

DERBYSHIRE COUNTY COUNCIL

Gernon Manor HOP

Six Facet Survey

22nd November 2018



FAITHFUL
GOULD



Document Status					
Revision	Date	Status or comment	Prepared by	Checked by	Authorised by
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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 Gernon Manor HOP -

- An estimate should be made at the time of assessment of the cost of repairing or renewing a defective element. These costs should be for bringing the element up to good condition.
- Costs within the survey data sheet 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 in to predicted project budgets, we have included for provided 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.

Only very limited inspection of the roof, ceiling, floor voids, drainage and service ducts, etc. has been carried out, where safe access was available.

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

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

2.3 ASBESTOS

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

2.4 FIRE PRECAUTIONS

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

2.5 SERVICES

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



Electrical

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

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

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

Mechanical

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

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

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

2.6 ACOUSTICS

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

2.7 EQUIPMENT

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



3.0 INSPECTOR'S ADVISORY NOTES / INFORMATION

3.1 **BUILDING**

External Decoration

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

Internal Decoration

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

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

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

Rainwater Goods

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

Flat Roof Areas

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

Fire Signage/Warning Signage

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

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

Emergency Egress

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



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

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

Work at Height Regulations 2005

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

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

3.2 ELECTRICAL (Related to electrical survey only)

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

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

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

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

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

3.3 MECHANICAL (Related to mechanical survey only)

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

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

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



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

3.4 KEY TO SURVEY TYPE

B - Building

E - Electrical Services

M - Mechanical Services

Key to Condition Grading/Priority Grading

Condition Grading

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

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

Examples of Application of Condition Classification

Example 1 - Flat Roof

Condition Grade

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

Example 2 - Heating Boiler

Condition Grade

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



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



4.0 WRITTEN CONDITION REPORT

4.1 Site

Gernon Manor HOP is a 34-bedroom care home situated in Bakewell, a small market town located in the Derbyshire Dales district of Derbyshire, England. The site itself is in a residential area, with associated shops, recreational areas etc nearby.

The building is single storey, with bedrooms, bathrooms, WC's, a kitchen, living and dining rooms, staff and circulation areas.

The building is designed as a care home and has with three accommodation blocks positioned around a central hub housing core services such as the kitchen. The accommodation blocks replicate a common design and are identical in construction.

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

As the building is located on a small site, the surrounding areas are limited to mostly hard-standings. There is a small recreational area to the rear of the site, which has assorted planting, however it is limited in scale and could realistically only be populated by a small number of residents at a time.

4.2 Main Block

Fabric

The building is a traditionally-built structure circa 1980, with stone / block cavity walls and predominately pitched roofs with interconnecting flat roof sections

Condition

Roofs

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

The flat roofs are generally in a reasonable condition throughout the site, however on further inspection there is a large build-up of vegetation in various locations, causing the outlets to become blocked and should really be picked up periodically as a maintenance item. There is evidence of internal water ingress, but it appears to be historic, and it is assumed the issues related to this have been rectified.

There are a combination of polycarbonate and Georgian wired glazed rooflights present onsite. It is advised to replace the Georgian wired rooflights with polycarbonate, in respect of the health and safety implications of the glass at that high-level.

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



Rainwater Goods

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

External Walls

External walls comprise of cavity stonework with block inner leaf and stone window cills. There were no noticeable defects related to this element other than typical weathering.

Windows and Doors

The windows and doors are all double-glazed powder coated aluminium and in a good condition, apart from the timber louvre doors to the Boiler House, which should be replaced in the next 2-5 years.

Interior

Ceilings

The building generally has plasterboard and skim ceilings, which are generally found to be in good condition and without defects.

Floors and stairs

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

Internal Walls and Partitions

Internal walls were found to be solid masonry partitions with a plaster finish. Generally, they are all in a fair condition, typically with some areas of minor impact damage and cracked plaster.

Internal Doors

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

Decorations

The building is provided with painted ceilings, wallpaper, paint or ceramic tile finish to walls depending on use and gloss or varnish on internal joinery. The decorations are generally in a reasonable condition but are tired, dated and would benefit from being included in a cyclical decoration programme.

Sanitaryware

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



include new sanitaryware.

Fixture and fittings

The bedrooms have standard timber storage cupboards, mirrors and shelves. The items are likely to be original and considered dated, but they remain still functional.

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

4.3 External Areas

The site is surfaced with hard-standings that enable service-users to traverse the external areas of the small, but neatly kept site. There is a rear-communal area and seating adjacent to the front elevation, which overlooks the driveway entering the grounds. There are also numerous car parking spaces located in this area. All the hard-standing areas alongside the rest of the external areas are in an acceptable condition.

4.4 Summary of fabric

The condition of the building fabric and site are considered acceptable.



5.0 SUMMARY OF TOTAL COSTS



6.0 APPENDICES

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

Appendix A

Facet Survey



6 Facet Summary

Survey Date:	22nd November 2018
Property:	Gernon Manor HOP
Building:	1
Block:	1
Client Organisation:	Derbyshire County Council
Overall Volume m3:	
Overall area m2:	1102 m2
Number of floors:	1

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

Summary Overview

Physical Condition:	<p>Generally, the physical condition of the building is acceptable and without any serious defects that could limit the use and suitability of the building. Internally, whilst the rooms and habitable areas are acceptable, they look aged in regards to their decoration and should be subjected to a cyclical maintenance plan. All other rooms are acceptable for their room use.</p> <p>Externally, the building is not exhibiting any major defects and is performing well, even though some issues have been noted, the pitched and flat roofs to the building are in an adequate condition, however there is a significant build-up of fallen leaves that in time could result in water ingress due to blocked outlets / ponding etc. There is also evidence of rooflights which are still glazed and not upgraded with polycarbonate - this could be considered a health and safety issue and should be addressed.</p>
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Functional Suitability:	In regards to functionality - the site generally seems to function well, however there are some items that should be considered. Communal areas are limited to one central space that is split into four areas, as opposed to having separate spaces for each wing. Also there are no Part M compliant WC's per block, even though there are a number of actual WCs.
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Space Utilisation:	Upon inspection, it is clear that each room has a specific purpose and is utilised accordingly.
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Quality:	The site is satisfactory in this regards to facilities and communal areas etc. There are however no separate communal areas per block, with kitchenettes for refreshments as seen with other HOPs.
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Statutory Compliance:	<p>In regards to fire-related issues, whilst the site has automatic fire detection and efforts clearly are made to ensure the fire log book is maintained with evidence of tests, evacuations etc, certain improvements could be made. The building is provided with a conventionally wired fire alarm system with the system being split into 5 zones, and is the original system appearing old and dated.</p> <p>The building appears to have been designed to a standard of L2 + M and needs updating to BS5839 level P1 - L1 + M, including flashing beacons throughout for persons with hearing impairments and all necessary interfaces with door hold open devices, gas valves, etc. with all areas being provided with smoke detection, manual call points and electronic sounders. Detectors appear old and dated with dirt and conditions likely to interfere with its operation, indeed there is evidence to prove this from the test records. The test records also show that not all automatically closing doors operate correctly when the fire alarm is tested. Manual call points are not fitted to all exit doors and do not have covers.</p> <p>It is recommended that the whole fire alarm system is replaced with a modern addressable system.</p> <p>It is important that all bedrooms are provided with emergency lighting to allow the cares to evacuate residents from the effected rooms. The 'running man' signage is poor and there ere numerous instances where the direction of escape was unclear. Also, there is no external 'fire escape keep clear' signage. It is recommended that a full fire risk assessment is instigated.</p> <p>In terms of Health and Safety, no major issues were uncovered.</p> <p>Also from an equality perspective, the site was satisfactory internally with correct signage etc and externally with accessible car parking spaces etc</p> <p>The kitchen ventilation system should be upgraded to current standards and interlocked with the gas supply. The Laundry room should be installed with additional ventilation to suit conditions.</p>
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Environmental Management:	The Display Energy Certificate indicated a rating of 109, which is higher than 100, which is considered 'typical'. The mechanical and electrical survey highlights issues related to this.
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Statutory Compliance Costs:	£77,300.00	(Contraventions of statutory compliance: immediate action recommended)
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Note: The 'Statutory Compliance Costs are separate and in addition to the 'Condition B' costs. All costs provided exclude any associated fees, preliminary costs, planning application fees and any required associated investigative works (Other than those already indicated else where within the report).

Items of immediate concern

ITEM	DESCRIPTION
Items ID as 'Urgent'	Modifications to Emergency Lighting. Replace Fire Alarm system. Replacement of Induction Loops. Works required to mechanical heating and ventilation systems and kitchen ventilation upgrade required.

Functional Suitability Survey

Survey Date	22nd November 2018	Organisation/Name	Derbyshire County Council
Property:	Gernon Manor HOP	Overall Volume:	
Building:	1	Overall area	1102 m2
Block:	1	Number of floors	1

CLASSIFICATION CATEGORY:

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

1 DETAILED ASSESSMENT

		RANK	COMMENTS (if C or D)
1.1	INTERNAL SPACE RELATIONSHIPS (STANDARD 20 & 23)		
a	20.1 4.1m2 communal space per service user	B	There is more than the recommended 4.1m2 of communal space per service user.
b	20.2 communal space provides variety activities and dining space for all users and smoke free sitting room	B	Communal space is available in a central location. No comment can be made regarding the activities that are undertaken in these areas except that the recreational and dining areas are the same and used for the specific purposes depending on the time of day.
c	20.3 Outdoor space is provided and accessible for all, with seating and design to meet all needs	B	The outdoor space is limited, with a small rear garden / seating area and some seating adjacent to the front elevation. The site itself is small and there would realistically be no scope for further space to be utilised.
d	Outdoor space accessible/designed to meet user requirements	B	User requirements are met - but the space is limited.
e	Where intermediate care is provided, dedicated space is available for this services group	B	Acceptable
f	Lighting in communal areas is domestic in character, sufficiently bright and suitability positioned for activities	C	Lighting is operational & working but manually switched. Review lighting and controls throughout
g	23.1 12m2 new 10m2 existing useable floor area	C	The building was constructed circa 1980 and most rooms have less than 10m2 usable floor area, and although this is undersized compared to current requirements, it is compliant because they were the same as prior to 31st March 2002.
h	Single rooms accommodating wheelchairs are at least 12m2	D	The majority of rooms are beneath 12m2 existing useable floor area but compliant as they were the same as prior to 31st March 2002.
i	Room dimension/layout allow access to either side bed	C	The room layouts are currently designed to have the beds against the wall with only one side accessible. However the beds have wheels to enable it to be moved to allow two-sided access.
j	Share rooms 16m2	NA	-
h	80% room single	A	All rooms are single rooms
1.2	SUPPORT FACILITIES (standard 21)		
a	Accessible toilets for users, clearly marked and close to communal areas	C	Whilst there are WCs available for each wing, there are no fully-compliant Part M WCs onsite.
b	Ratio 1 assisted bath/shower to 8 users	C	There are ratio 1 assisted bath/shower facilities onsite but not 1nr per 8 users. There is 1nr per wing and there are 12+ bedrooms to each wing
c	Each users has a toilet close to private accommodation	B	Each wing has 2nr toilets that are within reasonable distance
d	En-suite to all post 2002 homes	NA	-
e	Ensuite facilities should be accessible for wheelchair users if the room is designated a wheelchair room	NA	-
f	Sluices must be separate from WC/bathing facility.	B	Acceptable
1.3	LOCATION and LAYOUT (STANDARD 19)		
a	19.1 Is the layout of the home suitable	B	Acceptable
b	Routine maintenance up to date and records kept.	B	Acceptable
c	Grounds clean and tidy	B	Acceptable
d	19.4 Physical environment compliance	B	Acceptable
e	Complies with fire and environmental legislation	D	Minor issues related to fire regulations etc
f	Use of CCTV restricted to entrance	N/A	Not fitted with CCTV
2 ASSESSMENT OF OVERALL EFFECTIVENESS		B/C	
3 ADDITIONAL COMMENTS			
No additional comments.			

Space Utilisation Survey

Survey Date:	22nd November 2018	Organisation/Name	Derbyshire County Council
Property:	Gernon Manor HOP	Overall Volume:	
Building:	1	Overall area	1102 m2
Block:	1	Number of floors	1

- E EMPTY - empty or grossly-under used at all times (excluding temp closure)
Y UNDER-USED - generally underused; utilisation could be significantly increased
F FULLY USED - a satisfactory level of utilisation
O OVERCROWDED - overcrowded, over loaded and facilities generally over stretched.

1 CURRENT USE

How intensively is the space being used at time of survey?

List below any rooms or areas within the dept. / facility not used to optimum capacity

How efficient is the existing space?

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

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

2 USE OVER TIME

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

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

All

Weekday

Weekend

Other comment

Site is occupied 24/7 by the residents

3 OVERALL ASSESSMENT

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

F

Quality Survey

Survey Date:	22nd November 2018	Organisation/Name	Derbyshire County Council
Property:	Gernon Manor HOP	Overall Volume:	
Building:	1	Overall area	1102 m2
Block:	1	Number of floors	1

CLASSIFICATION INDEX

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

Amenity (standard 24 and 26)		RANKING	General comments
First impressions of entrance/reception areas are welcoming?		B	Welcoming and homely
Attractive Reception and resident areas?		B	No further comment
Privacy and dignity issue have been addressed?		B	Single rooms for all residents
Overall comfort and entertainment for residents?		B	Communal space appeared comfortable and homely
Toilet facilities are well Provided?		B	Toilets are available on every wing
Appropriate Storage Provision has been made?		B	No further comment
Disabled users are catered for?		C	No disabled compliant WC's
Appropriate facilities are provided for visitors?		C	Toilets on each wing, no kitchenettes
Seating and lounge areas are sufficient?		B	No further comment
Appropriate safety and security measures are in place?		B	No further comment
Suitable signage is visible, legible and consistent?		C	A signage survey should be undertaken
Adequate dining facilities?		B	There are no separate communal areas per block and no serving kitchens per block as seen in other HOPs
Adequate refreshment facilities?		C	No Kitchenette facilities

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

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

OVERALL RANKING	B
------------------------	----------

Fire Health and Safety

Fire, Health & Safety and Equality Act 2010					
1. FIRE			FIRE Ranking		A
Fire Risk Assessment		Date:	22.11.18	Comment:	
Item	Rating	Estimated Backlog Cost (£)	Comment		
COMPARTMENTATION	A	£0.00	No obvious issues.		
FIRE DOORS	A	£0.00	All rooms have FD30's and they are also located at logical positions around the building. They appear to be in adequate condition.		
ALARM / DETECTION SYSTEMS	C	£20,000.00	The existing fire alarm system is old and exhibiting faults and requires replacing with a new addressable system.		
TEXTILES AND FURNITURE	B	£0.00	Wallpaper is located in many areas around the site, but mostly in rooms		
STORAGE FLAMMABLE SUBSTANCES	A	£0.00	Stored correctly		
COMPLIANCE WITH FIRECODE (Survey in place)	A	£0.00	A Fire Risk Assessment is in place		
MANAGEMENT PROCEDURES	A	£0.00	The fire log book was available and evidence showed the correct testing, training and procedures are in place.		
2. HEALTH & SAFETY			HEALTH & SAFETY Ranking		A
Health and Safety Risk Assessment		Date:	22.11.18	Comment:	
Item	Rating	Estimated Backlog Cost (£)	Comment		
ELECTRICAL SERVICES; SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	C	£10,000.00	Replace all switchgear with modern MCCB/MCB boards with RCD protection.		
ASBESTOS	A	£0.00	Evidence in place		
CONTROL OF LEGIONELLA	A	£0.00	Evidence in place		
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	D	£47,300.00	Works required to heating and ventilation systems. Works required to lighting and fire alarm system.		
FOOD HYGIENE (Certificate)	A	£0.00	Evidence in place		
COSHH REGS (Information / storage)	A	£0.00	Evidence in place		
PRESSURISED SYSTEMS (Written scheme in place + monitored)	N/A	£0.00	N/A		
M+E 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/	N/A	£0.00	N/A		
3. EQUALITY ACT 2010			DDA Ranking		A
Access Audit		Date:	22.11.18	Comment:	
	Rating	Estimated Backlog Cost (£)	Comment		
Car Park	A	£0.00	Accessible car parking spaces are evident onsite, with flush thresholds to doors and adequate ramps in place etc		
Main Entrance	A	£0.00	Flush threshold onsite		
External Stairs	N/A	£0.00	N/A		
Means of Escape	A	£0.00	Corridors are an acceptable width		
Reception Area and Lobbies	A	£0.00	Spacious and welcoming		
Corridors and Circulation Areas	A	£0.00	Adequate		
Internal Doors	A	£0.00	Adequate		
Cost Total (B)		£77,300.00			

SUMMARY - FIRE, HEALTH & SAFETY AND EQUALITY ACT 2010

	Total	A	B	C	D	E
Fire	£20,000.00	£0.00	£0.00	£20,000.00	£0.00	£0.00
Health and Safety	£57,300.00	£0.00	£0.00	£10,000.00	£47,300.00	£0.00
DDA	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
TOTAL	£77,300.00	£0.00	£0.00	£30,000.00	£47,300.00	£0.00

OVERALL STATUTORY RANKING

A

Energy Survey

Survey Date:	22nd November 2018	Organisation/Name	Derbyshire County Council
Property:	Gernon Manor HOP	Overall Volume:	
Building:	1	Overall area	1102 m2
Block:	1	Number of floors	1

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	109
-----------------------------	------------

Ranking for this block	E
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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 Plans 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

A	Dwg. Updated to Latest Info	Feb 13	NPC
Rev.	Details of Revision	Date	Initial



Derbyshire County Council

Corporate Resources

Chatsworth Hall, Chesterfield Road,
Matlock, Derbyshire DE4 3FW
Tel. (01629) 580000 Fax. (01629) 585114

Project
GERNON MANOR
BAKEWELL

UPRN Number

Drawing Number
1618/01/01-GF/B/D001

Revision

Title
SITE 01
BLOCK 01
GROUND FLOOR

Scale 1:100	Drawn SPO	Checked NSB
Original Size A1	Date 05/02/2008	Date 7.3.08

Status
A

Appendix C

Building Photographs





SNC • LAVALIN



Member of the SNC-Lavalin Group

Germon Manor HOP

Photo Schedule



1.



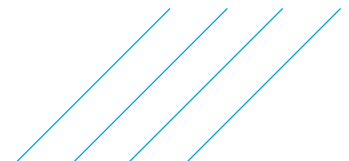
2.



3.



4.





5.



6.



7.



8.





9.



10.



11.



12.





13.



14.



15.



16



numbering out of
sequence



16.



17.



18.



19.





20.



21.



22.



23.



Appendix D

M&E Report





TROUP
BYWATERS
+ ANDERS

Bringing buildings to life
Gernon Manor HOP
Engineering Services Condition Survey
YA3985-ME-CHS-RPT-010

November 2018



JOB

Gernon Manor HOP, Bakewell, Derbyshire. DE45 1EN.

JOB NO

YA3985

REPORT

Engineering Services Condition Survey

DOCUMENT NUMBER (if applicable)

YA3985-ME-CHS-RPT-010

STATUS:

For Comment

DATE:

22th November 2018

This report has been authorised by:

PP

.....
Gareth Davies

Associate

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

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

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

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

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

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4.0 Recommended Replacement Works..... 49

5.0 Building Suitability..... 51

6.0 Energy Efficiency 54

Appendix 1 – Excel Spreadsheet Condition Report

Appendix 2 – Care Home Services Check List

1.0 Executive Summary

This report has been commissioned and produced to identify the current condition of the existing mechanical and electrical services within Gernon Manor HOP, Dagnall Gardens, Bakewell, Derbyshire. DE45 1EN.

1.1 Mechanical Services

The building was originally opened in 1980, the mechanical services we believe were installed at that time but plant and services have been replaced to an extent over the years and the services were in varying states of condition. The boilers in the main boilerhouse and ancillary equipment such as pumps are in a fairly tired condition and coming to the end of their life expectancy. Although a set of pumps have been replaced with inverter driven pumps probably on failure of the originals. The 4 No. HWS calorifiers are all 17-20 years old and appear tired and coming to the end of their working life although all were operational. The kitchen boiler is only 9 years old and in good working order.

The heating system generally comprised of a two pipe heating system served from the main boilerhouse. The radiators are looking their age although appear to be operational and are provided with thermostatic valves (although their operation was not checked).

The building would also benefit from the heating system pipework being replaced with new as the internal condition of the pipework is not known and no dosing appears to have taken place.

The pipework should last at least 25 years, it is unknown if the distribution pipework is from the 1980 installation and therefore the system is either at the end or approaching its end of life and so should be considered to be replaced in 3-4 years' time.

All of the pipework should be correctly insulated throughout their length. The heating systems should be installed with a dosing pot or a form of dosing system.

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

The discharges from the boiler safety valves discharged onto the boilerhouse floor, generally they should discharge into a safe place, either a drainage system or gully.

The controls are dated and fairly basic but in a fair condition and operational although again are at or approaching the end of their useful life. Weather compensation is included within the heating systems, it is not known if the current control system is still supported by the controls manufacturer. A new control system should be incorporated for any new boiler replacement works.

Ventilation throughout the building in bedrooms is generally via natural ventilation via openable windows

All toilets, bathrooms and other ancillary rooms are provided with local extract systems consisting of wall, ceiling and roof fans operating by either light switch or PIR. At the time of the survey a number of fans didn't seem to be operational and this should be checked. Some of the fans are from the original 1980 installation and are at end of life.

The Laundry/Drying room has very little ventilation apart from 1 No. wall mounted fans and also relies on natural ventilation from openable windows/doors. The room is warm and full of odours. The room should be installed with either additional fans or improved ventilation.

The main kitchen ventilation consists of an extract canopy above the cooking range this discharges via a fan on the roof. A number of wall fans are also installed in the kitchen area. The only supply air is from the make-up air from openable windows, doors and transfer grilles/ducts. The extract ventilation fan appears to be interlinked with the cooking gas supplies although we are unsure as to the operation of this and whether all fans are interlinked.

This is not a fully compliant ventilation system and ideally this should consist of a ventilation hood above the cooking equipment complete with an adequate supply and extract ventilation system which is all interlinked with the gas supply.

1.2 Electrical Services

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

The incoming utility supply and switchgear are relatively old and should be replaced with modern MCCB/MCB Boards with RCD protection throughout

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

The fire alarm system is dated and showing faults and should be replaced throughout with a modern addressable system to the latest standards.

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

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

Existing call systems are fit for purpose.

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

2.0 Introduction

Troup Bywaters + Anders were instructed by Faithful & Gould to carry out a condition survey of the mechanical and electrical services at Gernon Manor HOP, Bakewell, Derbyshire. DE45 1EN. The survey took place on 22nd November 2018.

The building is generally a single storey building which was originally opened in 1980. There were no record drawings, or operating and maintenance manuals available although there was limited information relating to testing of fire alarms and emergency lighting. Access was available to the majority of the areas; this report is based upon a non-intrusive visual inspection only.

3.0 Summary of Existing Services

3.1 Existing Building Details

The building has been constructed with a main entrance that leads into a central area with 4 No. dining/lounge areas. From this area it leads into 4 wings: - Three of the wings are dedicated bedroom wings, Lathkill, Dovedale and Monsal with the fourth being a staff/amenity wing which contains offices, the main kitchen, laundry/drying room, medical room and stores. Each bedroom wing has linen stores, bathrooms, shower rooms and WC's and a sluice room, except for Monsal wing which doesn't have its own sluice room.

3.2 Existing Incoming Services

Mechanical Services

The incoming gas and meter housing serving Gernon House could not be located whilst on site.

The gas pipework is distributed beneath the ground around the perimeter of the building rising internally within the main boilerhouse (left of the front entrance) and also within the smaller Kitchen boilerhouse to the rear of the building.

The internal pipework would appear to be in good condition and the majority is painted yellow ochre to identify the pipework as gas. The only exception is the new supply to the Kitchen boiler which is in copper pipework.

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

The gas rises from below ground within the main boilerhouse with a manual isolation valve and serves 2 No gas fired boilers serving the building's heating and hot water systems.

Within the smaller kitchen boilerhouse the gas rises internally from below ground with a manual isolation valve and automatic shut off valve, from this a gas supply has been taken off to a gas sub-meter, this then serves the wall mounted boiler serving the Kitchen heating and hot water. The gas then rises into the ceiling of the boilerhouse where it passes through to serve the kitchen.

Within the kitchen, the gas drops from the ceiling adjacent to the exit door complete with kitchen isolation valve, the gas then loops back into the ceiling. The gas then drops within a central service spine to serve the gas fired catering equipment.

The gas system is currently linked to the kitchen ventilation system and has a gas proving /interlock system installed.

A MCWS supply appears to enter the building in each of the two boiler houses. Both supplies within are installed with a water meter. Neither of the supplies are labelled.

There is also an incoming mains supply within the main located within Store 082 complete with water meter and isolation valve noted as "water mains tap for building"

We are unsure as to if these are all separate supplies or come from one mains supply to the building. This needs to be identified and recorded.

The incoming valves were not labelled/identified, apart from the main building supply which makes it difficult to fully identify. These valves and the central incomer valve needs to be identified and incorporated into the building manual for the means to isolate the boiler houses and whole building if a leak is detected.

Currently the building does not have any sprinklers installed and consideration should be given to reviewing the building for the use of sprinklers to assist in the protection of the building, however this would require a review of the incoming water supply and incoming electrical supply to be capable of operating a tanked sprinkler system. The main switchgear will need to be modified to incorporate power supplies as per the sprinkler regulations and BS9999. A suitable location for a tank will also need to be identified.



Photograph No 1 – Incoming gas into main boilerhouse complete with manual valve to serve main boilers.



Photograph No 2 – Gas pipework serving main boilers.



Photograph No 3 – Incoming gas supply into kitchen boilerhouse. Copper connections to serve kitchen boiler and gas enters ceiling to serve adjacent kitchen.



Photograph No 4 – Sub-gas meter from incoming gas main to serve kitchen boiler.



Photograph No 5 – Gas drops from kitchen ceiling with manual isolation valve before re-entering ceiling to serve central spine for catering equipment.



Photograph No 6 – MCWS entering main boilerhouse at high level complete with water meter.



Photograph No 7 – MCWS entering Kitchen boilerhouse at low level complete with water meter.



Photograph No 8 – Incoming MCWS entering Store 082 within main building complete with labelled valve and water meter.

Electrical Services

The electrical incoming utility supply enters the building in an electrical switchroom room No. 022 wing and contains the incoming service head which is a Lucy cut-out and utility meter. The building has a 3 phase 100A supply with the meter being a direct reading meter



Photograph No 9 – Incoming electrical utility supply and utility meter.

Existing Mechanical Services

Low Temperature Hot Water Boilers

The building has been provided with 2 No. boiler houses. The main boilerhouse serves the heating requirements for the main building, the second smaller boilerhouse provides the heating and hot water requirements for the kitchen.

The main boilerhouse has been installed with 2 No. Remeha Gas 350 gas fired atmospheric boilers. The boilers were not dated but would appear to be circa 1990's and possibly older. The boiler model has now been discontinued by the manufacturer. The boilers have been maintained and appear in fair condition for their age. They have been serviced, with the last service date being 14th June 2018 and the label was attached to the casings. The boilers are now outdated and at the end of their expected life and should be replaced with updated energy efficient condensing boilers.

Each boiler is provided with a Grundfos shunt pump for circulation between the flow and return to the boilers. The pumps serve a flow and return header system and are looking quite tired.

From the boiler headers there are 2 No. pumped circuits. A compensated heating circuit serving the radiators throughout the building and a primary HWS heating circuit to serve the 3 No. calorifiers around the building providing the hot water provision to each wing.

Both circuits are provided with twinhead pumps to give run and standby facility. The pumps serving the compensated circuit have been replaced at some point with newer inverter driven pumps. In quite a few instances within the boilerhouse there is insulation missing on existing pipework or it is damaged and requires replacement and there are no insulated valve covers currently installed, these need to be installed.

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

The LTHW pipework would appear in some instances within the boilerhouse to be from the original installation. It is unknown as to the condition of the pipework internally as there are no dosing pots installed on the system and it is not known if chemical dosing of any sort has been implemented over the years.

The LTHW heating system has been provided with an expansion vessel. This is of a similar age to the boilers and in fair condition. The heating systems do not have a pressurisation unit or water fill device and work on expansion vessels only with pressure switches.

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

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

It was difficult to tell but the boiler flue as it passes through the roof may not be adequately sealed as on the boiler beneath it looks as though rainwater has passed through onto the boiler casing. And this should be investigated.

The smaller kitchen boilerhouse has been installed with 1 No. wall mounted gas fired Ideal Evomax 60 condensing boiler. This was installed in 2009.

The boiler appears to be in good condition although it is unknown as to whether it has been regularly maintained as no test results were attached to the casing.

From the boiler there are 2 No. pumped circuits. A compensated heating circuit serving the radiators within the kitchen wing and a primary HWS heating circuit to serve the calorifier located within the same boilerhouse that serves the kitchen wing hot water requirements.

Both circuits are provided with 2 No single head pumps to give run and standby facility. In quite a few instances within the boilerhouse there is insulation missing on existing pipework or it is damaged and requires replacement and there are no insulated valve covers currently installed, these need to be installed.

The pressure relief valve and pipework has been correctly fitted with a tundish which then discharges water onto the floor and pipework below rather than being taken to a gully, but generally gullies are not installed within the boilerhouse.

The wall mounted boiler has a condensate drain which passes through the wall to outside and discharges over an external grate.

A Mikrofill filling unit and associated expansion vessel has been installed on the boiler system and appears in good condition. The flexible filling loop has not been detached and the tundish has not been connected to any pipework to drain away to a gully.



Photograph No 10 – 2 No. Remeha boilers located in main boilerhouse.



Photograph No 11 – Latest service notice on boilers in main boilerhouse dated 14/6/18



Photograph No 12 – Grundfos pumps on Compensated heating circuit.



Photograph No 13 – Grundfos pumps on Primary HWS heating circuit.



Photograph No 14 – Typical Grundfos boiler shunt pump.



Photograph No 15 – Typical heating system expansion vessel in main boilerhouse



Photograph No 16 – Safety valves discharges onto floor and pipework below and not into a drain/gully



Photograph No 17 – Existing pipework not insulated within boilerhouse.



Photograph No 18 – Possible ingress of rainwater onto boiler from unsealed flue as it through roof.



Photograph No 19 – Wall mounted Ideal boiler in kitchen boilerhouse.



Photograph No 20 – Grundfos single head pumps serving compensated heating (top) and HWS primary heating (bottom).



Photograph No 21 – Mikrofill unit pressurisation filling point on heating system.



Photograph No 22 – Pressure relief discharge with tundish and then it discharges onto the floor.



Photograph No 23 – Condensate drain from wall mounted boiler exits boilerhouse and discharges over grate.

Domestic Water Services

Hot water to the main building is provided by a primary HWS heating circuit from the boilers in the main boilerhouse. This is distributed around the building to serve 3 No. LTHW heated calorifiers, with one located within each of the bedroom blocks as detailed below:-

Lathkill – Room 021 – Remeha Aqua 200 installed in 2002

Monsal – Room 081 – Hamworthy PS400 installed in 1999

Dovedale – Room 058 – Remeha Aqua 200 installed in 2002

All three units are looking tired with the Hamworthy unit at the end of its life and the Remeha units approaching theirs but all were still operational. The rooms they were located within had little or no ventilation and were hot and there were odours within the room.

Two of the units were last tested and flushed in 2015 and the third back in 2013 with no apparent records of recent testing and therefore we are unsure as to their condition.

The calorifiers has a diverting valve on the heating system from the boiler to maintain the temperature in the calorifier.

Generally the calorifier pressure relief pipework to the cylinders are connected into a common copper drain with connects into the rooms drainage system.

Each of the hot water systems has been provided with a secondary return pump located within the rooms adjacent to the calorifiers and also a small expansion vessel of unknown age although probably installed at the time of the calorifiers.

A lot of the pipework installation to the calorifiers is at least 16-20 years of age and in a fairly poor condition. A lot of the pipework is uninsulated and where insulation has been installed in many cases it is a mixture of types of insulation and damaged in places. Much of the pipework is not clearly and correctly labelled, and the isolation valves have not been labelled and there is no plantroom schematic or valve chart within any of the plantrooms.

Hot water to the kitchen area is provided by a primary HWS heating circuit from the boiler in the kitchen boilerhouse. This serves an LTHW heated calorifiers within the same plantroom as detailed below:-

Kitchen boilerhouse – Remeha Aqua 160 installed in 2002

The calorifier is looking tired and approaching the end of its life but still operational. The units was last tested and flushed in 2015 with no apparent records of recent testing and therefore we are unsure as to its condition.

The calorifier has a diverting valve on the heating system from the boiler to maintain the temperature in the calorifier.

The calorifier pressure relief pipework is installed with a tundish but discharges directly onto the boilerhouse floor rather than into a drain or gully.

The hot water systems has been provided with a secondary return pump located adjacent to the calorifiers and also a small expansion vessel of unknown age although probably installed at the time of the calorifier.

It is not clear if the domestic MCWS and DHWS service pipework is adequately insulated and labelled correctly above the false ceilings. This needs to be verified so that there is no heat loss or heat gain to these domestic service pipes when running alongside each other and with the LTHW pipes.

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

Within the bedroom wings of the building there are accessible toilets as well as general toilets and either an assisted shower room or assisted bath room. Two of the bedroom wings have been provided with a sluice room containing a stainless steel sluice and sink.

The Amenity block has been provided with a laundry, kitchen staffroom and staff toilets as well as a small kitchenette and a medical room.

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

There are also external taps located around the building. It was not obvious as to whether these were installed with any protection or backflow device installed for contamination of the mains water supply. This should be installed as part of the water regulations.



Photograph No 24 – Lathkill Wing – Remeha calorifier for the domestic HWS generation



Photograph No 25 – HWS Primary heating pipework and 3 port valve. Note no insulation pipework.



Photograph No 26 – Typical HWS expansion vessel.



Photograph No 27 – Discharge into tundish and then into drain within room.



Photograph No 28 – Monsal Wing – Hamworthy calorifier for the domestic HWS generation.



Photograph No 29 – Pipework not insulated, damage to insulation and poor quality insulation installed in place with tape holding it together.



Photograph No 30 – Dovedale Wing – Remeha calorifier for the domestic HWS generation.



Photograph No 31 – Typical thermostat cut into side of calorifier and not re-insulated



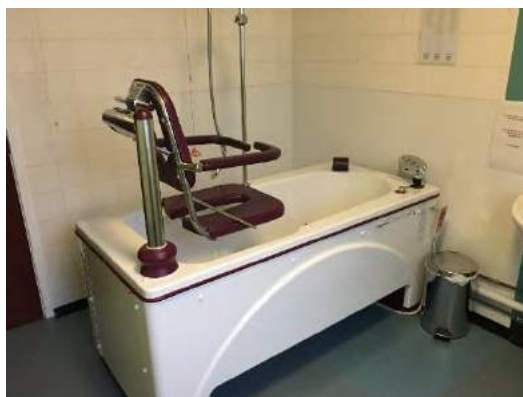
Photograph No 32 – Typical pipework installation with different quality of insulations on various pipework.



Photograph No 33 – Typical bedroom basin with thermostatic mixing valve installed below.



Photograph No 34 – Typical stainless steel sluice in sluice rooms.



Photograph No 35 – Typical bathroom in bedroom blocks.



Photograph No 36 – Typical pipework in main kitchen from original installation.

Heating Controls System

The boilers and HWS plant are controlled by a control panel located within each of the boilerhouses. The panel incorporates hand switchover between the heating run and standby pumps.

The controls appear to be basic but does incorporate some optimisation and compensation controls for the heating system. The controls appear to be from the original installation.

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

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

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

The controls system is at the end of its life and should be replaced with a more energy efficient BMS controls system and this should be incorporated during a boiler and HWS plant replacement programme.



Photograph No 37 – Boiler and HWS plant control panel located in main boilerhouse. Note handwritten comment on panel "if pressure drops below 0.8 bar (ish) controls go blank"



Photograph No 38 – Close up of main boilerhouse control panel.



Photograph No 39 – Boiler and HWS controller incorporated on main boilerhouse panel.



Photograph No 40 – Boiler and HWS plant control panel located in kitchen boilerhouse.



Photograph No 41 – Close up of kitchen boilerhouse control panel.



Photograph No 42 – Close up of HWS pump controller on kitchen boilerhouse control panel.

Internal Heating

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

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

The LST radiator casings appear in most cases to be in a fair condition although some are looking tired but the age cannot be confirmed but is assumed to be from the original installation and therefore approaching the end of their projected life. Where it was possible to view within the casings the radiators were in a similar condition.

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

It would be recommended that the heating system should be provided with a chemical dosing pot to allow the system to be dosed although due to the age of the systems this may no longer be effective.

Within the main kitchen there is a high level wall mounted fan convector, this is fed from the heating system and appears to be a much newer unit although no dates or information was available.



Photograph No 43 – Typical wall mounted LST radiator



Photograph No 44 – Typical LST radiator. Note radiators are looking tired and damaged, casing on radiator falling away.



Photograph No 45 – Typical panel style radiator installed in office.



Photograph No 46 – Typical fan convector installed in Bedrooms with thermostatic controller on side of radiator for occupant to alter temperature.

Ventilation

The toilets and bathrooms have all been provided with extract fans. The fans are a mixture of wall fans, ceiling fans, fans in rooflights and some high level fans which discharge through the roof.

The extract fans which served the two smaller toilets areas in each bedroom block were very old and were probably installed with the original build.

Quite a few of the fans throughout appeared not to be operational and all fans should be checked for operation.

The fans are a various mixture of types/models. Some older fans appeared to be operating from the light switch, in some toilets/bathrooms these have been replaced with wall fans with integral PIR's, and in some areas fans have been installed with a remote PIR. One of the bathrooms was installed with a wall fan operated from a pull cord on the fan.

All bedrooms are ventilated via openable windows.

Rooms within the Amenity wing such as the staff toilets and kitchenette have not been installed with ventilation and just operate via openable windows. Where areas have been fitted out more recently Nuaire wall mounted fans with integral PIR controls have been installed.

The sluice rooms were installed with a fan located within the rooflights.

The Laundry/Drying room has only one Nuaire Opus wall mounted fan installed, believed to operate from the light switch. The room was quite warm and it is unknown if the fan is capable of providing the correct ventilation flow rate required for the size of room and equipment installed within. The windows and doors were also used for natural ventilation.

The kitchen ventilation system currently comprises of a large kitchen extract canopy above the central cooking range. This extracts the air and discharges through the roof via a ventilation cowl. The extract system appears to draw air into the kitchen via openable windows only with no supply air system.

The kitchen also currently has two large Vent Axia wall mounted fans installed and the kitchen store appears to have ventilation duct passing into it from the kitchen, we assume this is being used as an air transfer duct. We are uncertain as to how the extract system and fans all work in tandem for this area. The kitchen has no supply ventilation system and would appear to draw in air via the openable windows, door and an air transfer grille in the kitchen entrance door from the corridor.

The kitchen extract ventilation is interlocked with the kitchen gas system. Although the kitchen ventilation does not fully comply for a modern kitchen.

Ideally a kitchen supply ventilation system should be installed into the main kitchen to suit the requirements of the catering equipment installed. The whole ventilation system should then be automatically interlocked with the gas system within the kitchen as is the extract currently.



Photograph No 47 – Typical fan in rooflight in certain rooms i.e. sluice room, bathroom.



Photograph No 48 – Typical original extract fan serving 2 No. toilets. Air intake on side of fan, also serves adjacent toilet (see below)



Photograph No 49 – Original extract fan – air intake in wall to fan with old discharge duct passing through roof to discharge.



Photograph No 50 – Typical wall mounted extract fan with integral PIR in newer fitted out areas.



Photograph No 51 – Kitchen extract canopy with extract point in centre.



Photograph No 52 – Typical wall mounted Vent Axia fan located in kitchen.



Photograph No 53 – Air transfer duct passing from kitchen store into kitchen.



Photograph No 54 – gas and ventilation interlock panel.



Photograph No 55 – Kitchen extract fan and discharge on roof. Also Vent Axia fan in wall of kitchen.

Laundry

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

The ductwork discharges externally directly onto the floor below the ducts, there is evidence of fibres being deposited on the floor, it is not clear if the circular ducts have been cleaned to ensure that there is no build-up of lint within the ducts restricting the discharge of air from the dryer. Also the ducts are situated at a very low level with no protective mesh screen on the outlets or protective boxing around the outlets to protect them from damage and to stop vermin entering.



Photograph No 56 – Laundry washing machines and dryers.



Photograph No 57 – Laundry wall mounted extract fan. Note this is the only mechanical ventilation.



Photograph No 58 – Services at the rear of the washers and dryers.



Photograph No 59 – Discharge ducts from the two dryers at low level behind units.



Photograph No 60 – Laundry dryer exhausts with clear build-up of fibres discharged onto floor.

Existing Electrical Services

Electrical Distribution

Located within the main electrical switchroom adjacent to the main incoming supply is a main isolator and 4 way TPN HRC distribution board which provide supplies throughout the building via a series of distribution boards.

TPN distribution boards provide supplies to kitchen and laundry equipment whilst each of the three bedroom wings have supplies to final lighting and power circuits from local SPN MCB distribution boards located within the respective wing.

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

The switchgear arrangement and type does not achieve the required electrical discrimination and has limited RCD protection and should be replaced with more modern switchgear.



Photographs No 61 & 62 – Main incoming isolator and 8 way TPN HRC main distribution board



Photograph No 63 – TPN Distribution Board Serving Kitchen



Photograph No 64 – Typical SPN MCB Distribution Board Serving a Bedroom Wing

Internal Lighting

Generally within the bedrooms the lighting consists of a central pendant lamp holder with a GLS lamp and shade fitted which is controlled by a switch. None of the bedrooms had been provided with a dimmer switch, the switch being just an on/off switch. Over the sink there is a fluorescent mirror/shaver light. Over the bed there is a pull cord switch which was for switching off the central light.

Throughout the amenity areas and corridors the lighting is provided by means of luminaires employing compact fluorescent 2D lamps, although it was noted that the reception area appeared to have been recently fitted with new LED lighting.

Within the main kitchen, kitchenettes, laundry and bathrooms/shower rooms lighting was by means of linear proofed fluorescent luminaires. The main staff room and offices are also illuminated internally by fluorescent luminaires.

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



Photograph No 65 – Typical bedroom central pendant luminaire



Photograph No 66 – Lighting switch for bedroom central pendant luminaire



Photograph No 67 – Typical bedroom mirror luminaire.



Photograph No 68 – Amenity lighting



Photograph No 69 – Typical Bedroom Corridor lighting.



Photograph No 70 – Main Kitchen Lighting



Photograph No 71 – New LED lighting in reception area.

Emergency Lighting

It appears that emergency lighting within the building was originally provided by means of two central battery units located in the main electrical switchroom with a further one in one of the wings. These units are as manufactured by Centralite and incorporate a test switch. These units are approaching the end of their useful working life and either should be replaced with new or removed completely and new self-contained emergency lighting installed throughout the building. Where wings have been refurbished it appears the original emergency lighting has been replaced with new self-contained emergency lighting installed down the central corridors.

None of the bedrooms has been provided with emergency lights. The building needs to be further reviewed to ensure that all areas are provided with suitable means of escape lighting. Although the building is provided with exit signs to ensure that the escape routes are clearly identified not all these are illuminated and they may need additional emergency lighting installed adjacent to them.

External escape doors are provided with emergency lighting although these are old and it is not clear whether these emergency lights are operational.

From the test/maintenance results which we accessed on site it would appear that the lighting operation is checked monthly with the central battery units checked every 3 months.



Photograph No 72 – Existing central battery units within switchroom



Photograph No 73 – New self-contained emergency lighting installed down the central corridors.



Photograph No 74 – Supplementary emergency lighting required to illuminate sign and fire alarm call point

External Lighting

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



Photograph No 75 – External lighting including bulkhead emergency luminaire

Small Power

The small power is generally either twin switched socket outlets installed on the walls wall mounted socket outlets. Where small power has been added after the original installation then wiring is installed in surface fixed mini trunking. Additional small power outlets have been installed for the extract fans, power supplies for kitchen equipment, laundry equipment and some office equipment. The general condition of the accessories is acceptable and has passed the recent electrical inspection. Generally the accessories have been installed at a suitable height off the floors in the bedrooms to the elderly residents.

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

No induction loops were provided within the building



Photograph No 76 – Bedroom with sockets increased in height off the floor.



Photograph No 77 – Kitchen equipment via local isolator with emergency stop button



Photograph No 78 – Distribution board and isolators supplying laundry equipment

Data

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

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



Photograph No 79 – Data rack installed in office.

Fire Alarm

The building is provided with a conventionally wired fire alarm system with the system being split into 5 zones, and is the original system appearing old and dated. Each of the four boiler houses are configured as a separate zone. The panel is located in the central corridor and is not clearly visible from outside.

The building appears to have been designed to a standard of L2 + M, with all areas being provided with smoke detection, manual call points and electronic sounders. Detectors appear old and dated with dirt and conditions likely to interfere with its operation, indeed there is evidence to prove this from the test records. The test records also show that not all automatically closing doors operate correctly when the fire alarm is tested.

Manual call points are not fitted to all exit doors and do not have covers.

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

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

It is recommended that the whole fire alarm system is replaced with a modern addressable system.



Photograph No 80 – Existing fire alarm panel original to the building.



Photograph No 81 – Example of smoke detector installed



Photograph No 82 – Manual call points are not fitted with covers

Security

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

The nurse call system incorporates call points with a door monitoring functionality installed on all external doors to monitor if a person opens an external door which is linked back to the nurse call panels.



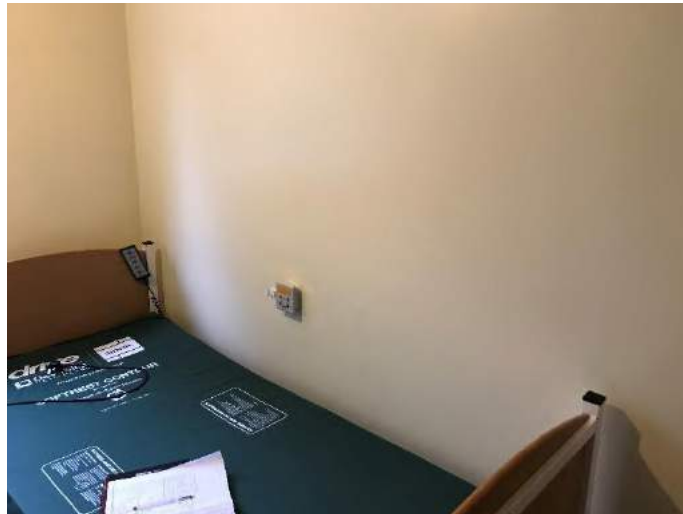
Photograph No 83 – Exit door with a call point & door monitoring function.

Nurse Call System

The building has been provided with an Arm Ltd Nurse Call 2000 system to all bedrooms, toilets, bathrooms, common rooms and specific rooms. This system was fully operational and working.

Door monitoring is linked to the nurse call system to form a common monitoring system as above.

Remote display control panels are located at strategic locations through the building including the main reception desk.



Photograph No 84 – Typical bedroom showing nurse call system.



Photograph No 85 – Nurse call point within WC



Photograph No 86 – Master Nurse Call system monitor located within a corridor.

TV Aerial

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

4.0 Recommended Replacement Works

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

Year One Works

Electrical Services

- Replace the fire alarm system with a modern addressable system.
- Correct all defects to wiring which may have been highlighted in last test and inspection report from September 2018.
- Install dimmable LED lamps to the central pendent bedroom luminaires replace the lighting switch with a suitable dimmer switch for the LED Lamps.
- Where corridor escape signage is non-illuminated ensure emergency lighting is installed adjacent to them at all fire exits and changes in direction.
- Install emergency lighting to all bedrooms.
- Ensure all external escape doors are provided with emergency lighting
- Install hearing loops to communal areas and offices

Mechanical Services

- Insulate and label the pipework within all of the boiler plantrooms and install insulation covers to the valves.
- Install valve schedule and label all valves in all plantrooms.
- Replace all valves/joints that are showing signs of leaks.
- Install a dosing pot onto the system and chemically dose the heating systems.
- Install the boiler pressure relief pipework into the condensate drain rather than discharging onto the floor.
- Install a new kitchen supply ventilation system and integrate with current extract system,

- Check operation of extract fans in Toilet 010, Toilet 048, and Bathroom 078 and repair or replace if not operational.
- Check boiler flue in main boilerhouse for leaks and seal roof and waterproof boiler flue hole.

Year Two Works

Electrical Services

- Replace the bedroom corridor, toilet and bathroom lighting with new LED luminaires together with automatic lighting controls to the various areas on a block by block basis.
- Replace all switchgear with modern MCCB/MCB Boards with RCD protection throughout
- Provide CCTV cameras to main entrance and around building

Mechanical Services

- Install upgraded extract system/fans to the Laundry/Drying Room

Year Three Works

Electrical Services

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

Mechanical Services

- Replace aging boilers and associated equipment in the main boilerhouse.
- Start to replace the heating distribution pipework and LST 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.
- Replace aging calorifiers in each calorifier room and kitchen boilerhouse.
- Replace the domestic hot and cold water services within the bedroom blocks on a block by block basis.
- Replace the existing control panel/controls in the existing boilerhouses with a new more efficient system.

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 16th 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 31st 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

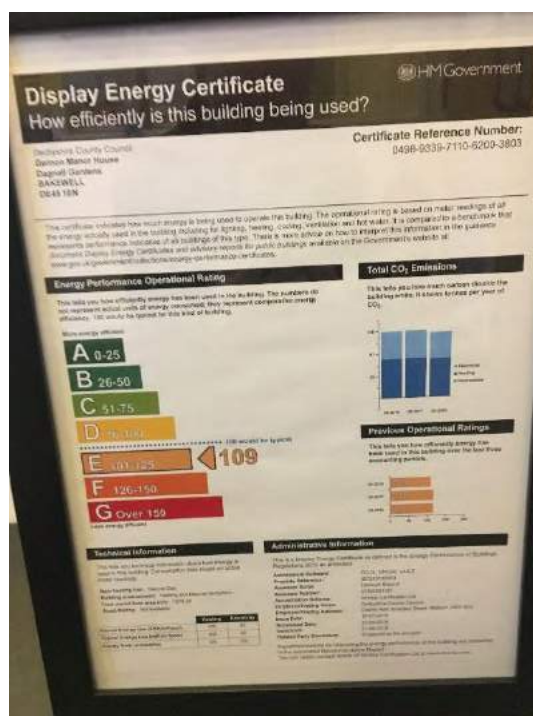
Currently the building has an energy certificate (EPC certificate) with a Rating of E (101 -125) 109. This certificate is dated 16th July 2018 and is valid until 21st August 2019.

One area where it may be possible to further improve the energy efficiency would be to have a look at replacing the existing atmospheric boilers in the main boilerhouse with more energy efficient condensing boilers.

Also the 4 No. calorifiers located throughout are old and should be looked at being replaced with new more energy efficient equipment. It may also be possible to review the new calorifiers to see if it's possible or 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.

All fans should be installed with PIR sensors to ensure that the fans are switched off after a short period of time.



Photograph No 87 – Current EPC Certificate with a rating of E - 109

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

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

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

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

Appendix 1

Condition Report Spreadsheet

Condition Report Spreadsheet
in Appendix F

Appendix 2

Care Home Services Check List

Care Home Services Check List

Gernon Manor HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Mechanical Services				
Central heating boiler	✓		✓	2 No. atmospheric gas fired boilers in central boilerhouse. Boilers are coming to end of life and could be enhanced with installation of more efficient condensing boilers. Condensing boiler installed in kitchen block.
Optimised Boiler Controls		✓		
Central Domestic Water Generation	✓	✓		1 No calorifier per bedroom block and 1 No calorifier for the Kitchen area.
LST Radiators with Thermostatic Valves	✓	✓		All resident areas have LST radiators
En-suite toilets with Wash Hand Basins	✓		✓	No bedrooms have been provided with En-suite facilities
Wash hand Basins in bedrooms		✓		
Thermostatic Mixing Valves to Wash Hand Basins	✓	✓		

Care Home Services Check List Gernon Manor HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Communal Toilets + Wash Hand Basins	✓	✓		Communal toilets in bedroom wings.
Communal Assisted Bathrooms	✓	✓		1 No assisted bathroom/shower room per bedroom wing provided,
Toilet Extract Fans with PIR Control	✓		✓	Not all fans were on PIR's. Some were via light switches. All fans to be checked that they are operational.
Bedrooms Naturally Ventilated	✓	✓		
Sluice Rooms with Hand Wash Facilities	✓		✓	Stainless steel sluice with sink installed in a separate room to the resident's washing/toilet facilities. No wash hand basin.
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 does not drain to a gully but just onto the floor.
Kitchen Supply and Extract Ventilation System	✓		✓	Kitchen extract system and canopy installed. Additional wall fans installed with windows/doors used for incoming supply air.

Care Home Services Check List

Gernon Manor HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
				Ventilation system not to current standards as no supply ventilation system installed.
Gas Interlock system with Kitchen Ventilation System.	✓	✓		Gas interlock with current extract ventilation system installed.
Gas supply installation complies with gas regulations.	✓	✓		
Installation of sprinklers to the building to BS9251:2014.			✓	
Electrical Services				
Main LV incoming Switchgear Suitable for incoming load	✓	✓		
Remote Distribution Boards up to Current Standards	✓		✓	All switchgear is obsolete and requires replacing
Electrical Wiring Has Been Regularly Tested and Report Issued	✓	✓		Last test and inspection carried out in September 2018
Fire Alarm System installed to BS5839 P1 - L1 + M	✓		✓	Old conventional system requires replacing with new addressable system

Care Home Services Check List

Gernon Manor HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Sounders In All Bedrooms	✓		✓	Suggest an audibility test is carried out to check 75dB is achieved at all bedheads.
VAD's to All bedrooms	✓		✓	Currently there are no VAD's installed in any of the areas.
Nurse Call System Throughout The Building	✓	✓		Currently the building has been provided with a full nurse call system.
LED Lights to Bedrooms (300 Lux)	✓		✓	Existing pendent luminaire has a GLS lamp fitted and will not achieve 300 lux in the bedrooms. Replace the GLS lamp with dimmable LED lamp and where necessary replace the dimmer switches to be comparable with the LED lamp. Additional ceiling mounted luminaires should be installed.
General LED Lighting to all areas	✓		✓	Existing luminaires are either linear fluorescent or 2D lamps. Replace with LED lamps and fittings over time.
Electrical accessories with contrast colour to the wall finish	✓		✓	Switches and sockets in the bedrooms are generally white in colour and should be replaced with a switch with a contrast colour to the wall finish.
Emergency Lighting to Bedroom to BS5266	✓		✓	None fitted at present, all rooms should be provided with emergency luminaires.

Care Home Services Check List Gernon Manor HOP

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

Care Home Services Check List

Gernon Manor HOP

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

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Appendix E

Structural Survey



CONSULTING CIVIL, STRUCTURAL,
HIGHWAY AND TRANSPORTATION ENGINEERS

GCA



Specific Structural Appraisal

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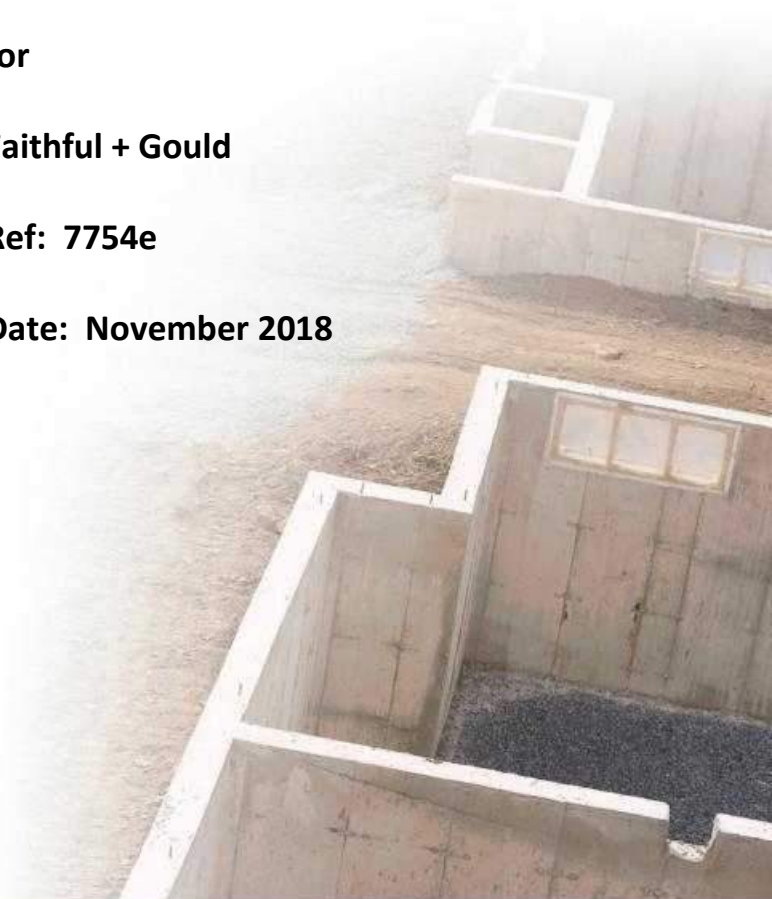
**Gernon Manor HOP
Dagnall Gardens
Bakewell
Derbyshire
DE45 1EN**

for

Faithful + Gould

Ref: 7754e

Date: November 2018



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

Appendix A – Photographs

Appendix B – Sketch 01

Appendix C – Design Guide Requirements

Specific Structural Appraisal

Gernon Manor HOP, Dagnall Gardens, Bakewell, Derbyshire, DE45 1EN

1. Introduction

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

2. GENERAL OBSERVATIONS

- 201. The premises were visited on the afternoon of 20th November 2018 by a Chartered Engineer from GCA (UK) Ltd and at the time of the survey the weather was cold with persistent light showers.
- 202. The premises is an extensive bungalow of stone masonry construction thought to be some 30 years old. It comprises several wings which will be referred to as the Central block, North, South East, South West and West Wings in this report. **(See GCA SK01)**
- 203. The ground around the premises slopes upwards from front to rear viewing towards the front elevation of the central block and main entrance, the bungalow sits on a plateau cut into the slope.
- 204. There is a bitumen paved access and carpark area with an island adjacent to the front elevation of the central block. **(See Photo 01)**
- 205. The roofs over the wings comprise duo-pitched, hipped and flat roofs, the pitched roofs are slated.

3. EXTERNAL OBSERVATIONS

Central Block

- 301. The slated hip roof over the section shows no evidence of significant distortion, however it has been overgrown with moss. **(See Photo 02)**
- 302. There is no evidence of significant distortion to the stonework at the eaves of the front and rear elevations.
- 303. There is a large tree on the island adjacent to the block which is some 12m to the front elevation. **(See Photo 01)**

North Wing

- 304. The slated roof is hipped at the right hand end and the left hand elevation is a duo-pitched gable end, it has a flat roof middle section which appears to be felted. The roof has moss growing on it, but shows no evidence of significant distortion along the ridge or hip rafter line.
- 305. There is no evidence of significant distortion in the stonework on the side elevations.

West Wing

- 306. The wing comprises slated duo-pitched roofs which shows no evidence of significant distortion, however it is overgrown with moss.
- 307. Viewing towards the front elevation, the wing has a rear right hand outrigger which abuts the central block, the left hand elevation of the wing and the rear elevation of the outrigger are gable ends.
- 308. There is no evidence of significant distortion to the gable ends or the right hand side elevation.

South-West Wing

- 309. The slated roof shows no evidence of significant distortion to the ridge line however it is overgrown with moss.
- 310. The left end of the roof is hipped and the right end a gable, there is no evidence of significant distortion to the side elevations.
- 311. The masonry panel below the central window in the front elevation has damp stains which may be due to leakage of the rainwater goods on the elevation. **(See Photo 03)**

South-East Wing

- 312. The slated roof shows no evidence of significant distortion to the ridge and hip lines however it is overgrown with moss.
- 313. The right end of the roof is hipped and the left end a gable, there is no evidence of significant distortion to the side elevations, however there is minor spalling of the pointing on the gable verge. **(See Photo 04)**

4. **INTERNAL OBSERVATIONS**

Central Block

401. We were unable to find any hatches to the roof space.

North Wing

402. The roof space was accessed through a hatch in Room 5 at the front right hand end. The hipped end comprises light timber proprietary trusses spaced at approximately 600mm centres and is underdrawn with sarking felt. **(See Photo 05)**
403. The duo-pitched rear section was viewed through a hatch door in an internal firewall within the roof space, **(See Photo 06)** which revealed light timber proprietary trusses spaced at approximately 600mm centres and is underdrawn with sarking felt.
404. There are no longitudinal bracings apart from a single line near the truss ridge, however there is no evidence of racking. **(See Photo 07)**
405. Although we have not been able to inspect the opposite gable end, it is likely it has limited timber bracing similar to that noted in the South-West/East wings.

West-Wing – Kitchen End

406. The pitched roof comprises light timber proprietary trusses spaced at approximately 600mm centres and is underdrawn with sarking felt.
407. There are no longitudinal bracings apart from a single line near the truss ridge.
408. There are diagonal plan bracings across five truss bays adjacent to the gables and there is no evidence of racking.
409. The truss adjacent to the gable has been positioned tight to the face of the gable but we were unable to find any evidence of mild steel metal straps or any positive fixing at the gable end.

South-West Wing

410. The roof space was accessed through Room 25. The roof comprises light timber proprietary trusses spaced at approximately 600mm centres and is underdrawn with sarking felt.
411. There are no longitudinal bracings apart from a single line near the truss ridge.
412. It has a diagonal plan bracing across six bays of timber trusses, and there is a mild steel metal tie between the single longitudinal brace and the gable. **(See Photos 08 & 09)**
413. We have not found evidence of racking.

South East Wing

414. The roof space was accessed through Room 24. The roof comprises light timber proprietary trusses spaced at approximately 600mm centres and is underdrawn with sarking felt.

-
- 415. There are no longitudinal bracings apart from a single line near the truss ridge
 - 416. It has a diagonal plan bracings across six bays of timber trusses and there is a mild steel metal tie between the single longitudinal brace and the gable. (**See Photo 10**)
 - 417. We have not found evidence of racking.

5. **CONCLUSIONS & RECOMMENDATIONS**

501. Although the longitudinal and diagonal bracings in the roof structure are not compliant to the guidelines shown in Appendix C, we are of the opinion that the risk of significant distortion is minimal, and we recommend that the roof structure be inspected as part of the routine maintenance of the premises at least every two years. Alternatively, bracings can be introduced as advised in the document in Appendix C.
501. We recommend further inspection of the gable end in the north wing to ensure it has minimal bracing similar to the other wings. Due to safety considerations, we were unable to access the section of the roof through the hatch door in the internal fire wall at the hip end, as it was considered a confined space and crawl boards were not in place.
502. If following the investigations, no bracings are found at the gable end of the north wing, we recommend that they are introduced across one third length of the section and the trusses tied to the gable using mild steel straps at no more than 1200mm apart.

Emeka Nwosu

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

Checked by GTC

File Ref: 7754e
Date: 28/11/2018

Appendix A – Photographs



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09

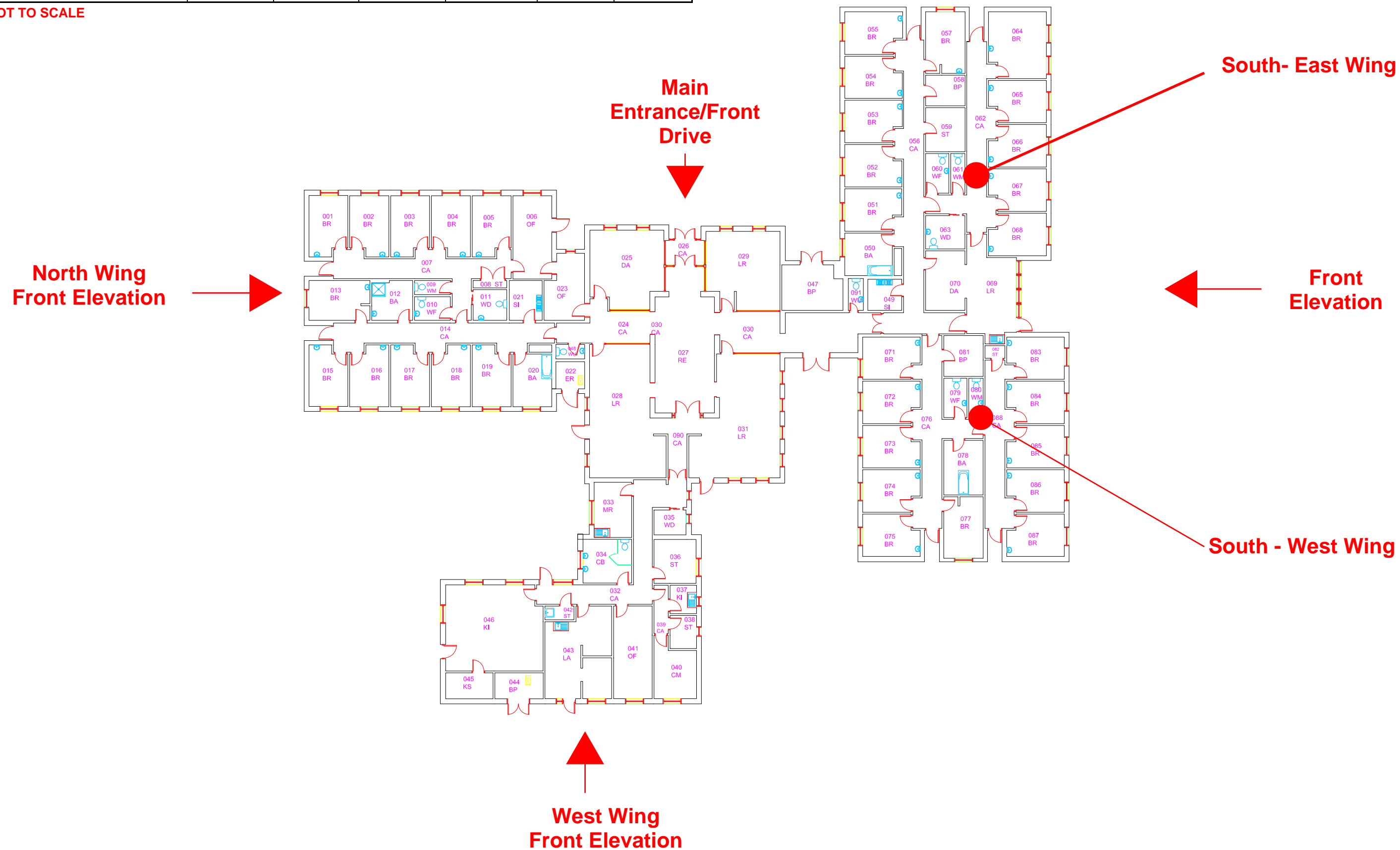


Photo 10



Project Gernon Manor HOP				Job No. 7754e	
Title Plan View				Drawing No./Rev. SK 01	
Drawn by EN	Date 27/11/18	Chk'd by GTC	Date 28/11/18	App'd by GTC	Date 28/11/18

NOT TO SCALE



Appendix C – Design Guide Requirements

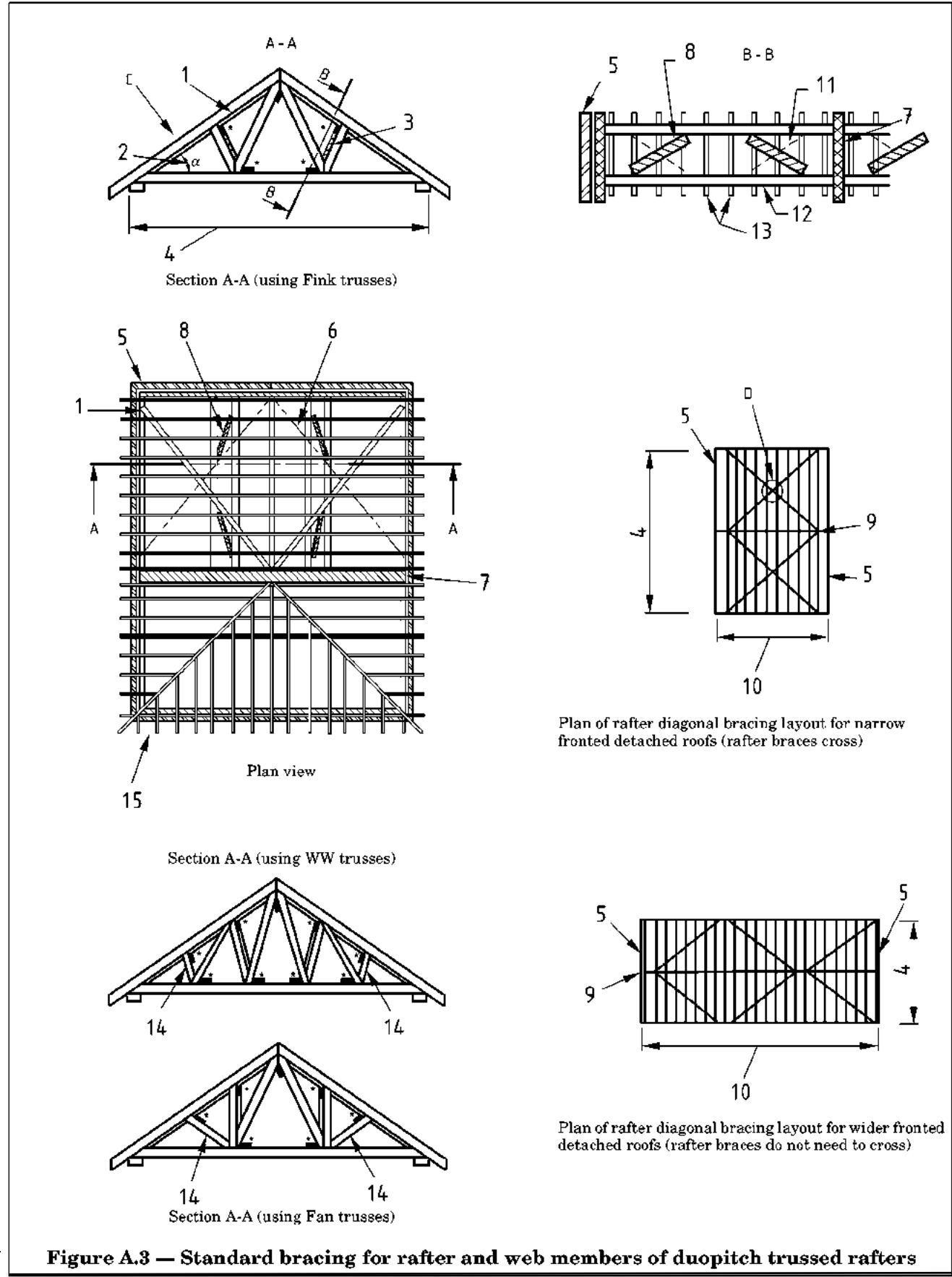


Figure A.3 — Standard bracing for rafter and web members of duopitch trussed rafters

Appendix F

Cost Data & Cost Summary Sheets



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

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

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							Condition Survey										Predicted replacement (£1s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25		
																	Priority 1 2018/20	Priority 2 2019/21	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43		
Internal	1	Residential rooms	0	Internal finishes	Ceiling finishes	Plaster	336	£87.00	B	4	R	35	5 to 10 years	£29,232.00	Plastered ceilings to residential rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£29,232.00				£29,232.00
Internal	1	Residential rooms	0	Internal finishes	Wall finishes	Plaster	336	£87.00	B	4	R	35	5 to 10 years	£29,232.00	Plastered walls to residential rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£29,232.00				£29,232.00
Internal	1	Residential rooms	0	Internal finishes	Floor finishes	Sheet vinyl	336	£80.00	B	3	R	10	3 to 5 years	£26,880.00	Residential rooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the residential rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£26,880.00					£26,880.00
Internal	1	Residential rooms	0	Door	Door	Timber FD30	33	£823.00	B	4	R	35	5 to 10 years	£27,159.00	Timber fire doors to all residential rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£27,159.00				£27,159.00
Internal	1	Residential rooms	0	Sanitary ware	Sink	Vitreous China	33	£525.00	B	4	R	35	5 to 10 years	£17,325.00	Each residential room has a Vitreous China WHB	The vitreous WHB to each room ae in good condition. Due to their low usage they have been given a long estimated lifespan				£17,325.00				£17,325.00
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	815	£11.00	B	2	R	3	Within 2 years	£8,965.00	Each residential room has wallpapered walls, whilst in good condition will require re-papering or redecorating	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£8,965.00						£8,965.00
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	815	£11.00	B	4	R	3	5 to 10 years	£8,965.00	Each residential room has wallpapered walls, whilst in good condition will require re-papering or redecorating	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£8,965.00				£8,965.00
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	815	£11.00	B	5	R	3	10 to 15 years	£8,965.00	Each residential room has wallpapered walls, whilst in good condition will require re-papering or redecorating	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£8,965.00			£8,965.00
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	815	£11.00	B	6	R	3	15 to 25 years	£8,965.00	Each residential room has wallpapered walls, whilst in good condition will require re-papering or redecorating	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£8,965.00	£8,965.00	
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	815	£11.00	B	6	R	3	15 to 25 years	£8,965.00	Each residential room has wallpapered walls, whilst in good condition will require re-papering or redecorating	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£8,965.00	£8,965.00	
Internal	1	Lounge / Dining area	0	Internal finishes	Ceiling finishes	Plaster	87	£87.00	B	5	R	35	10 to 15 years	£7,569.00	Plastered walls to lounges in good condition	Currently the ceilings are in an acceptable condition.					£7,569.00			£7,569.00
Internal	1	Lounge / Dining area	0	Internal finishes	Wall finishes	Plaster	87	£87.00	B	4	R	35	5 to 10 years	£7,569.00	Plastered ceilings to residential rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£7,569.00				£7,569.00
Internal	1	Lounge / Dining area	0	Internal finishes	Floor finishes	Carpet sheet	59	£59.00	B	3	R	15	3 to 5 years	£3,481.00	Lounges have carpet sheet floor covering	Currently the carpet sheet floor covering to the lounges are in good condition, however due to the nature of the rooms their condition will deteriorate.			£3,481.00					£3,481.00
Internal	1	Lounge / Dining area	0	Door	Door	Timber FD30	32	£823.00	B	4	R	35	5 to 10 years	£26,336.00	Timber fire doors to all residential rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£26,336.00				£26,336.00
Internal	1	Lounge / Dining area	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	334	£11.00	B	2	R	5	Within 2 years	£3,674.00	Each residential room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£3,674.00						£3,674.00

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

ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	
																	Priority 1 2018/20	Priority 2 2019/21	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43	
Internal	1	Lounge / Dining area	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	334	£11.00	B	4	R	5	5 to 10 years	£3,674.00	Each residential room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£3,674.00			£3,674.00
Internal	1	Lounge / Dining area	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	334	£11.00	B	4	R	5	5 to 10 years	£3,674.00	Each residential room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£3,674.00			£3,674.00
Internal	1	Circulation	0	Internal finishes	Ceiling finishes	Plaster	220	£87.00	B	4	R	35	5 to 10 years	£19,140.00	Plastered ceilings to circulation corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£19,140.00			£19,140.00
Internal	1	Circulation	0	Internal finishes	Wall finishes	Plaster	220	£87.00	B	4	R	35	5 to 10 years	£19,140.00	Plastered walls to circulation corridors are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£19,140.00			£19,140.00
Internal	1	Circulation	0	Internal finishes	Floor finishes	Sheet vinyl	220	£80.00	B	3	R	10	3 to 5 years	£17,600.00	Circulation corridors have vinyl sheet / carpet flooring	Currently the vinyl sheet / carpet floor covering to the circulation rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£17,600.00				£17,600.00
Internal	1	Circulation	0	Door	Door	Timber FD30	7	£823.00	B	4	R	35	5 to 10 years	£5,761.00	Timber fire doors to all circulation rooms	Upon inspection, numerous circulation rooms had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£5,761.00			£5,761.00
Internal	1	Circulation	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	550	£11.00	B	2	R	5	Within 2 years	£6,050.00	Each circulation room has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£6,050.00					£6,050.00
Internal	1	Circulation	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	550	£11.00	B	4	R	5	5 to 10 years	£6,050.00	Each circulation room has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£6,050.00			£6,050.00
Internal	1	Circulation	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	550	£11.00	B	4	R	5	5 to 10 years	£6,050.00	Each circulation room has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£6,050.00			£6,050.00
Internal	1	Kitchens	0	Internal finishes	Ceiling finishes	Plaster	41	£87.00	B	4	R	35	5 to 10 years	£3,567.00	Plastered ceilings to serving / cooking kitchens are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£3,567.00			£3,567.00
Internal	1	Kitchens	0	Internal finishes	Wall finishes	Plaster	41	£87.00	B	4	R	35	5 to 10 years	£3,567.00	Plastered walls to serving / cooking kitchens are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£3,567.00			£3,567.00
Internal	1	Kitchens	0	Internal finishes	Floor finishes	Sheet vinyl	41	£80.00	B	3	R	10	3 to 5 years	£3,280.00	Serving / cooking kitchens have vinyl sheet flooring	Currently the vinyl sheet floor covering to the serving kitchens / cooking kitchen are in good condition, however due to the nature of the rooms their condition will deteriorate.			£3,280.00				£3,280.00
Internal	1	Kitchens	0	Door	Door	Timber FD30	1	£823.00	B	4	R	35	5 to 10 years	£823.00	Timber fire doors to all serving / cooking kitchens	Upon inspection, every kitchen had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£823.00			£823.00
Internal	1	Kitchens	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	103	£11.00	B	2	R	5	Within 2 years	£1,133.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£1,133.00					£1,133.00
Internal	1	Kitchens	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	103	£11.00	B	2	R	6	Within 2 years	£1,133.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£1,133.00					£1,133.00

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D	D = Failed - life expired and/or serious risk imminent failure	5 to 10 years	H	Health and Safety
		10 to 15 years	I	Further Investigation
		15 to 25 years	L	Loss of Service
			Q	Energy
			R	Recommendation
			S	Security

ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25		
																	Priority 1 2018/20	Priority 2 2019/21	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43		
Internal	1	Kitchens	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	103	£11.00	B	2	R	9	Within 2 years	£1,133.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£1,133.00						£1,133.00
Internal	1	Kitchens	0	Sanitary ware	Sink	Stainless steel	4	£525.00	B	2	R	20	Within 2 years	£2,100.00	Each serving / cooking kitchen has a stainless-steel sink - which is in acceptable condition	The stainless-steel sinks will need replacing in due course		£2,100.00						£2,100.00
Internal	1	Kitchens	0	FF+E	FF+E	Worktops and units	1	£500.00	B	4	R	10	5 to 10 years	£500.00	Each serving / cooking kitchen has worktop and units (base and wall)	The worktop and units (base and wall) will need replacing in due course				£500.00				£500.00
Internal	1	WC / Bath	0	Internal finishes	Ceiling finishes	Plaster	80	£87.00	B	5	R	35	10 to 15 years	£6,960.00	Plastered ceilings to WC / bathrooms corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.					£6,960.00			£6,960.00
Internal	1	WC / Bath	0	Internal finishes	Wall finishes	Plaster	80	£87.00	B	5	R	35	10 to 15 years	£6,960.00	Plastered walls to WC / bathrooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.					£6,960.00			£6,960.00
Internal	1	WC / Bath	0	Internal finishes	Floor finishes	Sheet vinyl	80	£80.00	B	3	R	10	3 to 5 years	£6,400.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£6,400.00					£6,400.00
Internal	1	WC / Bath	0	Door	Door	Solid veneer faced timber door (Single)	18	£823.00	B	4	R	35	5 to 10 years	£14,814.00	Timber doors to all WC / bathrooms	Upon inspection, every room had a timber door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£14,814.00				£14,814.00
Internal	1	WC / Bath	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	200	£11.00	B	2	R	5	Within 2 years	£2,200.00	Each WC / bathrooms have plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,200.00						£2,200.00
Internal	1	WC / Bath	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	200	£11.00	B	2	R	6	Within 2 years	£2,200.00	Each WC / bathrooms have plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,200.00						£2,200.00
Internal	1	WC / Bath	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	200	£11.00	B	2	R	9	Within 2 years	£2,200.00	Each WC / bathrooms have plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,200.00						£2,200.00
Internal	1	WC / Bath	0	Sanitary ware	Sink	Vitreous China	18	£525.00	B	5	R	20	10 to 15 years	£9,450.00	Each WC / bathrooms has vitreous china WHB	Currently the vitreous china WHB is in good condition, however it need upgrading in due course.					£9,450.00			£9,450.00
Internal	1	WC / Bath	0	Sanitary ware	WC	Vitreous China	13	£525.00	B	4	R	20	5 to 10 years	£6,825.00	Each WC / bathrooms has vitreous china WC	Currently the vitreous china WC is in good condition, however it need upgrading in due course.				£6,825.00				£6,825.00
Internal	1	Offices / ancillary rooms	0	Internal finishes	Ceiling finishes	Plaster	80	£87.00	B	4	R	35	5 to 10 years	£6,960.00	Plastered ceilings to offices / ancillary rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£6,960.00				£6,960.00
Internal	1	Offices / ancillary rooms	0	Internal finishes	Wall finishes	Plaster	80	£87.00	B	4	R	35	5 to 10 years	£6,960.00	Plastered walls to offices / ancillary rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£6,960.00				£6,960.00
Internal	1	Offices / ancillary rooms	0	Internal finishes	Floor finishes	Carpet Sheet	80	£59.00	B	3	R	10	3 to 5 years	£4,720.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in good condition, however due to the nature of the rooms their condition will deteriorate.			£4,720.00					£4,720.00

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		10 to 15 years	I	Further Investigation
		15 to 25 years	L	Loss of Service
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			R	Recommendation
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ROOM DESCRIPTION				CONDITION SURVEY													Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	
																	Priority 1 2018/20	Priority 2 2019/21	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43	
Internal	1	Offices / ancillary rooms	0	Door	Door	Solid veneer faced timber door (Single)	3	£823.00	B	4	R	35	5 to 10 years	£2,469.00	Timber fire doors to all offices / ancillary rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£2,469.00			£2,469.00
Internal	1	Offices / ancillary rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	200	£11.00	B	2	R	5	Within 2 years	£2,200.00	Each office / ancillary room, has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,200.00					£2,200.00
Internal	1	Offices / ancillary rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	200	£11.00	B	2	R	6	Within 2 years	£2,200.00	Each office / ancillary room, has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,200.00					£2,200.00
Internal	1	Offices / ancillary rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	200	£11.00	B	2	R	9	Within 2 years	£2,200.00	Each office / ancillary room, has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,200.00					£2,200.00
Internal	1	Laundry	0	Internal finishes	Ceiling finishes	Plaster	24	£87.00	B	4	R	35	5 to 10 years	£2,088.00	Plastered ceilings to Laundry are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£2,088.00			£2,088.00
Internal	1	Laundry	0	Internal finishes	Wall finishes	Plaster	24	£87.00	B	4	R	35	5 to 10 years	£2,088.00	Plastered walls to Laundry are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£2,088.00			£2,088.00
Internal	1	Laundry	0	Internal finishes	Floor finishes	Vinyl sheet	24	£80.00	B	3	R	10	3 to 5 years	£1,920.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to Laundry is in good condition, however due to the nature of the room its condition will deteriorate.			£1,920.00				£1,920.00
Internal	1	Laundry	0	Door	Door	Solid veneer faced timber door (Single)	1	£823.00	B	4	R	35	5 to 10 years	£823.00	Timber door to Laundry is in a good condition	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£823.00			£823.00
Internal	1	Laundry	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	60	£11.00	B	2	R	5	Within 2 years	£660.00	The laundry has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£660.00					£660.00
Internal	1	Laundry	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	60	£11.00	B	2	R	6	Within 2 years	£660.00	The laundry has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£660.00					£660.00
Internal	1	Laundry	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	60	£11.00	B	2	R	9	Within 2 years	£660.00	The laundry has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£660.00					£660.00
Internal	1	Laundry	0	FF+E	FF+E	Worktops / base units / wall units	1	£1,000.00	B	4	R	5	5 to 10 years	£1,000.00	The laundry has timber worktops, base and walls units	The worktops / base units / wall units are in an acceptable condition				£1,000.00			£1,000.00
Internal	1	Sluices	0	Internal finishes	Ceiling finishes	Plaster	11	£87.00	B	4	R	35	5 to 10 years	£957.00	Plastered ceilings to Laundry are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£957.00			£957.00
Internal	1	Sluices	0	Internal finishes	Wall finishes	Plaster	11	£87.00	B	4	R	35	5 to 10 years	£957.00	Plastered walls to Laundry are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£957.00			£957.00

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C	C = Poor - exhibiting major defects and/or not operating as intended.	3 to 5 years	G	Consequential risk
D	D = Failed - life expired and/or serious risk imminent failure	5 to 10 years	H	Health and Safety
		10 to 15 years	I	Further Investigation
		15 to 25 years	L	Loss of Service
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ROOM DESCRIPTION				CONDITION SURVEY													Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	
																	Priority 1 2018/20	Priority 2 2019/21	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43	
Internal	1	Sluices	0	Internal finishes	Floor finishes	Vinyl sheet	11	£80.00	B	3	R	10	3 to 5 years	£880.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to Laundry is in good condition, however due to the nature of the room its condition will deteriorate.			£880.00				£880.00
Internal	1	Sluices	0	Door	Door	Solid veneer faced timber door (Single)	1	£823.00	B	4	R	35	5 to 10 years	£823.00	Timber door to Laundry is in a good condition	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£823.00			£823.00
Internal	1	Sluices	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	28	£11.00	B	2	R	5	Within 2 years	£308.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£308.00					£308.00
Internal	1	Sluices	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	28	£11.00	B	2	R	5	Within 2 years	£308.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£308.00					£308.00
Internal	1	Sluices	0	FF+E	FF+E	Worktops / base units / wall units	1	£1,000.00	B	4	R	5	5 to 10 years	£1,000.00	The sluices have timber worktops	The timber worktops are unacceptable condition				£1,000.00			£1,000.00
Internal	1	Boiler Room	0	Internal finishes	Ceiling finishes	Exposed plasterboard	0	£0.00	B	5	R	45	10 to 15 years	£0.00	Exposed plasterboard	Due to the nature of the room -there is no finish to the ceiling					£0.00		£0.00
Internal	1	Boiler Room	0	Internal finishes	Wall finishes	Exposed blockwork	0	£0.00	B	6	R	85	15 to 25 years	£0.00	Exposed blockwork	Due to the nature of the room -there is no finish to the walls						£0.00	£0.00
Internal	1	Boiler Room	0	Building superstructure	Doors	Timber louvre double door	2	£3,892.00	B	4	R	35	5 to 10 years	£7,784.00	Timber louvre door to Boiler Room is in good condition, but showing signs of rot etc due to water ingress.	Any defective doors should be replaced.				£7,784.00			£7,784.00
External	1	Externals	0	Building superstructure	Roofs - pitched	Mortar joints to verges	37	£24.00	B	2	R	40	Within 2 years	£888.00	Cracked and spalled mortar joints to verge tiles require re-pointing	Repoint mortar to verges		£888.00					£888.00
External	1	Externals	0	Building superstructure	Roofs - flat	Mineral-felt roof covering	356	£160.00	B	5	R	40	10 to 15 years	£56,960.00	Flat roof covering is in an acceptable condition with no signs of defect	The flat roof is likely to need recovering in the 5 - 10 years as it will have reached the end of its lifespan					£56,960.00		£56,960.00
External	1	Externals	0	Building superstructure	Roof - drainage	PVCu gutters & downpipes	0	£96.00	B	5	R	25	10 to 15 years	£10,000.00	uPVC RWG are in acceptable condition with no signs of defect	N/A					£10,000.00		£10,000.00
External	1	Externals	0	Building superstructure	Wall structure	Brickwork	0	£0.00	B	6	R	85	40 years +	£0.00	Exposed stonework without defects	N/A							£0.00
External	1	Externals	0	Building superstructure	Windows (inc grilles/louvres)	Powder coated aluminium	0	£0.00	B	6	R	45	30 years	£0.00	Aluminium double-glazed window units	N/A							£0.00
External	1	Externals	0	Building superstructure	Doors	Powder coated aluminium	0	£0.00	B	6	R	45	30 years	£0.00	Aluminium double-glazed door units	N/A							£0.00
External	1	Externals	0	Building superstructure	Doors	Powder coated aluminium	0	£0.00	B	6	R	45	30 years	£0.00	Aluminium double-glazed door units	N/A							£0.00
Internal	1	Throughout	0	Electrical Services	Sub-mains switchgear	Distribution Boards	1	£10,000.00	C	2	R	25	within 2 years	£10,000.00	Existing Kitchen distribution board Ref EE is obsolete	Replace all switchgear with modern MCCB/MCB boards with RCD protection.		£10,000.00					£10,000.00

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D	D = Failed - life expired and/or serious risk imminent failure	5 to 10 years	H	Health and Safety
		10 to 15 years	I	Further Investigation
		15 to 25 years	L	Loss of Service
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ROOM DESCRIPTION							CONDITION SURVEY										Predicted replacement (£1s)						Total	
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25		
																	Priority 1 2018/20	Priority 2 2019/21	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43		
Internal	1	Bedrooms	0	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	32	£200.00	D	1	R	10	Urgent	£6,400.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new ket test switch.	£6,400.00							£6,400.00
Internal	1	Bedrooms	0	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	32	£250.00	C	2	R	20	within 2 years	£8,000.00	The existing bedroom pendant luminaire should be provided with a dimmable LED lamp and the general lighting supplemented with additional LED recessed down lighters to provide good light levels	Install new LED luminaires to allow for the residents to be able to read and for nursing staff/doctors to be able to carry out medical examinations in the bed rooms.	£8,000.00							£8,000.00
Internal	1	Throughout	0	Electrical Services	Protection Systems	Fire Alarm Installations (inc. call points, sounders and detection)	1	£20,000.00	D	1	R	20	Urgent	£20,000.00	The existing fire alarm system is old and exhibiting faults	Replace the fire alarm system with a new addressable system.	£20,000.00							£20,000.00
Internal	1	Office & communal areas	0	Electrical Services	Call Systems	Induction Loop	1	£2,500.00	D	1	R	25	Urgent	£2,500.00	No hearing loops	Install hearing loops	£2,500.00							£2,500.00
Internal	1	Corridor	0	Electrical Services	Lighting Systems	Lighting control and management systems	1	£5,000.00	C	4	R	25	5 to 10 years	£5,000.00	The corridor lighting should be provided with a photocell lighting controls to make use of natural daylight.	all corridor lighting controls should be reviewed and where possible automatic lighting controls should be installed in the corridors.				£5,000.00				£5,000.00
Internal	1	Corridor	0	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	1	£5,000.00	D	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.	£5,000.00							£5,000.00
Internal	1	Corridor	0	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	1	£12,000.00	C	4	R	25	5 to 10 years	£12,000.00	The existing corridor and amenity area luminaires should be replaced with new LED luminaires to improve energy efficiency.	Install new LED luminaires.				£12,000.00				£12,000.00
Internal	1	Throughout	0	Electrical Services	protection	CCTV	1	£10,000.00	C	2	R	25	within 2 years	£10,000.00	No CCTV	Install CCTV to main entrance and around building		£10,000.00						£10,000.00
Internal	1	Throughout	0	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	1	£15,000.00	C	4	R	25	5 to 10 years	£15,000.00	Existing central battery units are coming to the end of useful life	replace central battery units are coming to the end of useful life				£15,000.00				£15,000.00
Internal	1	Boiler house	0	Mechanical Services	Heating Plant & Auxiliaries	Dosing Pots	2	£200.00	D	1	R	15	Urgent	£400.00	No dosing pots installed on heating systems.	Dosing pots to be installed on each heating system	£400.00							£400.00
Internal	1	Boiler house	0	Mechanical Services	Heating Plant & Auxiliaries	Pressure relief discharges	4	£125.00	D	1	H	20	Urgent	£500.00	Many of the various pressure relief discharges do not discharge into tundishes but directly onto the floor. This is a health and safety hazard.	All discharges to terminate within a tundish and connected directly to a drain or if possible a gully.	£500.00							£500.00
Internal	1	Boiler house	0	Mechanical Services	Heating Distribution	Heating Services Thermal Insulation	5	£600.00	D	1	Q	30	Urgent	£3,000.00	Heating pipework within boiler houses and calorifier rooms has insulation missing or damaged on the pipework.	Install thermal insulation on all heating pipework within boiler houses. All valves to be provided with insulated jackets	£3,000.00							£3,000.00
Internal	1	Kitchen	0	Mechanical Services	Mechanical Ventilation	Kitchen Extract Canopies and ventilation system.	1	£8,000.00	D	1	R	25	Urgent	£8,000.00	Kitchen extract canopy is currently installed within the kitchen but an adequate supply air system should be installed.	The kitchen is outdated and not to current standards and a kitchen supply ventilation system should be installed.	£8,000.00							£8,000.00
Internal	1	Throughout	0	Mechanical Services	Mechanical Ventilation	Local Extract Fans	3	£250.00	D	1	H	10	Urgent	£705.00	3 No. Extract fans appeared to not be working	Check operation of fan and replace extract fan if necessary.	£750.00							£750.00
Internal	1	Boiler house	0	Mechanical Services	Hot & Cold Water Distribution Services	External Water Tap	3	£250.00	D	1	R	25	Urgent	£750.00	External water tap does not have any backflow prevention installed.	Install adequate backflow prevention on water supply to tap to suit latest water regulations.	£750.00							£750.00
Internal	1	Boiler house	0	Mechanical Services	Heating Plant & Auxiliaries	Flue	1	£500.00	D	1	R	25	Urgent	£500.00	Existing flue appears to be letting in water and boiler flues hole need sealing.	Seal roof/hole around the boiler flue in main boiler house.	£500.00							£500.00
Internal	1	Laundry	0	Mechanical Services	Mechanical Ventilation	Local extract fans	2	£3,000.00	C	2	R	25	within 2 years	£3,000.00	Laundry has limited and inadequate ventilation to suit heat gains and smells. Increased ventilation should be installed.	Install additional ventilation in form of trickle vent fans in the laundry/sluite room with a PIR to bring the fans up to full speed when a person enters the room.		£3,000.00						£3,000.00
Internal	1	Boiler house	0	Mechanical Services	Heating Distribution	Boiler Plant and ancillary plant	2	£12,000.00	C	3	Q	30	3 to 5 years	£24,000.00	The boilers are traditional atmospheric boilers and are approaching end of life.	The boilers need to be reviewed and replaced with more energy efficient condensing boilers along with new ancillary plant such as pumps and pressurisation unit.			£24,000.00					£24,000.00
Internal	1	Throughout	0	Mechanical Services	Heating Distribution	Heating Distribution Pipework	1	£30,000.00	C	3	R	25	3 to 5 years	£30,000.00	Existing distribution is coming to end of life.	Replace existing heating distribution system with a new 2 pipe heating distribution system.			£30,000.00					£30,000.00

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ROOM DESCRIPTION							CONDITION SURVEY																	
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Predicted replacement (£1s)						Total	
																	1	1-2	3-5	5-10	10-15	15-25		
																	Priority 1 2018/20	Priority 2 2019/21	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43		
Internal	1	Throughout	0	Mechanical Services	Heating Distribution	Radiators	70	£500.00	C	3	R	20	3 to 5 years	£35,000.00	The existing radiators are nearing their end of life and looking tired and outdated.	Consideration should be given to replacing the existing radiators with new LST radiators and thermostatic mixing valves to ensure that the heating system can operate correctly and be controllable.			£35,000.00					£35,000.00
Internal	1	Throughout	0	Mechanical Services	Hot & Cold Water Distribution Services	Hot and Cold Water Pipework	1	£25,000.00	C	3	R	25	3 to 5 years	£25,000.00	Existing distribution is coming to end of life.	Replace existing hot and cold water distribution system with a new.			£25,000.00					£25,000.00
Internal	1	Boiler house	0	Mechanical Services	Hot Water Plant & Equipment	Calorifiers	4	£4,000.00	C	3	R	20	3 to 5 years	£8,000.00	The calorifiers are coming to the end of their life. These should be replaced along with ancillary pumps and valves etc.	We would recommend to look at replacing the existing calorifiers with new more energy efficient models and also associated pumps and valves.			£16,000.00					£16,000.00
Internal	1	Boiler house	0	Mechanical Services	Heating Distribution	Control Panels	1	£15,000.00	C	3	Q	30	3 to 5 years	£15,000.00	The boiler controls and panel are at or approaching end of life.	The boiler controls and panel need to be reviewed and replaced with a more modern optimised system.			£15,000.00					£15,000.00
																		£47,800.00	£71,872.00	£210,161.00	£305,312.00	£106,864.00	£17,930.00	
																		Overall total			£759,939.00			

Item	Description of Work	Quantity	Unit	Cost	Total Cost
	Germon Manor HOP - 25 Yr Master Cost Plan				
1.00	Preliminaries	1	Item	£0.00	£0.00
2.00	Ceilings	1	Item	£76,473.00	£76,473.00
3.00	External walls, windows & Doors	1	Item	£7,784.00	£7,784.00
4.00	Floors and Stairs	1	Item	£65,161.00	£65,161.00
5.00	Internal Walls & Doors	1	Item	£155,481.00	£155,481.00
6.00	Redecorations	1	Item	£93,192.00	£93,192.00
7.00	Roofs	1	Item	£67,848.00	£67,848.00
8.00	Sanitary Services	1	Item	£35,700.00	£35,700.00
9.00	Fixed Furniture and Fittings	1	Item	£2,500.00	£2,500.00
9.00	External Areas	1	Item	£0.00	£0.00
10.00	Mechanical Services	1	Item	£161,900.00	£161,900.00
11.00	Electrical Services	1	Item	£93,900.00	£93,900.00
12.00	Sub-total				£759,939.00
13.00	Preliminaries People and Equipment (Based on 15%)				£113,990.85
14.00	Preliminaries Site Specific Costs (scaffold etc,,)				£30,000.00
15.00	Provisional Uplift for Sectional Works @ 25%				£225,982.46
16.00	Sub-total				£1,129,912.31
17.00	Pre Construction costs:EMPA @ 3.25%				£0.00
18.00	Sub-total				£1,129,912.31

19.00	Contractor Management Fee @ 3.25%				£0.00
20.00	Sub-total				£1,129,912.31
21.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£169,486.85
22.00	Sub-total				£1,299,399.16
23.00	Risk Allowance @ 10%				£129,939.92
24.00	Client Contingency @10%				£129,939.92
25.00	Sub-total				£1,559,278.99
26.00	Professional fees, surveys and stat fees (15%)				£233,891.85
27.00	Total Construction Cost				£1,793,170.84

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.



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