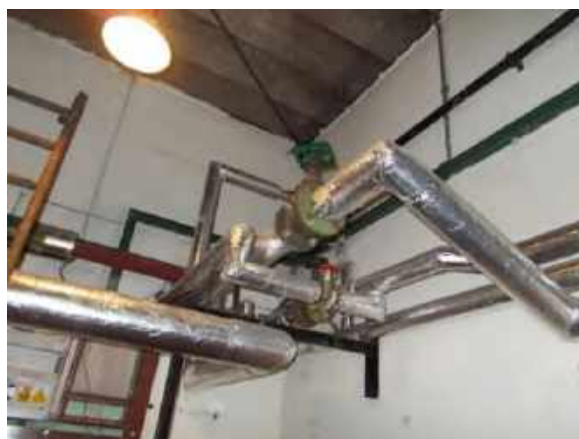
Currently the building does not any sprinklers installed and consideration should be given for the installation of sprinklers to assist in the protection of the building, however this would require a review of the incoming water supply and incoming electrical supply to be capable of operating a sprinkler 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 located in the main boiler house (room No 002).



Photograph No 2 – Boiler Gas supply with solenoid valve to the boilers.



Photograph No 3 – Large MCWS valve in the boiler house feeding the boilers and HWS cylinder.

## Electrical Services

The electrical incoming utility supply enters the building in room 035 and terminates into a 100A Siemens service head, this room contains the incoming service head and utility meter and also acts as the main switchroom and lift machine room. The nursing home appears to have a 3 phase 100A supply as the meter is a direct reading meter. The last test was undertaken on 22<sup>nd</sup> August 2018.



Photograph No 4 – The Incoming electrical utility supply is located in room 035.



Photograph No 5 – The incoming utility meter for the care home.



Photograph No 6 – The main earth bar is not up to current standards and needs to be replaced but it is not clear if all of the main earth bonds have been installed as the cabling has not been labelled.



## Existing Mechanical Services

### Low Temperature Hot Water Boilers

The building has been provided with 3 No atmospheric boilers in the main boiler house (Room No 002) of the building. Each boiler is a Ferroli Pegasus F2 102 T Boiler. Boiler No 3 has been labelled "Danger Do not Use", it is not known what the issue is with this boiler, but it is not on or working. There is evidence of boiler Nos 1 & 2 as having been testing which was carried out on 10<sup>th</sup> May 2018.

The boiler system consists of a set of heating variable temperature pumps and primary HWS pumps. These are mainly twin headed pumps for run and standby. In most instances the insulation is generally complete with small sections missing and there are no insulated valve covers currently installed, these need to be installed.

All of the pressure relief pipework discharges water onto the floor rather than being taken to a gully.

The LTHW heating and domestic HWS systems have been provided with expansion vessels. It is not clear if the domestic HWS vessel has been provided with the correct number of valves and drain off points to allow the vessel to be cleaned correctly. This needs to be reviewed and all HWS and any MCWS pressure vessels provided with the correct valves and drain down facilities.



Photograph No 7 – Typical Boiler within the boiler plantrooms.



Photograph No 8 – Main VT heating circulation pumps.



Photograph No 9 – HWS Primary circulation pumps.



Photograph No 10 – VT heating circuit. Photograph indicating the VT mixing valve in the foreground.



Photograph No 11 – Heating pressurisation vessels located behind the boilers.



Photograph No 12 – Typical boiler flue installation through old flue and onto roof.



Photograph No 13 – Typical toilet cubicles in the male/female toilets. Note ground floor toilet room 036 did not have any heating installed in the room which was very cold at the time of our inspection.

### Domestic Water Services

Hot water is provided by a central 600 litre LTHW heated HR Benson calorifier, this is located within the main boiler house. This unit is of a similar age to the boilers but in a reasonable condition. The calorifier is coming to the end of its life and should be considered to be replaced in 3-4 years. The calorifier has a diverting valve on the heating system from the boiler to maintain the temperature in the calorifier.

The hot water system has been provided with a secondary return pump located within the boiler houses above the gas meter.

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 is a chance that a set of cold water storage tanks have been installed in a roof tank room. We were not able to access the tank room on the roof. It was assumed that generally the cold water 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.

All of the water taps/outlets should be checked with regards to pressures, in certain areas when taps were turned on the pressure was far too great resulting in water overflowing onto the floor. This should be reviewed to either reduce the pressure or install flow restrictors on the outlets.

The central area of the building has been provided with a laundry and each bedroom wing has a central bathroom with motorised bath or shower, communal toilets and a sluice room.



Photograph No 14 – Typical Beeston HR Calorifier for the domestic HWS generation.



Photograph No 15 – Calorifier pressure relief discharge pipework not fully pipped up to a drain and discharging directly onto the floor.



Photograph No 16 – LTHW control diverting valve to control the Calorifier temperature. Please note, the mixing valve is located in the background by the boiler flues.



Photograph No 17 – Typical HWS secondary pump installed within the boiler houses.



Photograph No 18 – Typical bedroom sink with thermostatic mixing valve installed below the sink.





Photograph No 19 – Typical stainless steel sluice in sluice rooms.



Photograph No 20 – Refurbished assisted bathroom with new bath fitted on 1<sup>st</sup> floor (room No 121). There is one existing bathroom with a new bath (room No 037) and one existing bathroom with an old bath (room No 021)



Photograph No 21 – Refurbished assisted shower room on 1<sup>st</sup> floor (room No 111).



Photograph No 22 – Refurbished assisted shower pump and WHB blending valve in adjacent store (room No 135).



Photograph No 23 – Typical smaller ambulant toilet cubical, note there is no heating in the cubical.



Photograph No 24 – Typical larger ambulant toilet cubical, note there is no heating in the cubical.



Photograph No 25 – Typical ambulant toilet hand wash basins. We have assumed that any blending valves have been installed in the pipework boxing out at the far end of the vanity unit.



Photograph No 26 – Redundant hose reel installed at 1<sup>st</sup> floor level, it is not known if this or additional hose connections is still connected to the incoming main cold water system. If so this could cause issues with legionella and dead legs.

### Heating Controls System

The boilers are generally controlled by a Coster Control Panel, there appears to be no heat metering or monitoring of the systems and the only control is a space sensor located outside of the boiler house.

Consideration should be given to replacing the controls with a more up to date and efficient controls system that incorporates optimisation software, a new variable temperature heating system. 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 27 – Typical boiler and HWS plant control system.



Photograph No 28 – Coster RTE 611 Plant Controller.



Photograph No 29 – Plant control panel, it was not possible to understand which item of equipment was operational as the lamps were not working and there is no lamp test switch.

## Internal Heating

The heating within the building consists of a variety of heating methods, these include fan convector units, LST radiators and panel heaters. The heating system should be configured as a variable temperature system and linked to a new compensated heating control system.

Some of the radiators appear to be from the original install and are in a reasonable condition. Consideration should be given to replacing these with new LST radiators with new thermostatic valves sized for the rooms. A flow bypass system installed so that when all of the thermostatic valves shut down, water can still flow through the system.

If a new boiler system was to be installed it would be beneficial to install a magnetic filter fitted to the heating return pipework 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.



Photograph No 30 – Typical bedroom wall mounted LST radiators, these do not appear to have thermostatic valves fitted.



Photograph No 31 – Typical recessed fan convector units utilised in the main entrance and all common rooms.



Photograph No 32 – Typical Floor mounted corridor LST radiator.



Photograph No 33 – The kitchen has a LTHW wall mounted fan convector in the office area of the kitchen.



Photograph No 34 – The 1<sup>st</sup> floor flat has been provided with a wall mounted electric fire.

## Ventilation

The toilets have all been provided with either wall mounted or ceiling mounted extract, some of the fans appeared not to be operational and they need to be checked for operation. Some of the cubicles do not have extract fans but rely on openable windows. This makes the cubical very cold for the residents, especially as the cubicles do not have any heating.



The kitchen ventilation currently operates via a number of roof mounted extract fans. A supply fan has been installed in the wall which has been provided with a filter.

The kitchen hood is manufactured from fibreglass and has a grease filter in the middle of the hood. The grease filter needs cleaning as dust is collecting in the surface which is directly over the cooker. This hood should be replaced with a modern supply and extract cooker hood and the fans replaced to provide the correct ventilation rates.

The existing supply and extract fans are controlled by a CaterSense V2 control system, this links the fans with the gas solenoid valve. It is not clear if the gas solenoid valve is linked to the fire alarm system to shut down the gas under fire conditions.

The sluice rooms appear not to have been provided with any extract fans. The sluice room needs to be provided with a trickle ventilation system continuously operating with a PIR to ramp up the fan to full power when a person enters the room.



Photograph No 35 – The main kitchen hood is an extract only hood and is not a stainless steel hood.



Photograph No 36 – Kitchen gas/ventilation interface control panel.



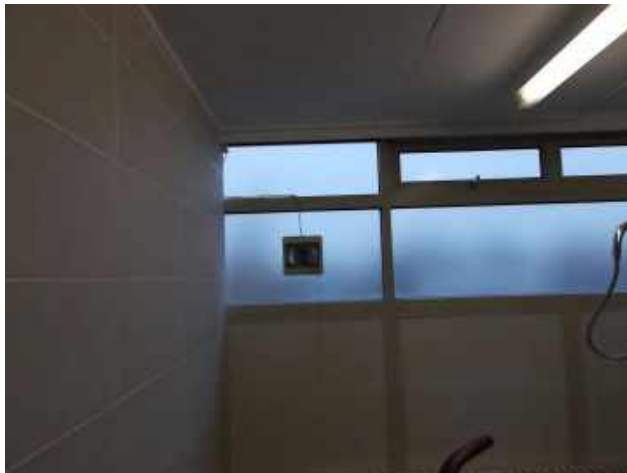
Photograph No 37 – This is the supply fan through the wall from outside, this fan has a filter fitted.



Photograph No 38 – Dishwasher extract grille installed under the dishwasher bulkhead.



Photograph No 39 – There are additional extract fans installed through the roof lights.



Photograph No 40 – Typical assisted bathroom extract fan arrangement.



Photograph No 41 – Typical communal toilet extract fans, not sure if these were working at the time of our inspection.



Photograph No 42 – The sluice rooms are typically not. The rooms would benefit from an extract fan operating on a trickle vent system with PIR controlled boost function.



Photograph No 43 – Power supply for the main switchroom/lift motor room door grilles.



Photograph No 44 – Main switchroom/lift machine room access doors with vent grilles fitted.

## Laundry

The building has a laundry currently installed for washing the resident's cloths. The laundry consists of 2 No industrial washing machines, these are an Electrolux W465H and an Electrolux W475H. There is also a double stacked electric dryer manufactured by Speed Queen. The dryers have been ducted to atmosphere by the use of metal circular ductwork. The ductwork discharges externally directly onto the roof. There is a low level air make up grille fitted behind the washing machine and adjacent to the exhaust ducts.

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. The ducts should be provided with access panels to make cleaning easier.



Photograph No 45 – Typical Laundry washing machines.



Photograph No 46 – Double stacked Speed Queen SSEM electric dryer.



Photograph No 47 – Laundry Dryer extract air duct and make-up air grille. Note dryer ducts extract onto the roof. Not sure if there is an issue with discharge or if the ductwork requires cleaning.



Photograph No 48 – Laundry Dryer extract air ducts to outside, note there are no grilles or protective mesh to stop birds from entering the ducts.



## Existing Electrical Services

### Electrical Distribution

Located within the electrical cupboard (room 035) is the main electrical distribution board, this is an old Bill fuse board, this distribution board feeds a series of distribution boards located throughout the building. Generally the distribution boards have been manufactured by Bill, but there is a Crabtree C50 distribution board in the laundry and Square D Consumer unit in store (Room 055). All of the remote fuse boards should be replaced with modern MCB/RCBO distribution boards. The electrical installation was last tested on 22<sup>nd</sup> August 2018.

Fuse board DB 1 should be replaced with a new MCCB panel board to ensure the correct discrimination between the main switchboard and the remote distribution boards.

There is evidence that different wiring methods have been used in various areas of the building where circuits have been extended/modified over the years. In the boiler house the wiring has been either left hanging or has been supported by use of metal cable loops and is untidy.

It is not clear what the age of the existing wiring is and its overall condition. However due to its age being up to 30 years old, consideration should be given to rewiring the building completely. Although this would mean that sections of the building would need to shut down to allow the building to be refurbished. The works could be split down into the bedroom wings followed by the central area.



Photograph No 49 – Bill Red Spot Main Switch.



Photograph No 50 – Bill Red Spot main fuse board DB1.



Photograph No 51 – Main Distribution board DB1 this is a rewirable fuse board.

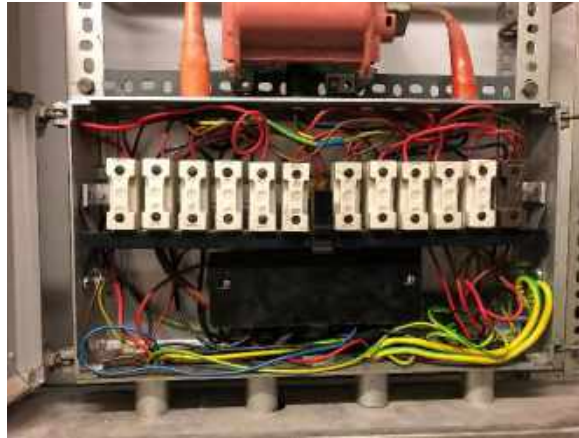


Photograph No 52 – Spare rewirable fuses sitting on the bench in the switchroom, please note the possibility of asbestos tape under the fuse wire.



Photograph No 53 – Distribution board DB2 located in the main switchroom.

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Photograph No 54 – Distribution board DB2 internal fuses. This distribution board still has its feeds in VIR cable, there are also mixed cable colours installed but no warning labels have been fitted. It is not clear if all circuits have been provided with earth cables.



Photograph No 55 – Typical bedroom wing distribution boards installed in the sluice room or cleaners cupboard.



Photograph No 56 – Laundry Crabtree C50 distribution board.



Photograph No 57 – Distribution board DB B.

### 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 dimmer switch. Over the bed there is a fluorescent wall light with its own integral switch.

Throughout the amenity areas and corridors the lighting is provided by means of fluorescent luminaires employing various lamp types and sizes. The lighting was operational and working but only manually switched.

The lighting has been provided with a variety of luminaires, generally the building has a variety of GLS and fluorescent lamps in various types of luminaires, the majority of the luminaires are GLS pendant fittings in the bedrooms. There are also some surface fixed Cat 2 luminaires, Design Plan vandal resistant and surface fixed bulk head luminaires.



Photograph No 58 – Typical bedroom central pendant luminaire.



Photograph No 59 – Typical twin bedroom with luminaire above the bedhead.



Photograph No 60 – Typical Common room lighting.



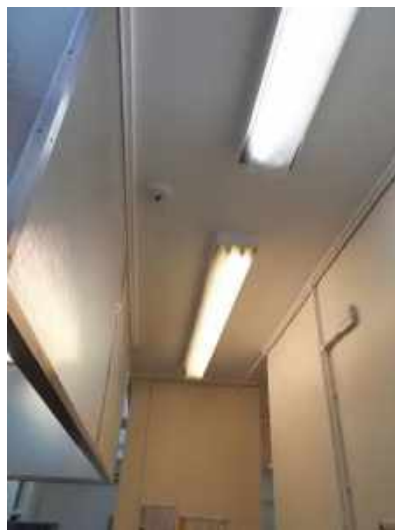
Photograph No 61 – Typical bedroom mirror luminaire.



Photograph No 62 – Typical Staircase lighting.



Photograph No 63 – Typical Assisted bathroom lighting.



Photograph No 64 – Main Kitchen Lighting





Photograph No 65 – Main Entrance Lighting.



Photograph No 66 – Hall of Fame corridor with new lights.



Photograph No 67 – Dining room (room No 015) pendent luminaires.



Photograph No 68 – Typical sluice room lighting.



Photograph No 69 – Communal toilet cubical lighting.



Photograph No 70 – Typical boiler room lighting.

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 correct colour temperature of the lamps should be considered as a warmer light would be more beneficial for the residents. The corridors with natural daylight 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.

The bedrooms should be reviewed and where possible refurbished with a central pendent luminaire and two LED recessed down lighters (the final number of pendent lights and recessed down lighters would be determined by the number of beds in the room).

This should be considered for all bedrooms to allow two different illumination levels for the residents. The lighting should be controlled by switches at the entrance door and by each bed, thus allowing the resident to be able to switch off the lighting whilst being in bed. All switches should be provided with a colour contrast face plate and large easy use switches.

Where possible bathrooms, storage areas, staff rooms and the laundry, these rooms should be provided with LED luminaires and controlled by either presence or absence detection to control the lighting in the rooms.



Photograph No 71 – Typical lighting currently installed in the 1<sup>st</sup> floor flat areas.

### Emergency Lighting

Emergency lighting within common area is generally provided by means of a central battery system consisting of 24V slave luminaires. The central batteries have been plugged into a wall socket to feed the unit, it is not clear if this twin socket is connected to the lighting distribution board in each instance.

The central battery units appear to be a lead acid system and their age and battery life is not fully known. Looking at the age of the units they appear to be in a reasonable condition but should be nearing the end of their useful life. The overall system capacity is not known and this may not be sufficient to incorporate bedroom emergency luminaires onto the current 24V system, also the luminaires are limited in the type available for a 24V system, and the system should be replaced with self-contained luminaires off the local lighting circuits.

It was not clear if the cabling to the emergency luminaires is a fire rated cable, this will need to be verified.

Not all of the bedrooms currently contain emergency luminaires, and it would be beneficial to install emergency luminaires to all bedrooms and rooms where no emergency luminaire has been installed, especially where distribution boards have been installed.

Currently the existing slave luminaires are being replaced with new LED slave luminaires, at this stage this is an ongoing process.

Not all of the rooms has been provided with emergency lights, these include the bedrooms, electrical and boiler houses. The building needs to be further reviewed to ensure that all area are provided with suitable means of escape lighting.

The building is lacking the correct number of illuminated exit signs to ensure that the escape routes are clearly identified. It is not clear if this building should be classified as a public building as visitors for the residents may be within the building and need directing to an emergency exit, again this should be reviewed with the Fire Officer to ensure the correct illuminated signage is installed.



Photograph No 72 – Central battery emergency lighting batteries, note these units have been plugged into a local socket.



Photograph No 73 – Typical slave emergency lighting module, these are currently being replaced with a 24V LED luminaire.



Photograph No 74 – This door is labelled as a fire exit but there is no Exit sign installed over the door.



Photograph No 75 – Non-illuminated Exit sign with emergency luminaire behind the sign.



Photograph No 76 – Main Corridor with no direction emergency signage along the route.

## External Lighting

Externally there are a number of wall mounted area floodlights to illuminate the delivery driveway and delivery route into the building. However, generally around the building there are a number of emergency luminaires located over the escape doors but there are no general luminaires to allow a person to move around the building after dark. Not all of the escape doors have been provided with emergency luminaires. The external lighting should be reviewed with the Fire Officer to ensure the correct lighting is installed.

It would be beneficial to install general external lighting (complete with emergency battery back-up) to allow the residents to escape or to be evacuated from the exits behind the building to the front of the building and the muster point.



Photograph No 77 – Column mounted external luminaire at bottom of pedestrian access.



Photograph No 78 – Wall mounted area luminaire for delivery entrance area.





Photograph No 79 – Main entrance canopy lighting.



Photograph No 80 – Typical escape door emergency lighting.

### 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.



Photograph No 81 – Typical bedroom with socket for the television. This room was capable of accepting up to 4 beds, but not set up for a single occupant with dedicated TV points.



Photograph No 82 – Twin bedded bedroom with a twin socket between beds. This room had a single occupant with a hospital bed. Note there is a light over the bed head.

The general condition of the accessories is acceptable and has passed the previous 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.



Photograph No 83 – Typical assisted bathroom extract fan power supply.



Photograph No 84 – Assisted bathroom light pull cord switch and fan pull cord switch by the entrance door

## Data

The building is provided with data points from a data rack in room No 053 and consists of cable installed in a similar way to the small power outlets.



Photograph No 85 – Data rack installed in room No 053.



Photograph No 86 – Wi-Fi module by the lift in the centre of the ground floor area.

Located in the corridor by the lift was data outlet has been installed a Wi-Fi outlet. These will be required for the District Nurses to use their electronic recording devices in the residents bedrooms, also in the future residents will be using computers and mobile phones and Wi-Fi internet access will become utilised on a more regular basis. It was not certain of the overall coverage in the building but this needs to be considered further.

## Fire Alarm

The building is provided with an addressable fire alarm system, with the system being split into a number of zones the actual number cannot be determined as the main building zonal diagram is out of date. 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 L2 + M, but not all areas have been provided with smoke detection, manual call points and electronic sounders. As this is a building with

persons living in, the building should be provided with a P1 - L1 + M system with all the necessary VAD's and audibility levels of 75 dbA at the bedhead of each bedroom.

From our visual inspection not all of the areas have been provided with automatic detection, generally all of the bedrooms have been provided with automatic detectors. It was not clear if the kitchen stores, some of the toilets had been provided with automatic detection.

We were also concerned that the audibility levels are not in line with BS5839 for sleeping accommodation. The concern is that during the night it is not clear if there are sufficient staff available to assist in the removal of the residents who need to be taken out on wheel chairs, we have to assume that this is managed by the staff and that only certain areas are evacuated as a management process for the wing in a fire condition.

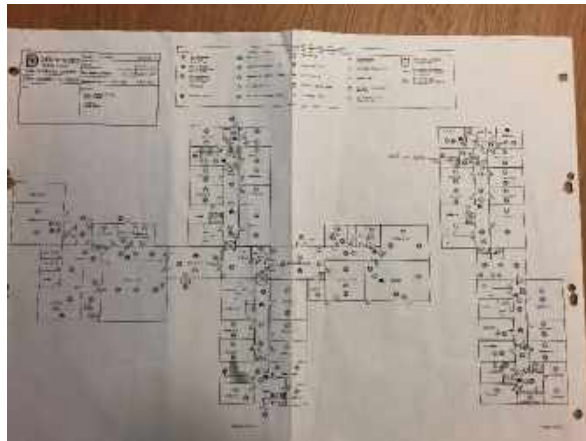
There appears be some visual alarm points (VAD'S) currently installed in various rooms, this should be further reviewed and consideration should be given to installing visual indicators to all areas of the building.

It is not known if the fire alarm wiring is new or if the existing original wiring has been reused. It is not clear if the wiring is up to current standards and to ensure that the fire loops are correctly installed the fire alarm system should be rewired utilising modern enhanced fire performance cabling, this will allow any spur connections to be removed from the system and a formal loop formed for each loop to be installed.

The fire alarm system appears to control certain 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. It was not possible to establish if the system is fully operational as the fire alarm system was not operated to test and there is very little information as to how this works. Testing of the fire alarm is regularly carried out, and records exist showing the system is tested on a regular basis in accordance with BS5839.



Photograph No 87 – New addressable fire alarm panel located in the main entrance. Note the original fire alarm panel has been left in place.



Photograph No 88 – Life safety drawing showing all detection. This drawing may not be accurate as the fire alarm system has been replaced. This drawing needs to be replaced with an updated drawing, the zonal diagram needs to be replaced with new.



Photograph No 89 – Flat smoke detector with a visual alarm device (VAD) installed. Not all areas covered with VAD's.

## Security

It appears that there is no intruder alarm system currently installed in the building. There is however, a First Q Wander guard system and the ARM Ltd nurse call system installed on all external doors to monitor if a person opens an external door.

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.



Photograph No 90 – Main entrance door access system and security key pad control.



Photograph No 91 – Main entrance door with FirstQ watchguard system installed. It is assumed that this has been replaced by the ARM nurse call system.



Photograph No 92 – Fire exit door with automatic door controls fitted. It was not clear if this door has been linked to the fire alarm system.



## 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.



Photograph No 93 – Typical bedroom showing nurse call system.



Photograph No 94 – Master Nurse Call system monitor located by the medical room.

## Television Aerial Systems

Currently each bedroom has been provided with a television aerial, which we assume is suitable for use with digital television transmission from a central aerial system. Consideration should be given to providing residents with Sky, Virgin, Netflix etc. systems as again these may be requested by residents. Some of these services may require Wi-Fi access to achieve connection to the internet.

It may be necessary to provide smart TV's for residents who utilise the internet.



Photograph No 95 – There is an aerial installed on the top of the building for all television in the building.

### Lightning Protection system

The building has been provided with a lightning protection system consisting of a roof tape with strike plated at the bottom of the sloping roofs, down conductors behind the rain water pipes and earth pits in the soft finishes.

Where the pits have been installed within the planting area, the majority of the pits have been covered by the vegetation and it is making access to the test clamps very difficult for testing purposes.



Photograph No 96 – Lightning protection earth spikes installed on roof enclosure roof. It is assumed that this is the total coverage for this building.



Photograph No 97 – This is the only lightning protection down tape dropping to earth rod pit that was identified on our inspection.



Photograph No 98 – Bare lightning protection tape drops into the ground and there is not an earth rod pit fitted. Also the tape has not been provided with a test link.

### Passenger lift

As the building has an upper floor the building has been provided with a lift for accessing the 1<sup>st</sup> floor, the lift was manufactured by Evens Lifts Ltd, and is well past its operating life, but has been regularly maintained and commissioned.

It was not clear if the residents were always accompanied in the lift by a member of staff, it is assumed that this is the standard procedure as the lift doors are manual operation and sliding concertina type. There is only an alarm bell system in the lift.

The current lift format does not comply with current standards and has no DDA requirements for the operating buttons, emergency lighting, intercom system, annunciation system and mirrors.

The lift should be replaced with a suitably sized lift for the use of a wheel chair bound resident being assisted by a staff member. It was also not clear if the lift would need to be sized to accommodate any hoist/lifts used by the staff, this would need to be verified by the care home manager and the Council. The lift control gear should also be installed within the lift well and not within the shared switchroom/lift machine room.

Generally the lift equipment was located in the lift machine room, it was not clear how the car was supported when someone was in the pit. There was no evidence of a pit prop in the machine room.



Photograph No 99 – Existing Passenger lift.



Photograph No 100 – Existing Passenger lift showing manual concertina doors.



Photograph No 101 – Existing Passenger lift controls which do not comply with the latest requirements for DDA.



Photograph No 102 – Existing Passenger lift showing no rear mirror



Photograph No 103 – Existing Passenger lift power supplies and control gear.



Photograph No 104 – Existing Passenger lift Drive motor, gear box and break system.



Photograph No 105 – Existing Passenger lift over speed protection device with no rope fitted, it is not clear if this has been replaced with a modern system.



Photograph No 106 – Existing Passenger lift rubber mat in the lift machine room, this mat is dated September 1993. This mat needs to be replaced with a new mat.



# 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

- Upgrade the fire alarm system to bring the system up to the current standards of BS5839.
- Replacement the remote distribution boards with new distribution boards.
- Replace the main switchboard with a new MCCB panel board.
- Install dimmable LED lamps to the central pendent luminaires and where necessary replace the dimmer switch with a suitable dimmer switch for the LED Lamps.
- Upgrade the corridor escape signage for maintained illuminated signs at all fire exits and changes in direction.
- Ensure that all of the fire door closers are operating correctly and linked to the fire alarm system.
- Rewire the building to bring the electrical system in line with the latest version of BS7671.
- Replace the existing emergency lighting system with self-contained luminaires off the lighting circuits.
- Install additional emergency lighting to external escape routes where the escape route is tight to the side of the building with no street lights to illuminate the route. Consideration to be given to adjacent residents
- Start to rewire the building and install new LED lighting and emergency lighting to all bedrooms wings on a wing by wing basis which will allow the building to operate by shutting down a bedroom wing whilst leaving the remaining bedroom blocks operational.
- 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.

### Mechanical Services

- Replace the boilers with new condensing boilers, replace the control valves with new valves and install a pressurisation system for the heating system.

- 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 directly to a drain/gully rather than discharging onto the floor.
- Review and install correct valves and drain points for the expansion vessels.
- Check all pressures from water outlets and taps and reduce if necessary
- Install a new kitchen ventilation cooking hood and associated ventilation plant.
- Install a new gas solenoid valve to the main incoming gas pipe and interlink the valve to the fire alarm system.

## Lift Services

- Replace the existing lift with a new lift, consideration should be given to getting residents from the first floor to the ground whilst the lift replacement is carried out.

## Year Two Works

### Mechanical Services

- Start to replace the heating distribution pipework and radiators on a bedroom wing by wing basis which will allow the building to operate by shutting down a bedroom wing whilst leaving the remaining bedroom wings operational.
- Ensure a two pipe heating system and new LST radiators to the bedroom blocks on a wing by wing basis is installed.
- Replace aging calorifier in the boiler house, suitable for use with a solar heating system.
- Replace the boiler controls and control valves on a bedroom to provide an optimised control system and possibly variable speed pumps.
- Replace the domestic hot and cold water services within the bedroom blocks on a wing by wing basis.
- Install insulation and pipework labelling to all new domestic services and heating pipework.

## 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) 103. This certificate is dated 19<sup>th</sup> April 2018.

One area where it may be possible to improve the energy efficiency would be to have a look at replacing the existing boilers and Calorifier with new condensing boilers and a new high performance calorifier which is 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 107 – Current EPC Certificate with a rating of E - 103

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 remainder of the building 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.

Consideration should be given to replacing the existing boiler and Calorifier plant with new controls utilising an optimiser and installing a variable temperature heating system.



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

See Appendix F for Condition Report Spreadsheet

## Appendix 2

### Care Home Services Check List

# Care Home Services Check List East Clune HOP

Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
<b>Mechanical Services</b>				
Central heating boiler	✓	✓	✓	3 No central boiler house. 1 No boiler not working.
Optimised Boiler Controls			✓	The boilers have a form of heating control but this appears not to be an optimised system, the controls should be replaced with a formal optimised control system.
Central Domestic Water Generation	✓	✓		1 No central calorifier
LST Radiators with Thermostatic Valves	✓	✓	✓	The majority of the building has fan convectors and LST radiators, but some rooms have panel radiators. Not all of the radiators have been provided with Thermostatic valves. All radiators should be LST with thermostatic controls.
En-suite toilets with Wash Hand Basins	✓		✓	No bedrooms have been provided with En-suite facilities
Wash hand Basins in bedrooms		✓		

# Care Home Services Check List East Clune HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Thermostatic Mixing Valves to Wash Hand Basins	✓	✓		
Communal Toilets + Wash Hand Basins	✓	✓		2 No communal toilets per bedroom wing per floor provided,
Communal Assisted Bathrooms	✓	✓		3 No assisted bathrooms and 1 No assisted shower room provided.
Toilet Extract Fans with PIR Control	✓	✓	✓	Not all of the toilets have been provided with extract fans but these rooms do have openable windows. Consideration should be given to installing fans in the cubicles.
Bedrooms Naturally Ventilated	✓	✓		Bedrooms have been provided with sliding openable windows but these sliding windows are very difficult to open by an able bodied person, so the windows are not always open. Bedrooms get very hot during the summer.
Sluice Rooms with Hand Wash Facilities	✓	✓		2 No sluices, one per floor level installed with a stainless steel sluice and sink installed in a separate room to the resident's washing/toilet facilities. Ceramic WHB provided for hand washing.



# Care Home Services Check List East Clune HOP

Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
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 which could leak out into corridors.
Kitchen Supply and Extract Ventilation System	✓	✓		The kitchen does not have modern stainless steel canopy or full supply and extract system suitable for a modern kitchen. A fibreglass hood with an extract grease filter has been provided, a supply fan and filter is installed in the external wall. There is a separate area hood for the dishwasher, with possibly a second extract fan.
Gas Interlock system with Kitchen Ventilation System.	✓	✓		Gas proving system with ventilation interlocks fitted, Co monitoring, emergency stop button and gas shut off valve installed.
Gas supply installation complies with gas regulations.	✓		✓	There appears not to be an overall Gas solenoid installed. Just a solenoid for the boilers. Kitchen has a separate gas solenoid valve located in the kitchen.

# Care Home Services Check List East Clune HOP

Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Installation of sprinklers to the building to BS9251:2014.	✓		✓	Currently the building does not have any sprinkler installed consideration should be given to installing a sprinkler tank and pumps to protect the building.
<b>Electrical Services</b>				
Main LV incoming Switchgear Suitable for incoming load		✓	✓	The LV switchgear is of an age where it is imperative that it is replaced with new as the fuses are potential rewirable fuses, there was some evidence of VIR cabling still being present in the main panel.
Remote Distribution Boards up to Current Standards		✓	✓	All remote distribution boards are old and appear to be rewirable fuse boards, the youngest board is a Crabtree C50 MCB board and a Square D consumer unit
Electrical Wiring Has Been Regularly Tested and Report Issued		✓	✓	Distribution system was last tested on 8 <sup>th</sup> August 2018. The building should be rewired to bring the electrical system up to current standards.
Fire Alarm System installed to BS5839 P1 - L1 + M	✓		✓	System is not to BS5839 L1 standard, but this may be due to the Managed fire detection and evacuation process for the care home. We understand that there is a project being detailed to replace the existing fire alarm system with a new system.

# Care Home Services Check List East Clune HOP

Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Sounders In All Bedrooms	✓		✓	Currently Audio levels not as per BS5839 for a sleeping accommodation and need to be uprated.
VAD's to All bedrooms	✓		✓	Currently there are no VAD's installed in any of the bedrooms, some corridors and rooms have been provided with VAD's..
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			✓	Upgrade all luminaires to LED, (Some rooms have been provided with LED luminaires).
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.

## Care Home Services Check List East Clune HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Emergency Lighting to Bedroom to BS5266	✓		✓	Some bedrooms have been provided with emergency lights off the central battery system, but, not all rooms have been provided with Emergency luminaires. All rooms should be provided with self-contained emergency luminaires.
Table Lamp in Bedroom	✓			It was not clear if a table lamp but there is a wall mounted bed light in each bedroom for each bed in the room.
2 No SSO to each Bedroom	✓			Generally rooms have two sockets for general use.
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 and an ARM nurse call interconnection.
Door Access Controls to External Doors		✓		The main entrance doors have been provided with a door access system.

## Care Home Services Check List East Clune HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Emergency Lighting to Corridors and Communal Areas	✓	✓		Emergency lighting is being replaced with LED slave luminaires rated at 24V (Central battery systems)
Illuminated Emergency Exit Signage to All Escape Routes	✓		✓	The current signs have Non-maintained emergency luminaires installed adjacent to the signs but the signs are not clear when the normal lighting is off. Not all changes in direction have been provided with direction signs.
Residents Access to Telephones	✓	✓		Generally the residents do not use the telephone but if needed, they use the office phone.
Access to Internet			✓	Currently there is Wi-Fi by the central entrance/lobby area to cover the central amenity area. Consideration should be given to covering all bedrooms as well.
Intruder Alarm System		✓		The building has no intruder alarm system to the external doors. Doors covered by Nurse Call System.
Hearing Loops to Communal Areas and Offices	✓		✓	As far as we could see there was no hearing loop installed in the building. Consideration should be given to installing a system throughout the building.

## Care Home Services Check List East Clune HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Disabled Hoists and Lifts to Upper Levels	✓			The only hoists currently installed form part of the assisted baths, there are no level changes requiring disabled hoists. The Centre Staff will need to access each residents care needs to establish if any bedroom hoists/lifts would be required.
CCTV Cameras to Main Entrance and around building	✓			No CCTV have been installed for this building.
TV Aerial to All Bedrooms		✓		Each bedroom has been provided with TV outlet by the power sockets. Consideration to the use of a central system to cover Sky, Virgin etc. Consideration should also be given to providing Smart Televisions for residents who can use the Internet.
Lift to first Floor		✓	✓	There is a single traction lift with manual gates/entrances currently installed to reach the 1 <sup>st</sup> Floor. The lift is not DDA compliant and the residents must be accompanied at all times when in the lift.



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# Appendix E

## Structural Report



CONSULTING CIVIL, STRUCTURAL,  
HIGHWAY AND TRANSPORTATION ENGINEERS

**GCA**



## **Specific Structural Appraisal**

**at**

**East Clune HOP  
West Street  
Clowne  
Chesterfield  
Derbyshire  
S43 4NP**

**for**

**Faithful & Gould**

**Ref: 7754d**

**Date: November 2018**



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## **CONTENTS**

- 1. Introduction**
- 2. General Observations**
- 3. Roof Inspection**
- 4. Conclusions & Recommendations**

### **Appendix A – Photographs**

### **Appendix B – Key Plan**

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## **Specific Structural Appraisal at**

### **East Clune HOP, West Street, Clowne, Chesterfield, Derbyshire, S43 4NP**

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#### **1. Introduction**

101. Our brief was to investigate concerns relating to racking to all roof structures on the site, by:
- Identifying the general construction methods used for each roof type on the site, including confirming the presence of bracing.
  - Inspecting the gables for indications of racking, and reporting 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. We have been given a copy of the Asbestos Management Plan for the premises.
105. External inspection of the roof was not possible from ground level, nor was access on to the flat roof possible.
106. Access into the roof space was only available within the Hall/Sitting area at ground floor level.
107. The inspecting Engineer has not investigated the extraction of minerals.
108. 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.
109. 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.
110. All observations are referenced as left or right hand as though observed from outside the front of the premises 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 by a Chartered Structural Engineer from GCA (UK) Ltd on the morning of 13<sup>th</sup> November 2018 and at the time of the inspection the weather was clear and mild.
- 202. The premises comprise a two-storey flat roofed building of steel framed and timber floor and roof construction representative of CLASP type construction. The development is thought to have been built some 40 years ago. (See key plan below and Photos 1 and 2)
- 203. Our inspection was limited to the areas identified within the report as these were the only areas available for access at the time of inspection.
- 204. The grounds surrounding the premises were generally level whilst levels at the boundaries tend to fall downwards from front to rear.

---

### **3. ROOF INSPECTION**

#### External Observations

- 301. Flat roofs exists over the entire complex, but at different levels throughout.
- 302. There was no evidence of significant distortion to any of the eaves.
- 303. Deterioration of the timber fascia's were noted throughout. (See Photo 3)

#### Internal Observations

- 304. It was only possible to inspect the roof structure within the hall sitting area.
- 305. The roof structure is thought to be representative of a CLASP type construction. Steel trusses were noted spanning transversely over the space onto a steel frame embedded within the walls. (See Photo 4)
- 306. The roof deck primarily consisted of timber joists spanning between the steel trusses and timber boards spanning between the timber purlins.
- 307. No obvious defects were identified nor was there any evidence of racking or general distortion to the trusses.
- 308. It was not possible to inspect the roof structure over the first-floor section as there were no areas of removable ceiling panels, or exposed structure, but it is thought likely that the roof structure over the first floor is of similar construction to that identified above the hall sitting area.
- 309. We identified the roofs were finished with a waterproofing felt layer. Signs of significant standing water was noted throughout. (See Photo 5)
- 310. It was apparent that remedial measures had been undertaken to the roof lights at some point.



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## 5. **CONCLUSIONS RECOMMENDATIONS**

### Roof Structure

- 501. Based on the assumption that the roof construction throughout is similar to that identified over the hall/sitting area, we can confirm that risk of racking of the roof structure due to lateral wind loads is minimal.
- 502. When observed externally from ground level, we did not identify any indications of racking to the roof structure.
- 503. It is recommended that as part of the general maintenance programme of the property a full condition survey of the waterproof layer and timber fascia's are undertaken.

**Steve Ancliff**

B. Eng, (Hons), C.Eng, M.I.C.E.  
**(Associate)**

**Checked by GTC**

File Ref: 7754  
Date: 26/11/2018

## Appendix – Photographs





Photo 1



Photo 2



Photo 3

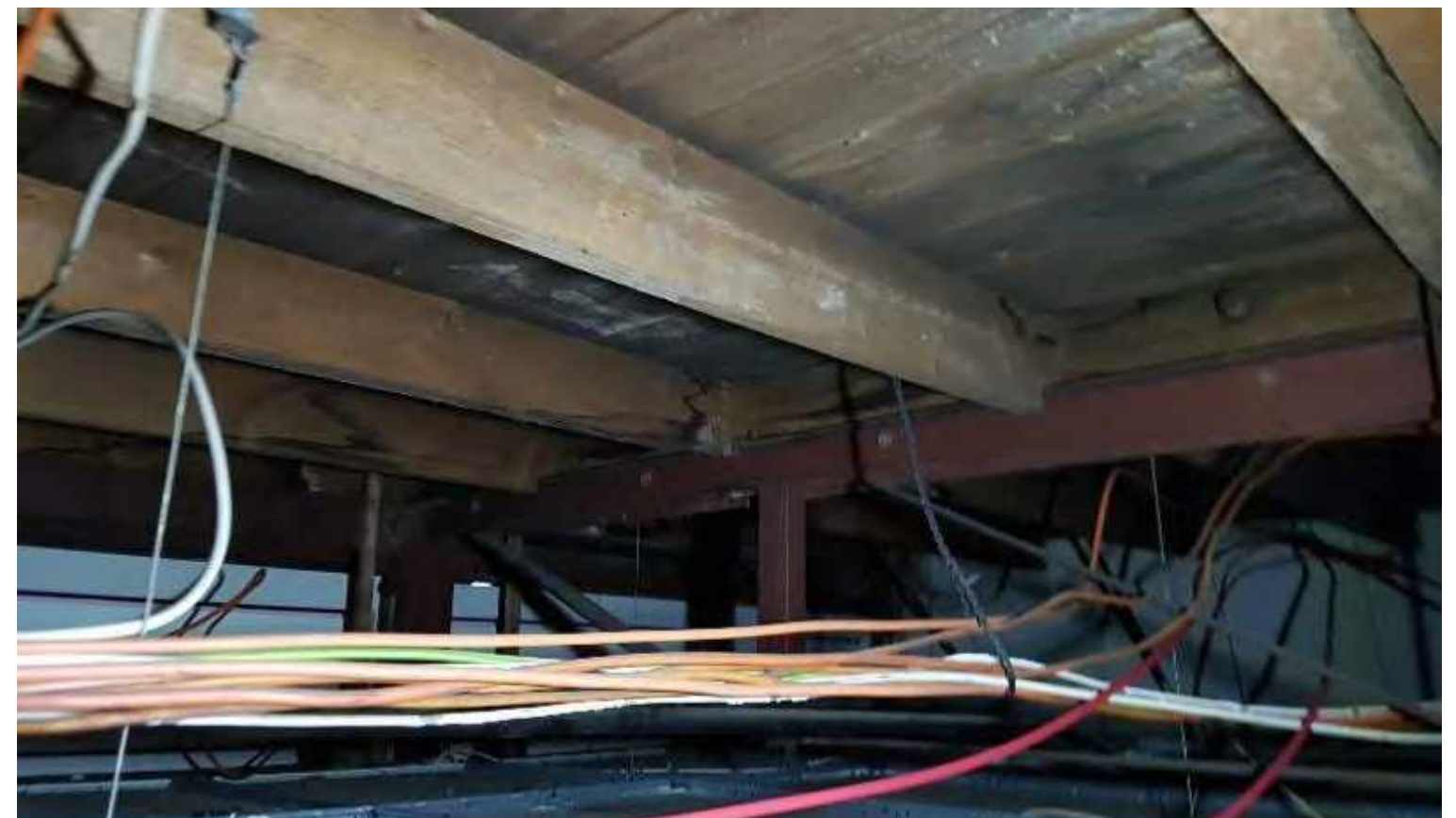


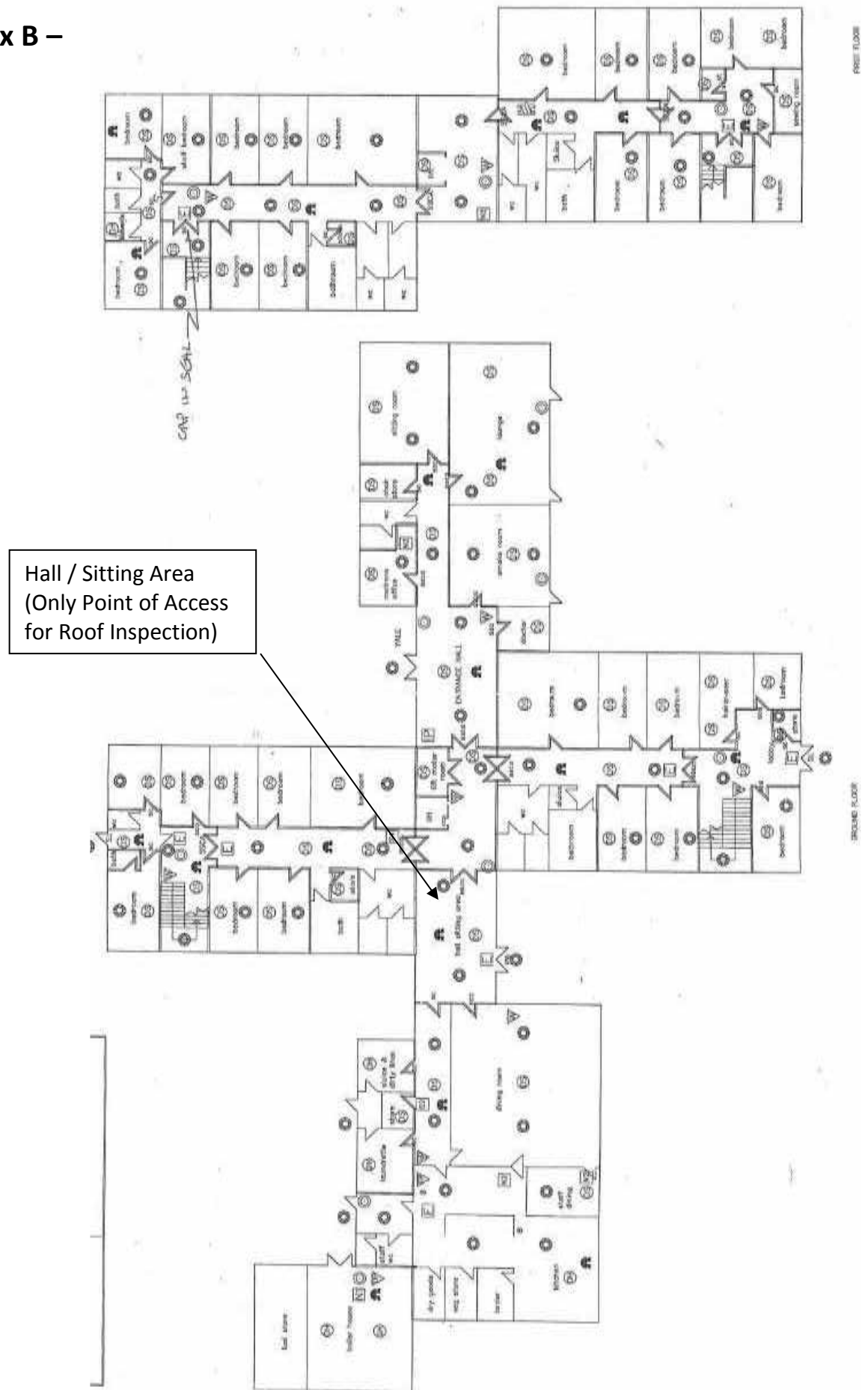
Photo 4





Photo 5

## Appendix B – Key Plan



# Appendix F

Cost Data & Cost Summary Sheets



Condition Ranking

A	A = Good - Performing as intended and operating efficiently
B	B = Satisfactory - performing as intended, exhibiting minor deterioration.
C	C = Poor - exhibiting major defects and/or not operating as intended.
D	D = Failed - life expired and/or serious risk imminent failure

Priority

1	Urgent
2	within 2 years
3	3 to 5 years
4	5 to 10 years
5	10 to 15 years
6	15 to 25 years

Type

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

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY											PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	Total
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2024/28	Priority 5 - 2029/33	Priority 6 - 2034/42	
External Areas	1	External	0	Fencing	Fencing & Security	Timber boards	m	120.00	£106.50	C	2	S	15	Within 2 years	£12,780.00	Site not secure and unprotected from unauthorised access or egress at the site.	Depending on level of security required consider installation of fencing and gates fitted with escape furniture in the event of emergency egress.		£12,780.00					£12,780.00
External Areas	1	External	0	Fencing	Fencing & Security	Timber boards	m	120.00	£106.50	A	6	S	15	15-25 years	£12,780.00	Cyclical replacement of security fencing	Cyclical replacement of security fencing						£12,780.00	£12,780.00
External Areas	1	External	0	Building Superstructure	Drainage	Below Ground Drainage	Item	1.00	£2,500.00	C	1	I	15	Urgent	£2,500.00	Site complains of constant drainage issues and blockages. Typically for CLASP building pitch fibre drainage was used which compresses over time causing drainage problems.	Undertake a CCTV inspection of site drainage below ground and establish extent of issues.	£2,500.00						£2,500.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	300.00	£120.00	D	1	H	20	Urgent	£36,000.00	Foot paths around site are moss covered with root disruption and trip hazards from tarmac surfacing breaking up in places and covers etc.	Uplift tarmac, new sub base and relay. Including any tree felling and/or root removal.	£36,000.00						£36,000.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	300.00	£120.00	A	6	R	20	15-25 years	£36,000.00	Cyclical replacement of tarmac surfacing	Cyclical replacement of tarmac surfacing						£36,000.00	£36,000.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	270.00	£66.00	B	4	R	20	5-10 years	£17,820.00	General wear and breakdown of tarmac surface in places.	Scarify and resurface car park				£17,820.00			£17,820.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Concrete	Item	1.00	£15,000.00	C	2	H	20	Within 2 years	£15,000.00	Access to and from main entrance sloped, existing ramp requires replacement with one compliant with current regulations.	Remove existing access ramp amnd handrails and supply and fit new compliant ramp.		£15,000.00					£15,000.00
External	1	External	0	Building Superstructure	Roofs - flat	Mineral felt	m2	730.00	£160.00	B	5	G	20	10-15 years	£116,800.00	Mineral felt over part ground floor. Good condition	Uplift and recover with cut to falls insulation and mineral felt					£116,800.00		£116,800.00
External	1	External	0	Building Superstructure	Roofs - flat	Mineral felt	m2	365.00	£160.00	B	3	G	20	3-5 years	£58,400.00	Existing mineral roof covering with solar reflective chippings over part ground floor and assumed over 1st floor. Appears to have around 5 years life remaining.	Uplift and recover with cut to falls insulation and mineral felt			£58,400.00				£58,400.00
External	1	External	0	Building Superstructure	Roofs - flat	Mineral felt	m2	365.00	£160.00	C	3	G	20	3-5 years	£58,400.00	Existing mineral roof covering with solar reflective chippings over part ground floor and assumed over 1st floor. Appears to have around 5 years life remaining.	Uplift and recover with cut to falls insulation and mineral felt			£58,400.00				£58,400.00
External	1	External	0	Building Superstructure	Soffits & Fascias	Timber fascia	m	265.00	£120.00	C	3	G	25	3-5 years	£31,800.00	Timber painted fascia throughout. Peeling paint and timber starting to decay in places.	Renew at the same time as the roof recovering with prefinished non maintainance board e.g Rockclad			£31,800.00				£31,800.00
External	1	External	0	Building Superstructure	Roof lights	Propriety Unit	Nr	15.00	£1,107.00	B	5	G	25	10-15 years	£16,605.00	Polycarbonate pyramid and dome rooflights over part of ground floor, generally good condition renew with roof	Generally good condition, renew with roof covering					£16,605.00		£16,605.00
External	1	External	0	Building Superstructure	Roof lights	Propriety Unit	Nr	17.00	£1,107.00	C	2	G	25	Within 2 years	£18,819.00	Georgian wired rooflights over part ground floor. Poor condition.	Generally fair/poor condition, renew		£18,819.00					£18,819.00
External	1	External	0	Building Superstructure	Wall structure	Other	m2	767.00	£260.00	C	2	R	40	Within 2 years	£199,420.00	CLASP construction with clay hanging tiles and 25mm mineral insulation behind	Hanging tiles now at the end of practical lifespan. Recommend to remove tiles, insulate framework to current regulations, install a render carrier board and a self coloured seamless render system such as STO.		£199,420.00					£199,420.00
External	1	External	0	Building Superstructure	Doors	Aluminium Door	Nr	4.00	£3,821.00	B	3	S	30	3-5 years	£15,284.00	Double glazed aluminium double doorsets, generally fair condition though now aging.	Replace doorsets cyclically including emergency furniture where applicable			£15,284.00				£15,284.00
External	1	External	0	Building Superstructure	Doors	Aluminium Door	Nr	6.00	£1,878.00	B	3	S	30	3-5 years	£11,268.00	Double glazed aluminium single doorsets, generally fair condition though now aging.	Replace doorsets cyclically including emergency furniture where applicable			£11,268.00				£11,268.00
External	1	External	0	Building Superstructure	Windows	Aluminium Windows	m2	328.00	£767.00	C	2	E	35	Within 2 years	£251,576.00	Existing windows throughout the site are aluminium double glazed with horizontal sliding sashes. Management comment that the residents find these very heavy and awkward to operate and often don't open them at all due to the difficulty	Renew with double glazed powder coated aluminium windows		£251,576.00					£251,576.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	83.00	£11.00	B	3	E	5	3-5 years	£913.00	Paint to ceilings, good condition	Redecorate			£913.00				£913.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	83.00	£11.00	A	4	E	5	5-10 years	£913.00	Cyclical redecorations	Cyclical redecorations				£913.00			£913.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	83.00	£11.00	A	5	E	5	10-15 years	£913.00	Cyclical redecorations	Cyclical redecorations					£913.00		£913.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	83.00	£11.00	A	6	E	5	15-25 years	£913.00	Cyclical redecorations	Cyclical redecorations						£913.00	£913.00



Condition Ranking				Priority						Type								
A				A = Good - Performing as intended and operating efficiently						1	Urgent		E	Environmental				
B				B = Satisfactory - performing as intended, exhibiting minor deterioration.						2	within 2 years		F	Fire Precaution				
C				C = Poor - exhibiting major defects and/or not operating as intended.						3	3 to 5 years		G	Consequential risk				
D				D = Failed - life expired and/or serious risk imminent failure						4	5 to 10 years		H	Health and Safety				
										5	10 to 15 years		I	Further Investigation				
										6	15 to 25 years		L	Loss of Service				
																Q	Energy	
																R	Recommendation	
																S	Security	

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY												PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total	
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2024/28	Priority 5 - 2029/33	Priority 6 - 2034/42		
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Wallpaper	m2	90.00	£11.29	B	3	E	5	3-5 years	£1,016.10	Wallpaper, generally good condition	Redecorate			£1,016.10				£1,016.10	
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Wallpaper	m2	90.00	£11.29	A	4	E	5	5-10 years	£1,016.10	Cyclical redecorations	Cyclical redecorations				£1,016.10			£1,016.10	
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Wallpaper	m2	90.00	£11.29	A	5	E	5	10-15 years	£1,016.10	Cyclical redecorations	Cyclical redecorations					£1,016.10		£1,016.10	
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Wallpaper	m2	90.00	£11.29	A	6	E	5	15-25 years	£1,016.10	Cyclical redecorations	Cyclical redecorations						£1,016.10	£1,016.10	
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Floor finishes	Sheet vinyl	m2	83.00	£80.00	B	4	E	15	5-10 years	£6,640.00	Generally good condition	Renew				£6,640.00			£6,640.00	
Internal	1	Dining Room / Living Rooms	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Nr	3.00	£931.00	B	4	F	25	5-10 years	£2,793.00	Single doorsets, generally fair condition	Renew doorsets with 30min FDs and glazed vision panels				£2,793.00			£2,793.00	
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	135.00	£11.00	B	3	E	5	3-5 years	£1,485.00	Paint to ceiling boards, generally good condition	Redecorate			£1,485.00				£1,485.00	
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	135.00	£11.00	A	4	E	5	5-10 years	£1,485.00	Cyclical redecorations	Cyclical redecorations				£1,485.00			£1,485.00	
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	135.00	£11.00	A	5	E	5	10-15 years	£1,485.00	Cyclical redecorations	Cyclical redecorations					£1,485.00		£1,485.00	
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	135.00	£11.00	A	6	E	5	20-25 years	£1,485.00	Cyclical redecorations	Cyclical redecorations						£1,485.00	£1,485.00	
Internal	1	Circulation Areas	0	Internal finishes	Ceilings	Mineral fibre suspended ceiling tiles 600 x 600	m2	175.00	£82.00	C	2	E	25	Within 2 years	£14,350.00	Exposed grid suspended ceiling to part circulation, aged generally poor condition.	Renew for exposed grid suspended ceiling		£14,350.00					£14,350.00	
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to walls	m2	445.00	£11.29	B	3	E	5	3-5 years	£5,024.05	Good condition	Redecorate			£5,024.05				£5,024.05	
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to walls	m2	445.00	£11.29	A	4	E	5	5-10 years	£5,024.05	Cyclical redecorations	Cyclical redecorations				£5,024.05			£5,024.05	
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to walls	m2	445.00	£11.29	A	5	E	5	10-15 years	£5,024.05	Cyclical redecorations	Cyclical redecorations					£5,024.05		£5,024.05	
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to walls	m2	445.00	£11.29	A	6	E	5	15-25 years	£5,024.05	Cyclical redecorations	Cyclical redecorations						£5,024.05	£5,024.05	
Internal	1	Circulation Areas	0	Internal finishes	Floor finishes	Carpet	m2	314.00	£59.00	B	4	E	15	5-10 years	£18,526.00	Generally good condition	Renew around 6 years				£18,526.00			£18,526.00	
Internal	1	Circulation Areas	0	Internal finishes	Floor finishes	Carpet	m2	314.00	£59.00	A	6	E	15	15-25 years	£18,526.00	Cyclical replacement	Cyclical replacement						£18,526.00	£18,526.00	
Internal	1	Circulation Areas	0	Joinery	Joinery	Other	lm	360.00	£94.00	C	2	E	20	Within 2 years	£33,840.00	Timber handrails, profile not compliant and difficult to grasp only fitted to one side of corridor.	Renew handrails on both sides of corridor and of a compliant profile.		£33,840.00					£33,840.00	
Internal	1	Circulation Areas	0	Door	Door	Solid veneer faced timber single door with vision panel,	Nr	8.00	£931.00	B	3	F	25	3-5 years	£7,448.00	Solid timber single doorsets, some with single glazed vision panels. Appear original and getting close to requiring replacement	Renew doorsets with 30min FDs and glazed vision panels			£7,448.00				£7,448.00	
Internal	1	Circulation Areas	0	Door	Door	Solid veneer faced timber double door with vision panel,	Nr	7.00	£1,183.00	B	3	F	25	3-5 years	£8,281.00	Solid timber double doorsets, some with single glazed vision panels. Appear original and getting close to requiring replacement	Renew doorsets with 30min FDs and glazed vision panels			£8,281.00				£8,281.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Decorations	Eggshell paint to ceiling	m2	90.00	£11.00	B	3	H	5	3-5 years	£990.00	Paint to ceiling	Redecorate			£990.00				£990.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Decorations	Eggshell paint to ceiling	m2	90.00	£11.00	A	4	H	5	5-10 years	£990.00	Cyclical redecorations	Cyclical redecorations				£990.00			£990.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Decorations	Eggshell paint to ceiling	m2	90.00	£11.00	A	5	H	5	10-15 years	£990.00	Cyclical redecorations	Cyclical redecorations					£990.00		£990.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Decorations	Eggshell paint to ceiling	m2	90.00	£11.00	A	6	H	5	15-25 years	£990.00	Cyclical redecorations	Cyclical redecorations						£990.00	£990.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Decorations	Eggshell paint to walls	m2	235.00	£11.00	B	3	H	5	3-5 years	£2,585.00	To kitchen and stores, generally good condition	Redecorate			£2,585.00				£2,585.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Decorations	Eggshell paint to walls	m2	235.00	£11.00	A	4	H	5	5-10 years	£2,585.00	Cyclical redecorations	Cyclical redecorations				£2,585.00			£2,585.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Decorations	Eggshell paint to walls	m2	235.00	£11.00	A	5	H	5	10-15 years	£2,585.00	Cyclical redecorations	Cyclical redecorations					£2,585.00		£2,585.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Decorations	Eggshell paint to walls	m2	235.00	£11.00	A	6	H	5	15-25 years	£2,585.00	Cyclical redecorations	Cyclical redecorations						£2,585.00	£2,585.00	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Floor finishes	Sheet vinyl	m2	60.00	£80.00	C	3	H	15	3-5 years	£4,800.00	Non slip vinyl to areas other than main kitchen, fair condition	Renew			£4,800.00				£4,800.00	

Condition Ranking				Priority						Type					
A				1	Urgent					E	Environmental				
B				2	within 2 years					F	Fire Precaution				
C				3	3 to 5 years					G	Consequential risk				
D				4	5 to 10 years					H	Health and Safety				
				5	10 to 15 years					I	Further Investigation				
				6	15 to 25 years					L	Loss of Service				
										Q	Energy				
										R	Recommendation				
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ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY											PREDICTED REPLACEMENT (Years)						
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																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2024/28	Priority 5 - 2029/33	Priority 6 - 2034/42	
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Floor finishes	Sheet vinyl	m2	60.00	£80.00	A	6	H	15	15-25 years	£4,800.00	Cyclical replacement to areas other than kitchen	Cyclical replacement						£4,800.00	£4,800.00
Internal	1	Kitchen / Kitchen stores	0	Internal finishes	Floor finishes	Sheet vinyl	m2	30.00	£80.00	B	4	H	15	5-10 years	£2,400.00	Non slip vinyl to main kitchen, generally good condition	Renew				£2,400.00			£2,400.00
Internal	1	Kitchen / Kitchen stores	0	FF&E	FF&E	Worktop & Units	Item	4.00	£2,510.00	A	6	H	20	15-25 years	£10,040.00	Stainless steel kitchen units	Renew						£10,040.00	£10,040.00
Internal	1	Kitchen / Kitchen stores	0	Door	Door	Solid veneer faced timber double door with vision panel,	Nr	6.00	£931.00	C	2	F	25	Within 2 years	£5,586.00	Single glazed timber doorsets, now aged and close to requiring replacement	Renew doorsets with 30min FDs and glazed vision panels		£5,586.00					£5,586.00
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	71.00	£11.00	B	3	H	5	3-5 years	£781.00	Paint to boarded ceiling, good condition	Redecorate			£781.00				£781.00
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	71.00	£11.00	A	4	H	5	5-10 years	£781.00	Cyclical redecorations	Cyclical redecorations				£781.00			£781.00
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	71.00	£11.00	A	5	H	5	10-15 years	£781.00	Cyclical redecorations	Cyclical redecorations					£781.00		£781.00
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	71.00	£11.00	A	6	H	5	15-25 years	£781.00	Cyclical redecorations	Cyclical redecorations						£781.00	£781.00
Internal	1	Toilets	0	Internal finishes	Decorations	Eggshell to walls	m2	225.00	£11.00	B	3	H	5	3-5 years	£2,475.00	Painted boards to walls, good condition	Redecorate			£2,475.00				£2,475.00
Internal	1	Toilets	0	Internal finishes	Decorations	Eggshell to walls	m2	225.00	£11.00	A	4	H	5	5-10 years	£2,475.00	Cyclical redecorations	Cyclical redecorations				£2,475.00			£2,475.00
Internal	1	Toilets	0	Internal finishes	Decorations	Eggshell to walls	m2	225.00	£11.00	A	5	H	5	10-15 years	£2,475.00	Cyclical redecorations	Cyclical redecorations					£2,475.00		£2,475.00
Internal	1	Toilets	0	Internal finishes	Decorations	Eggshell to walls	m2	225.00	£11.00	A	6	H	5	15-25 years	£2,475.00	Cyclical redecorations	Cyclical redecorations						£2,475.00	£2,475.00
Internal	1	Toilets	0	Internal finishes	Floor finishes	Sheet vinyl	m2	71.00	£95.00	B	3	H	10	3-5 years	£6,745.00	Fair condition	Renew			£6,745.00				£6,745.00
Internal	1	Toilets	0	Internal finishes	Floor finishes	Sheet vinyl	m2	71.00	£95.00	A	6	H	10	15-25 years	£6,745.00	Cyclical replacement	Cyclical replacement						£6,745.00	£6,745.00
Internal	1	Toilets	0	Sanitaryware	WC	Vitreous China	Item	10.00	£1,197.00	C	2	H	20	Within 2 years	£11,970.00	Aging, renew	Renew		£11,970.00					£11,970.00
Internal	1	Toilets	0	Sanitaryware	WHB	Vitreous China	Item	10.00	£525.00	C	2	H	20	Within 2 years	£5,250.00	Aging, renew	Renew		£5,250.00					£5,250.00
Internal	1	Toilets	0	Door	Door	Solid veneer faced timber door (single)	Item	10.00	£391.00	C	3	H	25	3-5 years	£3,910.00	Timber doorsets, now aged and close to requiring replacement	Renew doorsets with solid core flush doors			£3,910.00				£3,910.00
Internal	1	Bath / shower rooms	0	Internal finishes	Ceilings	Mineral fibre suspended ceiling tiles 600 x 600	m2	47.00	£82.00	B	3	H	5	3-5 years	£3,854.00	exposed grid suspended ceiling, aged	Renew			£3,854.00				£3,854.00
Internal	1	Bath / shower rooms	0	Internal finishes	Wall finishes	Ceramic tiling	m2	15.00	£234.00	A	6	H	5	15-25 years	£3,510.00	Ceramic tiles good condition, recently refurbished	Renew						£3,510.00	£3,510.00
Internal	1	Bath / shower rooms	0	Internal finishes	Floor finishes	Sheet vinyl	m2	47.00	£80.00	B	4	H	10	5-10 years	£3,760.00	Generally good condition	Renew				£3,760.00			£3,760.00
Internal	1	Bath / shower rooms	0	Sanitaryware	WHB	Vitreous China	Item	4.00	£525.00	B	4	H	20	5-10 years	£2,100.00	In bathrooms - Generally good condition					£2,100.00			£2,100.00
Internal	1	Bath / shower rooms	0	Sanitaryware	Bath	Height adjustable bath	Item	4.00	£7,500.00	B	4	H	15	5-10 years	£30,000.00	Rise and fall baths, generally good condition	Renew				£30,000.00			£30,000.00
Internal	1	Bath / shower rooms	0	Sanitaryware	Bath	Shower	Item	1.00	£1,500.00	A	5	H	15	10-15 years	£1,500.00	Rise and fall baths, good condition	Renew					£1,500.00		£1,500.00
Internal	1	Bath / shower rooms	0	Door	Door	Solid veneer faced timber door (single)	Item	4.00	£391.00	B	3	H	25	3-5 years	£1,564.00	Solid core timber flush doors appear generally fair condition. Aging. Bathroom doors do not have own distinguishing colour.	Renew with solid core doors			£1,564.00				£1,564.00
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	443.00	£11.00	B	3	E	5	3-5 years	£4,873.00	Paint to ceiling, good condition				£4,873.00				£4,873.00
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	443.00	£11.00	A	4	E	5	5-10 years	£4,873.00	Cyclical redecorations	Cyclical redecorations				£4,873.00			£4,873.00
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	443.00	£11.00	A	5	E	5	10-15 years	£4,873.00	Cyclical redecorations	Cyclical redecorations					£4,873.00		£4,873.00
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	443.00	£11.00	A	6	E	5	15-25 years	£4,873.00	Cyclical redecorations	Cyclical redecorations						£4,873.00	£4,873.00
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	328.00	£11.00	B	3	E	5	3-5 years	£3,608.00	Good condition	Redecorate			£3,608.00				£3,608.00
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	328.00	£11.00	A	4	E	5	5-10 years	£3,608.00	Cyclical redecorations	Cyclical redecorations				£3,608.00			£3,608.00
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	328.00	£11.00	A	5	E	5	10-15 years	£3,608.00	Cyclical redecorations	Cyclical redecorations					£3,608.00		£3,608.00
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	328.00	£11.00	A	6	E	5	15-25 years	£3,608.00	Cyclical redecorations	Cyclical redecorations						£3,608.00	£3,608.00
Internal	1	Bedrooms	0	Internal finishes	Floor finishes	Carpet	m2	328.00	£59.00	B	3	E	10	3-5 years	£19,352.00	Generally good condition	Cyclical replacement			£19,352.00				£19,352.00
Internal	1	Bedrooms	0	Internal finishes	Floor finishes	Carpet	m2	328.00	£59.00	A	6	E	10	15-25 years	£19,352.00	Cyclical replacement	Cyclical replacement						£19,352.00	£19,352.00
Internal	1	Bedrooms	0	Sanitaryware	WHB	Vitreous China	Item	20.00	£525.00	C	2	E	20	Within 2 years	£10,500.00	Aged now close to replacement	Cyclical replacement		£10,500.00					£10,500.00
Internal	1	Bedrooms	0	Door	Door	Solid veneer faced timber doors	Item	20.00	£931.00	B	4	H	25	5-10 years	£18,620.00	Solid core timber flush doors appear generally fair condition.	Renew with FD30s with suitabl door furniture				£18,620.00			£18,620.00
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	21.00	£11.00	B	3	E	5	3-5 years	£231.00	Generally good condition	Redecorate			£231.00				£231.00
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	21.00	£11.00	A	4	E	5	5-10 years	£231.00	Cyclical redecorations	Cyclical redecorations				£231.00			£231.00
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	21.00	£11.00	A	5	E	5	10-15 years	£231.00	Cyclical redecorations	Cyclical redecorations					£231.00		£231.00
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	21.00	£11.00	A	6	E	5	15-25 years	£231.00	Cyclical redecorations	Cyclical redecorations						£231.00	£231.00

A

B

C

D

A = Good - Performing as intended and operating efficiently  
B = Satisfactory - performing as intended, exhibiting minor deterioration.  
C = Poor - exhibiting major defects and/or not operating as intended.  
D = Failed - life expired and/or serious risk imminent failure

Priority

1  
2  
3  
4  
5  
6

Urgent  
within 2 years  
3 to 5 years  
5 to 10 years  
10 to 15 years  
15 to 25 years

Type

E  
F  
G  
H  
I  
L  
Q  
R  
S

Environmental  
Fire Precaution  
Consequential risk  
Health and Safety  
Further Investigation  
Loss of Service  
Energy  
Recommendation  
Security

Room Description				Room Fabric			Condition Survey												Predicted Replacement (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	Condition Rank	Priority	Type	Typical Life from new (Years)	Estimated Remaining Useful Design Life (Years)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total	
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2024/28	Priority 5 - 2029/33	Priority 6 - 2034/42		
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	50.00	£11.00	B	3	E	5	3-5 years	£550.00	Generally good condition	Redecorate			£550.00				£550.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	50.00	£11.00	A	4	E	5	5-10 years	£550.00	Cyclical redecorations	Cyclical redecorations				£550.00			£550.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	50.00	£11.00	A	5	E	5	10-15 years	£550.00	Cyclical redecorations	Cyclical redecorations					£550.00		£550.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	50.00	£11.00	A	6	E	5	15-25 years	£550.00	Cyclical redecorations	Cyclical redecorations						£550.00	£550.00	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Sheet vinyl	m2	21.00	£80.00	B	4	E	10	5-10 years	£1,680.00	Generally good condition	Replace				£1,680.00			£1,680.00	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Sheet vinyl	m2	21.00	£80.00	A	6	E	10	15-25 years	£1,680.00	Cyclical replacement	Cyclical replacement						£1,680.00	£1,680.00	
Internal	1	Laundry	0	Door	Door	Solid veneer faced timber door	Item	4.00	£931.00	B	3	F	25	3-5 years	£3,724.00	Generally good condition	Replace			£3,724.00				£3,724.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	13.00	£11.00	B	3	E	5	3-5 years	£143.00	Generally good condition	Redecorate			£143.00				£143.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	13.00	£11.00	A	4	E	5	5-10 years	£143.00	Cyclical redecorations	Cyclical redecorations				£143.00			£143.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	13.00	£11.00	A	5	E	5	10-15 years	£143.00	Cyclical redecorations	Cyclical redecorations					£143.00		£143.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	13.00	£11.00	A	6	E	5	15-25 years	£143.00	Cyclical redecorations	Cyclical redecorations						£143.00	£143.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to walls	m2	34.00	£11.00	B	3	E	5	3-5 years	£374.00	Generally good condition	Redecorate			£374.00				£374.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to walls	m2	34.00	£11.00	A	4	E	5	5-10 years	£374.00	Cyclical redecorations	Cyclical redecorations				£374.00			£374.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to walls	m2	34.00	£11.00	A	5	E	5	10-15 years	£374.00	Cyclical redecorations	Cyclical redecorations					£374.00		£374.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to walls	m2	34.00	£11.00	A	6	E	5	15-25 years	£374.00	Cyclical redecorations	Cyclical redecorations						£374.00	£374.00	
Internal	1	Office	0	Internal finishes	Floor finishes	Carpet Tiles	m2	13.00	£59.00	B	3	E	10	3-5 years	£767.00	Generally fair condition	Replace			£767.00				£767.00	
Internal	1	Office	0	Internal finishes	Floor finishes	Carpet Tiles	m2	13.00	£59.00	A	6	E	10	15-25 years	£767.00	Cyclical replacement	Cyclical replacement						£767.00	£767.00	
Internal	1	Office	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	1.00	£931.00	B	4	F	25	5-10 years	£931.00	Generally fair condition	Replace				£931.00			£931.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	78.00	£11.00	B	3	E	5	3-5 years	£858.00	Generally good condition	Redecorate			£858.00				£858.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	78.00	£11.00	A	4	E	5	5-10 years	£858.00	Cyclical redecorations	Cyclical redecorations				£858.00			£858.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	78.00	£11.00	A	5	E	5	10-15 years	£858.00	Cyclical redecorations	Cyclical redecorations					£858.00		£858.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	78.00	£11.00	A	6	E	5	15-25 years	£858.00	Cyclical redecorations	Cyclical redecorations						£858.00	£858.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	162.00	£11.00	B	3	E	5	3-5 years	£1,782.00	Generally good condition	Redecorate			£1,782.00				£1,782.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	162.00	£11.00	A	4	E	5	5-10 years	£1,782.00	Cyclical redecorations	Cyclical redecorations				£1,782.00			£1,782.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	162.00	£11.00	A	5	E	5	10-15 years	£1,782.00	Cyclical redecorations	Cyclical redecorations					£1,782.00		£1,782.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	162.00	£11.00	A	6	E	5	15-25 years	£1,782.00	Cyclical redecorations	Cyclical redecorations						£1,782.00	£1,782.00	
Internal	1	Storage	0	Internal finishes	Floor finishes	Sheet vinyl	m2	78.00	£95.00	B	4	E	10	5-10 years	£7,410.00	Generally fair condition	Replace				£7,410.00			£7,410.00	
Internal	1	Storage	0	Internal finishes	Floor finishes	Sheet vinyl	m2	78.00	£95.00	A	6	E	10	15-25 years	£7,410.00	Cyclical replacement	Cyclical replacement						£7,410.00	£7,410.00	
Internal	1	Storage	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	14.00	£931.00	B	4	F	25	5-10 years	£13,034.00	Generally fair condition	Replace with FD30s				£13,034.00			£13,034.00	
Internal	1	Ground Floor Switchroom	G	Electrical Services	Sub-mains switchgear	Distribution Boards	Unit rate	1	£3,000.00	C	1	R	25	Urgent	£3,000.00	Existing main distribution is obsolete and rewirable fuse board	Replace the existing main distribution board with a new MCCB panel board.	£3,000.00						£3,000.00	
Internal	1	Sluice rooms	1	Electrical Services	Sub-mains switchgear	Distribution Boards	Unit rate	11	£1,200.00	C	1	R	25	Urgent	£13,200.00	Replace all of the existing rewirable fuse boards.	Replace the board with a new distribution boards	£13,200.00						£13,200.00	
Internal	1	Circulation areas	G	Electrical Services	Mains Power Supplies	SWA mains/sub distribution cables.	Unit rate	1	£5,000.00	C	1	R	25	Urgent	£5,000.00	Replace the existing sub-mains cable supplies to all distribution boards in the building	The existing mains cabling is nearing the end of its useful life and may be short when being reconnected into the new panel board. Cables are already being extended with different colour cables at remote end and the cable should be reinstalled and sized to suit the latest version of BS7671.	£5,000.00						£5,000.00	
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	Unit rate	40	£200.00	C	1	R	5	Urgent	£8,000.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new ket test switch.	£8,000.00						£8,000.00	
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	40	£40.00	C	1	R	20	Urgent	£1,600.00	The existing bedroom pendant luminaire should be provided with a dimmable LED lamp and	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.	£1,600.00						£1,600.00	
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	40	£200.00	C	1	R	20	Urgent	£8,000.00	The general lighting to be supplemented with additional LED recessed down lighters to provide good light levels	Install additional LED down lighters to bedrooms	£8,000.00						£8,000.00	

Condition Ranking				Priority						Type						
A		A = Good - Performing as intended and operating efficiently			1	Urgent				E	Environmental					
B		B = Satisfactory - performing as intended, exhibiting minor deterioration.			2	within 2 years				F	Fire Precaution					
C		C = Poor - exhibiting major defects and/or not operating as intended.			3	3 to 5 years				G	Consequential risk					
D		D = Failed - life expired and/or serious risk imminent failure			4	5 to 10 years				H	Health and Safety					
					5	10 to 15 years				I	Further Investigation					
					6	15 to 25 years				L	Loss of Service					
										Q	Energy					
										R	Recommendation					
										S	Security					

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY											PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	Total
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2024/28	Priority 5 - 2029/33	Priority 6 - 2034/42	
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting control and management systems	Unit rate	1	£3,000.00	C	2	R	20	within 2 years	£3,000.00	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.		£3,000.00					£3,000.00
Internal	1	Bedrooms	G	Electrical Services	Protection Systems	Fire Alarm Installations (inc, call points, sounders and detection)	Unit rate	1	£7,500.00	C	1	R	25	Urgent	£7,500.00	The bedroom should be provided with a sounder and a beacon/VAD.	Upgrade the fire alarm system to include all necessaru smoke detector, VAD's and sounders.	£7,500.00						£7,500.00
Internal	1	Building	G	Electrical Services	Protection Systems	Fire Alarm Installations (inc, call points, sounders and detection)	Unit rate	1	£5,000.00	C	1	R	25	Urgent	£5,000.00	Not all of the rooms within the building have been provided with automatic detection.	The fire alarm system should be upgraded to bring the system to L1 + M level of detection.	£5,000.00						£5,000.00
Internal	1	Corridors	G	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	Unit rate	1	£10,000.00	C	1	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	Corridors	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	1	£12,000.00	C	2	R	25	within 2 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	Corridors	G	Electrical Services	Lighting Systems	Lighting control and management systems	Unit rate	1	£5,000.00	C	2	R	25	within 2 years	£5,000.00	The corridor lighting shoulds 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	Building	G	Electrical Services	Sub-mains switchgear	Switched socket outlet (SSO)	Unit rate	1	£5,000.00	C	2	R	25	within 2 years	£5,000.00	Existing small power outlet plates should be of a contrast colour to the walls.	All corridor small power accessories should be replaced with new accessories with a contrasting colour finish to the wall.		£5,000.00					£5,000.00
Internal	1	Building	G	Electrical Services	Sub-mains switchgear	Sub distribution wiring and containment systems	Unit rate	1	£10,000.00	C	2	R	25	within 2 years	£10,000.00	Rewire the building to bring the system up to current standards.	Rewire the building including all small power and lighting accessories.		£10,000.00					£10,000.00
Internal	1	Building	G	Electrical Services	Lifting Equipment	Lift Plant & Controls	Unit rate	1	£35,000.00	C	2	R	25	within 2 years	£35,000.00	The lift is beyond the end of its useful life.	Replace the lift with a new machine room less traction lift to current standards and DDA requirements.		£35,000.00					£35,000.00
Internal	1	Boilerhouse BP063	G	Mechanical Services	Heating Plant & Auxilliaries	Heating Pressurisation Unit	Unit rate	1	£1,000.00	C	2	R	20	within 2 years	£1,000.00	The Mikrofill pressuristaion unit is outdated and should be replaced with latest model as per the other boilerhouses.	Install Mikrofill pressurisation unit.		£1,000.00					£1,000.00
Internal	1	Boilerhouse	G	Mechanical Services	Heating Plant & Auxilliaries	Dosing Pots	Unit rate	1	£300.00	D	1	R	15	Urgent	£300.00	No dosing pots installed on heating systems.	Dosing pots to be installed on each heating system	£300.00						£300.00
Internal	1	Boilerhouse	G	Mechanical Services	Heating Plant & Auxilliaries	Magnetic Filters	Unit rate	1	£500.00	D	1	R	10	Urgent	£500.00	If New boilers aren installed on existing old heating systems, install magnetic filters to protect boilers/pumps	Magnetic filters to be installed on each heating system	£500.00						£500.00
Internal	1	Boilerhouse	G	Mechanical Services	Heating Plant & Auxilliaries	Pressure relief discharges/Tundish	Unit rate	15	£125.00	D	1	H	20	Urgent	£1,875.00	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.	£1,875.00						£1,875.00
Internal	1	Boilerhouse	G	Mechanical Services	Heating Plant & Auxilliaries	Expansion Vessels	Unit rate	5	£250.00	D	1	R	15	Urgent	£1,250.00	Expansion vessels do not appear to have correct number of valves and drain off points. To be reviewed.	Expansion vessels need to be reviewed and valves drain off points installed if required.	£1,250.00						£1,250.00
Internal	1	Boilerhouse	G	Mechanical Services	Heating Distribution	Heating Services Thermal Insulation	Unit rate	5	£1,750.00	D	1	Q	30	Urgent	£1,750.00	Heating pipework within boiler houses have insualtion to the majority of pipework, but there are a number of sections of missing insulation. All valves to be provided with insulated jackets	Install thermal insualtion to all mning sections of pipework within boilerhouses and install insulation jackets to all valves.	£1,750.00						£1,750.00
Internal	1	Throughout	G	Mechanical Services	Heating Distribution	Heating Distribution Pipework	Unit rate	1	£20,000.00	B	2	R	25	within 2 years	£20,000.00	Existing distribution is coming to end of life and is a one pipe heating circuit throughout.	Replace existing one pipe heating distribution system with a new 2 pipe heating distribution system.		£20,000.00					£20,000.00
Internal	1	Throughout	G	Mechanical Services	Heating Distribution	Radiators	Unit rate	100	£400.00	B	2	R	20	within 2 years	£40,000.00	Existing panel and LST radiators are now at end of life and looking very tired and outdated.	Replace all existing radiators with new LST radiators and thermostatic mixing valves.		£40,000.00					£40,000.00
Internal	1	Throughout	G	Mechanical Services	Heating Distribution	Fan Convectors	Unit rate	8	£1,500.00	B	2	R	20	within 2 years	£12,000.00	fan convecrors hearing the end of their useful life	replace the existing fan convectors with new units.		£12,000.00					£12,000.00
Internal	1	Boilerhouse	G	Mechanical Services	Heating Controls	BMS	Unit rate	1	£10,000.00	C	2	R	20	within 2 years	£10,000.00	Existing controls are old and very basic	The existing basic controls should be considered to be replaced with a more energy efficient BMS system to control all heating and hot water systems.		£10,000.00					£10,000.00

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Priority	
1	Urgent
2	within 2 years
3	3 to 5 years
4	5 to 10 years
5	10 to 15 years
6	15 to 25 years

Type	
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

Room Description				Room Fabric			Condition Survey											Predicted Replacement (Years)										
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1					15-25	Total				
																		PRIORITY 1 - 2018/19					PRIORITY 2 - 2019/20		PRIORITY 3 - 2021/23	PRIORITY 4 - 2024/28	PRIORITY 5 - 2029/33	PRIORITY 6 - 2034/42
Internal	1	Boilerhouse	G	Mechanical Services	Hot Water Plant & Equipment	Calorifiers	Unit rate	1	£4,000.00	B	2	R	20	within 2 years	£4,000.00	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.		£4,000.00						£4,000.00			
Internal	1	Throughout	G	Mechanical Services	Hot & Cold Water Distribution Services	Hot and Cold Water Pipework	Unit rate	1	£25,000.00	C	2	R	25	within 2 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	W.C.'s	G	Electrical Services	Communication Services	Toilets	Unit rate	10	£300.00	C	2	R	25	within 2 years	£3,000.00	Wi-Fi access to the internet for all bedrooms	Install 2 No IT/Data cables from the data rack to each of the bedroom corridors and install a Wi-Fi module in each corridor.		£3,000.00						£3,000.00			
Internal	1	Sluice Rooms	G	Mechanical Services	Mechanical Ventilation	Local extract fans	Unit rate	4	£750.00	D	1	R	25	Urgent	£3,000.00	sluice rooms do not have any mechanical ventilation	Install extract fans and controls to all sluice rooms	£3,000.00						£3,000.00				
Internal	1	Toilets	G	Mechanical Services	Mechanical Ventilation	Local extract fans	Unit rate	8	£750.00	D	1	R	25	Urgent	£6,000.00	Ambient Toilet cubicals with no toilet extract fans installed.	Install extract fans to all toilet cubicals	£6,000.00						£6,000.00				
Internal	1	Kitchen	G	Mechanical Services	Mechanical Ventilation	Kitchen Extract canopies/ Hoods (average)	Unit rate	1	£6,000.00	C	1	R	25	Urgent	£10,000.00	The kitchen cooking range and dishwasher canopies are not up to current standards	Install new kitchen canopies including all new kitchen supply and extract fans	£10,000.00						£10,000.00				
Internal	1	Toilets	G	Mechanical Services	Heating Distribution	Radiators	Unit rate	8	£500.00	D	1	R	25	Urgent	£4,000.00	Toilet cubicals do not have any heating in the cubical and the toilet cubicals were very cold	Install small LST radiators or radiant panels in the toilet cubicals.	£4,000.00						£4,000.00				
Internal	1	1st Floor Corridor	G	Mechanical Services	Cold Water Plant & Equipment	Sprinkler	Unit rate	1	£1,000.00	D	1	R	25	Urgent	£1,000.00	Investigate and identify the connection of the redundant hose reel system.	Strip out the hose reel pipework and ensure that the supply is capped off as close as possible to the incoming water main.	£1,000.00						£1,000.00				
																	Priority Totals	£129,475.00	£764,091.00	£263,285.15	£153,402.15	£162,593.15	£149,298.15					
																	Overall Total					£1,622,144.60						

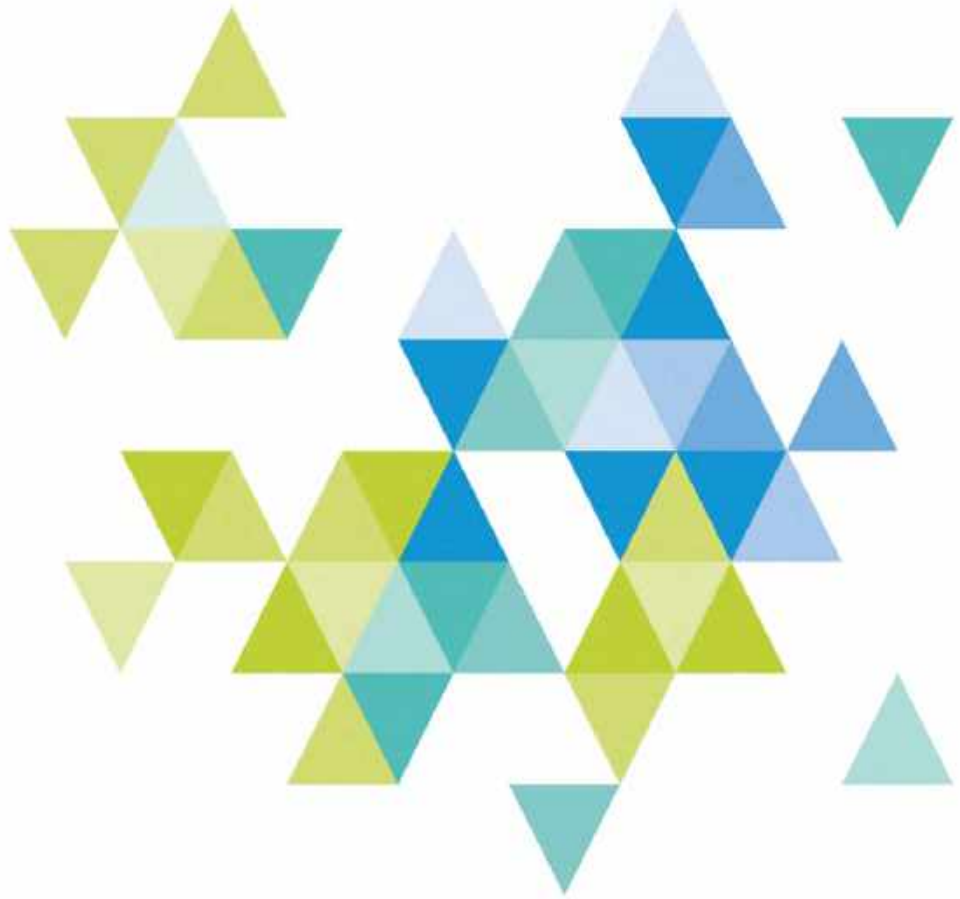
Item	Description(of Work	Quantity	Unit	Cost	Total(Cost
	East(Clune(HOP(-25Yr(Master(Cost(Plan				
1.00	Preliminaries	1	Item	£0.00	£0.00
2.00	Ceilings	1	Item	£18,204.00	£18,204.00
3.00	External(walls,(windows(&(Doors(	(((((((((((1	Item	£477,548.00	£477,548.00
4.00	Floors(and(Stairs(	(((((((((((1	Item	£131,360.00	£131,360.00
5.00	Internal(Walls(&(Doors	(((((((((((1	Item	£103,241.00	£103,241.00
6.00	Redecorations	(((((((((((1	Item	£110,752.60	£110,752.60
7.00	Roofs	(((((((((((1	Item	£300,824.00	£300,824.00
8.00	Sanitary(Services(	(((((((((((1	Item	£61,320.00	£61,320.00
9.00	Fixed(Furniture(and(Fittings	(((((((((((1	Item	£10,040.00	£10,040.00
9.00	External(Areas(	(((((((((((1	Item	£132,880.00	£132,880.00
10.00	Mechanical(Services(	(((((((((((1	Item	£141,675.00	£141,675.00
11.00	Electrical(Services(	(((((((((((1	Item	£134,300.00	£134,300.00
12.00	Sub-total				£1,622,144.60
13.00	Preliminaries People and Equipment (Based on 15%)				£243,321.69
14.00	Preliminaries Site Specific Costs (scaffold etc,,)				£30,000.00
15.00	Provisional Uplift for Sectional Works @ 25%				£473,866.57



16.00	Sub-total				<b>£2,369,332.86</b>
17.00	Pre Construction costs:EMPA @ 3.25%				£0.00
18.00	Sub-total				<b>£2,369,332.86</b>
19.00	Contractor Management Fee @ 3.25%				£0.00
20.00	Sub-total				<b>£2,369,332.86</b>
21.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£355,399.93
22.00	Sub-total				<b>£2,724,732.79</b>
23.00	Risk Allowance @ 10%				£272,473.28
24.00	Client Contingency @10%				£272,473.28
25.00	Sub-total				<b>£3,269,679.35</b>
26.00	Professional fees, surveys and stat fees (15%)				£490,451.90
27.00	Total(Construction(Cost				<b>£3,760,131.25</b>

**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.**

**Note:(Provisional uplift of 25% for sectional works included. Actual uplift would need to be established on a site by site basis based on the site layout, extent of works required and the practicalities of undertaking that works with minimal disruption.**



## **Darren Blenkinsop**

### **Managing Surveyor**

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