

DERBYSHIRE COUNTY COUNCIL

Goyt Valley House HOP

Condition Survey

November 2018



FAITHFUL+GOULD



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1.0 INTRODUCTION

1.1 CONDITION SURVEY

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

The following criteria for the condition survey has been adopted for the survey.

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

1.2 SCOPE OF SURVEY

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

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

The following items are not included: -

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

1.3 SUMMARY OF ESTIMATED COSTS

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



2.0 CONDITIONS OF THE REPORT

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

2.1 IMPROVEMENTS

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

2.2 STRUCTURE

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

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

An inspection of the roof covering has been carried out, where safe access was available. We have not inspected parts of the structure which were covered or inaccessible and we are, therefore, unable to report that such parts are structurally sound, free from rot, beetle or other defects.

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

2.3 ASBESTOS

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

2.4 FIRE PRECAUTIONS

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



2.5 SERVICES

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

Electrical

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

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

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

Mechanical

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

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

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

2.6 ACOUSTICS

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

2.7 EQUIPMENT

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



3.0 INSPECTOR'S ADVISORY NOTES / INFORMATION

3.1 **BUILDING**

External Decoration

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

Internal Decoration

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

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

The surface finishes of ceilings, walls, fittings and fixtures in escape corridors, staircase enclosures, circulation areas and common areas should be redecorated with Class 0 products to reduce the surface spread of flame in the event of a fire. Surfaces must be Class '0' to comply with Approved Document 'B' of the Building Regulations.

Rainwater Goods

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

Flat Roof Areas

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

Fire Signage/Warning Signage

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

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

Emergency Egress

Where internal doors would benefit from the installation of a minimum 30-minute fire resisting vision panel, and/or thumb-turn to the internal face of the door to over-ride the key operated mortice lock, the Building Inspectors will include for the same. These measures are to allow rapid detection of a fire or other emergency and to aid rescue by the emergency services and/or rapid evacuation of the building in the event of an emergency.



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

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

Work at Height Regulations 2005

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

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

3.2 ELECTRICAL (Related to electrical survey only)

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

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

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

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

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

3.3 MECHANICAL (Related to mechanical survey only)

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

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

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



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

3.4 KEY TO SURVEY TYPE

B - Building

E - Electrical Services

M - Mechanical Services

Key to Condition Grading/Priority Grading

Condition Grading

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

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

Examples of Application of Condition Classification

Example 1 - Flat Roof

Condition Grade

Watertight, no visible defects	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



3.7 ADDITIONAL GRADING

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

Operational Effect Grading

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

Technical Effect Grading

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

H&S Effect Grading

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



4.0 WRITTEN CONDITION REPORT

4.1 Site

Goyt Valley HOP is a 30-bedroom care home situated in New Mills in the north of the county. The surrounding area comprises residential properties.

The building is a four-storey construction with three residential floors and a basement. The building comprises of bedrooms, bathrooms, toilets, lounges, dining rooms, staff and circulation areas.

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

There is a grassed landscaped area to the rear of the site for resident use, with small areas of hard paving for all year-round use. It is recommended to review the external areas, and possibly utilise more of the grassed area for all year use.

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

4.2 Main Block

Fabric

The building is a four storey building and thought to be constructed circa 1967 and was occupied as a residential care home at the time of the survey. It has flat roofs throughout with clay brick walls, PVCu double glazed windows and doors to all elevations.

Condition

Roofs

The flat roofs have a built up felt mineral covering with assumed cut to falls insulation. It was only possible to view the flat roof over part of the ground floor and it is assumed that the roof over the second floor is of a similar construction and age. The flat roof was recovered around 8 years ago and replacement it not likely to be required for approximately 12 years.

The flat roofs have polycarbonate rooflights throughout, which are single skin and aging and likely to require replacement within 5 years.

Rainwater Goods

The rainwater goods to the ground floor roof are internal with inspection of these not being possible during the survey. From the second floor the roof drainage is by hopper heads connected to PVC downpipes and its likely they will not require renewal for around 20 years.

External Walls

The superstructure is formed with solid clay brickwork walls to the basement level and cavity walls with a bituminous felt DPC to the ground work and above. The external skin of the cavity walls is clay brickwork with cement mortar pointing, the cavity is assumed to be 100mm, and likely to be uninsulated, with an assumed blockwork inner leaf with a plaster coat.



Generally, the external walls were performing as intended for a building of this age and construction, typically exhibiting minor weathering, random spalling of bricks, areas of low level damp, areas of mortar erosion, thermal cracking evident and staining of brickwork.

The basement level has evidence of extensive water penetration and subsequent defects associated with that such as deterioration of paint finishes, mortar and brickwork. There is evidence of cracking and heavy corrosion to a beam in the basement and it is recommended to employ a structural engineer to review the basement structural condition.

Windows and External Doors

The windows and north lights throughout the building have been replaced with double glazed PVCu units. These are aged, with complaints on site of many of the glazed units have failed and the window furniture is wearing as well as one window has had to be secure shut due to hinge failure. The windows are now nearing the end of their useable life and due for replacement within the next 2 years.

The external doors are double glazed powder PVCu fitted with either lever handles or panic bars, to swing doors, though a lounge to the decking area has sliding patio doorsets. Many of the doors have blinds or curtains over them, which has the potential to obscure the door and escape furniture and is recommended to be managed as part of the fire management plan.

The main entrance door is an aluminium automatic single swing door, which is performing as intended.

Interior

Ceilings

The ceilings throughout the property are predominately plasterboard with a paint finish, however the stairwells and ground floor ceilings are exposed grid suspended ceilings and all are in a generally good condition. The exception to this is the plant room, whose ceiling is the exposed underside of the first-floor slab and in need of fire stopping of penetrations.

Floors and stairs

The ground floor appears to be predominately concrete ground bearing and exhibited no obvious defects, apart from over the boiler house which is a suspended solid slab. The first and second floor structures are solid suspended and exhibited no obvious defects.

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

Internal Walls and Partitions

Internal walls were found to be solid masonry with a two coats plaster finish. All walls appeared in a generally good condition, with only minor impact damage and scuffs defacing the finish in random areas.

Internal Doors

The doors throughout the building are either solid core timber doorsets or glazed timber doorsets, though depending on position and use may or may not be fire rated doorsets. Bathrooms and toilets for example are not fire rated due to the low risk of fire occurring in these rooms, however



the kitchen, living rooms, bedrooms, stores etc are all fire rated, some with Georgian wired vision panels and all with fire and smoke seals. The circulation areas have 1.5 leaf fire doorsets for compartmentation with glazed vision panels in the primary leaf.

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

The circulation area fire doorsets are fairly recently installed and expected to have a remaining life of around 20 years. Replacement of doorsets has been undertaken to some rooms and appear to be in a reasonable good condition. The remaining doors are aged, some with furniture that requires replacement, and all are showing typical wear and scuffs associated with products of this age, construction and use and most are likely to require replacement within the next 5-10 years.

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

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

Decorations

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

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

Sanitary Ware

There was 8nr ambulant disabled toilets, 1nr public wheelchair accessible toilet, 1nr private bathroom, 2no public bathrooms, 1no public shower room and 2nr private shower rooms. All rooms had wash hand basins and the public bathrooms had height adjustable baths and appeared recently refurbished. The staff toilet facilities on site requires refurbishments to bring it up to a decent standard.

Fixture and fittings

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

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

4.3

External Areas

The site has tarmac car parking for approximately 7 cars with no hatched markings for ambulances or marked disabled parking bays. The car park tarmac appeared in a generally fair to poor condition, with some potholes and deterioration of the tarmac surfacing in places and likely to require resurfacing in 3-5 years.



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

The footpaths around the site are generally in a reasonable condition, though some, to the rear are as narrow as 0.6m wide, with the main paths around 1.2-1.5m wide and all could pose problems with residents passing each other, especially if any are using mobility aids.

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

There are two external seating areas, one flat paved section at the front and one to the rear, which is split between a raised timber decked structure accessed from the living and dining rooms and has timber stairs down to ground level where there is a raised patio. Access to the decking from the care home is restricted, with signs stating, "the decking is slippery when wet". This was confirmed during the survey where the decking boards were extremely slippery and would be a major hazard to any elderly resident, to the extent where the decked area is unsuitable for use when wet. The stairs down from the decking had no contrasting nosing or hand rails and no non-slip treads. It is recommended to renew the decked area with one that is suitable for use year-round. The raised patio area is formed by laying paving slabs on tarmac, but as they are 50mm thick this not only poses a trip hazard it also has the risk of unsettling an occupant sat at the patio table if a chair leg drops over the edge. It is recommended to remove the paving slabs or make it flush with the tarmac.

Around the site are several sets of steps, none have contrasting nosing's or suitable handrails. The steps down to the boiler house have unrestricted access and should be secured.

It is recommended to review all the recreational areas and potentially remodel to utilise the outside space more efficiently.

4.4 Summary of fabric

The building is dated and split over three floors not ideal for a care home but given its layout it is acceptable, with the below items of main concern.

The building itself exhibits typical weathering to brickwork and mortar with some minor cracking predominately in positions associated with thermal movement along with typical low-level damp

The rear external recreational area is not very useable given the split levels and the decked area which cannot be used when wet and the patio paved area which is proud of the tarmac and forms a trip hazard., could make more use of the space available on the site.

The steps around the site require new handrails and contrasting nosing's to prevent potential injury when in use.

The external access and egress from the building require review, the external fire escape routes do not have external lighting, and whilst most drills and emergencies require movement of residents to other wings or areas, should they need to be evacuated in the night the route is unlit.

Whilst the building is generally well decorated and the contrast between material colours in places is thought to predominately achieve the 30 points LRV difference required for visually impaired persons.

Internally the building has poor fire signage and signs are often positioned in a position that when the corridor doors close on activation of the alarm, signage directing would not be visible.



5.0 CONDITION DATA



6.0 APPENDICES

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

Appendix A

Facet Survey



6 Facet Summary

Survey Date:	27th November 2018
Property:	Goyt Valley
Building:	1
Block:	1
Client Organisation:	Derbyshire County Council
Overall Volume m3:	-
Overall area m2:	1157m2
Number of floors:	4

		Rating
Facet 1	Physical Condition	
Facet 2	Functional Suitability	
Facet 3	Space Utilisation	
Facet 4	Quality	
Facet 5	Fire, Health and Safety	
Facet 6	Environmental Management	

Summary Overview

Functional Suitability:	The functionality of the building as a care home is considered acceptable, though it is not ideal that the residential accommodation is spread over three floors.. The design of the building is from c1967, however some areas such as rear bedrooms and toilets fall short of the current requirements, however, the regulations require that if it didnt meet the requirements before 31st March 2002 it is deemed acceptable.
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Space Utilisation:	The building had specific purposes related to each room i.e. kitchen, lounge, residential, so the impression is it was well utilised as a care home. There appeared no unused areas and due to the layout over several floors adaptation to provide further space is limited.
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Quality:	The quality of the site is functional, generally well decorated but would benefit from a programme of modernisation internally, including consideration for colour contrast to aide the visually impaired. Externally the recreational areas should be reviewed as the decking is not suitable for use when wet due to the lack of grip. More use should be made of the external space available along with the access and egress ramps which require upgrading as does the security to the site, which currently allows unaided egress off site.
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Statutory Compliance:	Whist the building is provided with a modern addressable fire alarm system the main kitchen and all boiler houses do not appear to have a gas shut off system linked to operate on fire alarm activation. Audibility levels may not be in line with BS5839 for sleeping accommodation and there are no VAD's currently for persons who are hard of hearing. Visual indicators should be installed to all areas of the building and covers to manual call points. 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 are numerous instances where the direction of escape was unclear. Also, there is no external 'fire escape keep clear' signage. 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.
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Environmental Management:	The Display Energy Certificate indicated a rating of 115, which is higher than 100, which is considered typical. The mechanical and electrical survey highlights issues related to this.
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Statutory Compliance Costs:	£33,821.00	(Contraventions of statutory compliance: immediate action recommended)
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Items of immediate concern

ITEM	DESCRIPTION
Items ID as 'Urgent'	<ul style="list-style-type: none"> • Works to heating system and Kitchen ventilation system. • The boilerhouse electrical installation is poor and should be rewired from the existing distribution board which is located within it. • VAD's and emergency lighting should be installed to bedrooms. • Installation of induction loops.

Functional Suitability Survey

Survey Date:	27th November 2018	Organisation/Name	Derbyshire County Council
Property:	Goyt Valley	Overall Volume:	-
Building:	1	Overall area	1157m2
Block:	1	Number of floors	4

CLASSIFICATION CATEGORY:

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

1 DETAILED ASSESSMENT

1.1 INTERNAL SPACE RELATIONSHIPS (STANDARD 20 & 23)		RANK	COMMENTS (if C or D)
a	20.1 4.1m2 communal space per service user	B	Compliant as constructed prior to 31st March 2002.
b	20.2 communal space provides variety activities and dinning space for all users and smoke free sitting room	A	Unknown provision of activities, but suitable dining and lounge areas provided.
c	20.3 Outdoor space is provided and accessible for all, with seating and design to meet all needs	C	Access and egress could be improved, external spaces uses limited areas and site is not secure.
d	Outdoor space accessible/ designed to meet user requirements	C	Narrow paths around site, site not secure. Decking very slippery when wet and has the potential for slips.
e	Where intermediate care is provided, is dedicated space is available for this services group	B	Unknown
f	Lighting in communal areas is domestic in character, sufficiently bright and suitability positioned for activities	C	Lighting levels in day/living rooms were poor and should be replaced with LED lighting to meet current standards.
g	23.1 Bedrooms provide 12m2 post 2002 and 10m2 pre 2002 of usable floor space	C	Rear bedrooms undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
h	Single rooms accommodating wheelchairs are at least 12m2 floor space	C	Rear bedrooms undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
i	Room dimension/layout allow access to either side bed	C	Rear bedrooms undersized but beds on wheels to provide access either side.
j	Shared rooms provide 16m2 floor space	N/A	No shared rooms
h	80% of rooms provide single occupancy	A	
1.2 SUPPORT FACILITIES (standard 21)		RANK	COMMENTS (if C or D)
a	Accessible toilets for users, clearly marked and close to communal areas	B	2no accessible toilets per floor
b	Ratio 1 assisted bath/shower to 8 users	C	1 public bathroom/shower room per 10 persons
c	Each user has a toilet close to private accommodation	A	
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	A	2no WC adapted bedrooms
f	Sluices must be separate from WC/bathing facility.	A	
1.3 LOCATION and LAYOUT (STANDARD 19)		RANK	COMMENTS (if C or D)
a	19.1 Is the layout of the home suitable	B	Rear single rooms are undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
b	Routine maintenance up to date and records kept.	A	
c	Grounds clean and tidy	B	Acceptable
d	19.4 Physical environment compliance	B	
e	Complies with fire and environmental legislation	C	Minor issues related to fire regulations etc
f	Use of CCTV restricted to entrance	B	Not fitted with CCTV

2 ASSESSMENT OF OVERALL EFFECTIVENESS

B

3 ADDITIONAL COMMENTS: None

Space Utilisation Survey

Survey Date:	27th November 2018	Organisation/Name	Derbyshire County Council
Property:	Goyt Valley	Overall Volume:	-
Building:	1	Overall area	1157m2
Block:	1	Number of floors	4

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

1	<p>CURRENT USE</p> <p>How intensively is the space being used at time of survey?</p> <p>List below any rooms or areas within the dept. / facility not used to optimum capacity</p> <p>How efficient is the existing space?</p> <div style="border: 1px solid black; padding: 5px;"> <p>The building was constructed pre 2002 and has residential accomodation over three floors and is not ideal for use as a care home.</p> <p>During the survey the site was fully utilised with no vacant areas offering the opportunity to increase space.</p> </div>
---	--

2	<p>USE OVER TIME</p> <p>How does usage vary over time (that is, over a working day or week)</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th></th> <th>AM</th> <th>PM</th> </tr> </thead> <tbody> <tr><td>Monday</td><td>-</td><td>-</td></tr> <tr><td>Tuesday</td><td>-</td><td>-</td></tr> <tr><td>Wednesday</td><td>-</td><td>-</td></tr> <tr><td>Thursday</td><td>-</td><td>-</td></tr> <tr><td>Friday</td><td>-</td><td>-</td></tr> <tr><td>Saturday</td><td>-</td><td>-</td></tr> <tr><td>Sunday</td><td>-</td><td>-</td></tr> </tbody> </table> <div style="margin-left: 20px;"> <p>All</p> <table border="1"> <tr><td><u>Weekday</u></td></tr> <tr><td><u>Weekend</u></td></tr> <tr><td><u>Other comment</u></td></tr> </table> <p>N/A</p> </div>		AM	PM	Monday	-	-	Tuesday	-	-	Wednesday	-	-	Thursday	-	-	Friday	-	-	Saturday	-	-	Sunday	-	-	<u>Weekday</u>	<u>Weekend</u>	<u>Other comment</u>
	AM	PM																										
Monday	-	-																										
Tuesday	-	-																										
Wednesday	-	-																										
Thursday	-	-																										
Friday	-	-																										
Saturday	-	-																										
Sunday	-	-																										
<u>Weekday</u>																												
<u>Weekend</u>																												
<u>Other comment</u>																												

3	<p>OVERALL ASSESSMENT</p> <p>Identify the general category into which the dept. / facility falls into category:</p> <div style="border: 1px solid black; padding: 10px; text-align: center; width: 100px; float: right;"> <p>F</p> </div>
---	---

Quality Survey

Survey Date:	27th November 2018	Organisation/Name	Derbyshire County Council
Property:	Goyt Valley	Overall Volume:	-
Building:	1	Overall area	1157m2
Block:	1	Number of floors	4

CLASSIFICATION INDEX

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

Amenity		RANKING	General comments
First impressions of entrance/reception areas are welcoming?		B	Clean, tidy and functional
Attractive Reception and resident areas?		B	Clean, tidy and dated decorations in places but functional
Privacy and dignity issue have been addressed?		A	Private rooms for each resident throughout
Overall comfort and entertainment for residents?		A	Social rooms available on ground floor
Toilet facilities are well Provided?		B	Toilet facilities are available on each floor but only 2no bedrooms have en-suite
Appropriate Storage Provision has been made?		B	Wardrobe and drawers available in each resident room, though dated. Staff have rooms dedicated for storage.
Disabled users are catered for?		C	Accessible toilets available on each floor, 1nr disabled accessible toilet in the building and 2no private disabled toilets in 2no en-suite rooms.
Appropriate facilities are provided for visitors?		A	WC's available for visitors on floor
Seating and lounge areas are sufficient?		A	Each wing has dining or lounge areas with dining and lounge areas near the central main entrance.
Appropriate safety and security measures are in place?		A	No further comment
Suitable signage is visible, legible and consistent?		C	Fire signage requires updating, poor in places
Adequate dining facilities?		A	Dining area on ground floor.
Adequate refreshment facilities?		A	Each wing has a recently refurbished kitchenette
Comfort engineering			
Artificial lighting enhances overall design?		C	Lighting is operational & working but manually swiched. 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 requires updating to certain rooms and some fans non operational.
Acoustic privacy is achieved?		A	The building internal walls are masonry and therefore deemed to provide a suitable acoustic environment.
Noise levels are acceptable?		A	The building was occupied and noise levels was at a satisfactory level.
Persistent odours are absent?		A	No smells were evident in the building.
Design			
Colour is creatively and therapeutically used for definition and variety?		B	Colour scheme can be visually busy. Some areas may not have the required LRV contrast of 30 points.
Landscaping is attractive?		B	Predominately grassed areas
Planting is optimised for all seasons?		B	Winter survey so plant colour limited.
Natural daylight is used to optimum effect?		B	Natural daylight is evident in corridors, restricted natural lighting in social areas and bedrooms
Appropriate finishes are used for floors, ceilings and walls?		B	Most finishes are clean and durable, though some finishes appear to not provide suitable LRV values between elements and decorations can be visually busy and dated.
Furniture co-ordinates well with overall design?		A	Furniture choice is appears domestic in appearance
Art and craft work is integrated into overall design?		B	Pictures evident on walls
Interior is reassuring and non-clinical where appropriate		A	Communal areas and bedrooms don't appear clinical.
Where possible, patients and staff have pleasing views from both inside and outside of the building?		C	Limited views available from external seating areas, more use of external space could be provided. Limited views from bedrooms and communal areas, though these are restricted by the external surrounds.
OVERALL RANKING		B	

Fire Health and Safety

Fire, Health & Safety and Equality Act 2010				
1. FIRE		FIRE Ranking		C
Fire Risk Assessment	Date:		Comment:	Periodically review FRA
Item	Rating	Estimated Backlog Cost (£)	Comment	
COMPARTMENTATION	A	£0	The inspection was not an intrusive survey, however no major issues were noted.	
FIRE DOORS	B	£0	Fire doors are evident at various locations throughout the site e.g. resident bed-rooms, circulation areas, kitchen etc The doors predominately had automatic hold-open devices but the self closing wasnt tested throughout the site. The circulation doors have been retrospectively installed and were generally in a good condition, fire doors to bedrooms and other areas appeared to be original and although functional were aged and generally in a fair condition.	
ALARM / DETECTION SYSTEMS	B	£3,300.00	An automatic fire detection system is in place though VAD's are required to bedrooms	
TEXTILES AND FURNITURE	A	£0	Generally acceptable but all wallpaper should be considered of removal as it is flammable and can cause fire spread.	
STORAGE FLAMMABLE SUBSTANCES	A	£0	All COSHH materials stored in a locked cupboard with keypad entry	
COMPLIANCE WITH FIRECODE (Survey in place)	A	£0	A Fire Risk Assessment is in place	
2. HEALTH & SAFETY		HEALTH & SAFETY Ranking		B
Health and Safety Risk Assessment	Date:		Comment:	
Item	Rating	Estimated Backlog Cost (£)	Comment	
ELECTRICAL SERVICES: SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	A	£0	Testing has been carried out	
ASBESTOS	A	£0	Asbestos survey onsite dated September 2015	
CONTROL OF LEGIONELLA	A	£0	Control of legionella related information available onsite dated 01/11/2018	
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	D	£25,700	Works required to heating and ventilation systems.	
FOOD HYGIENE (Certificate)	A	£0	Displayed on site	
COSHH REGS (Information / storage)	A	£0	All COSHH materials stored in a locked cupboard with keypad entry	
PRESSURISED SYSTEMS (Written scheme in place + monitored)	N/A	£0	N/A	
M+O OF EQUIPMENT IN CONFINED SPACES (Access/ Ventilation/ Signage)	N/A	£0	N/A	
SURFACE TEMPERATURE OF HEAT EMITTING DEVICES (Exposed pipework in reach (Boxing/ Guards)	N/A	£0	N/A	
3. EQUALITY ACT 2010		DDA Ranking		B
Access Audit	Date:		Comment:	
	Rating	Estimated Backlog Cost (£)	Comment	
Car Park	C	£0	Unmarked parking on site, tarmac surface starting to deteriorate with numerous potholes	
Main Entrance	B	£4,821	PVCu double swing doorset to main entrance. Recommend renewal with automatic doorset	
External Stairs	N/A	£0	No external stairs located on site	
Means of Escape	A	£0	Corridors are an acceptable width	
Reception Area and Lobbies	A	£0	The reception area was clean and clear.	
Corridors and Circulation Areas	B	£0	The corridors are not currently 1800mm, which is the recommended width for two wheelchairs to pass each other.	
Internal Doors	A	£0	Internal doors are generally an adequate width for wheelchair access.	
Cost Total (B)		£33,821.00		

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

SUMMARY - FIRE, HEALTH & SAFETY AND EQUALITY ACT 2010						
	Total	A	B	C	D	E
Fire	£3,300	0.00	3,300.00	0.00	0.00	0.00
Health and Safety	£25,700	0.00	0.00	0.00	25,700.00	0.00
DDA	£4,821	0.00	4,821.00	0.00	0.00	0.00

OVERALL STATUTORY RANKING	B
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Energy Survey

Survey Date:	27th November 2018	Organisation/Name	Derbyshire County Council
Property:	Goyt Valley	Overall Volume:	-
Building:	1	Overall area	1157m2
Block:	1	Number of floors	4

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

Energy usage for this block	Heating - 480 kWh/m2/year Electricity - 80 kWh/m2/year
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Ranking for this block	E (115)
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Energy saving solutions onsite:-

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

Energy-efficient boiler serving HWS only evident onsite, not for heating system

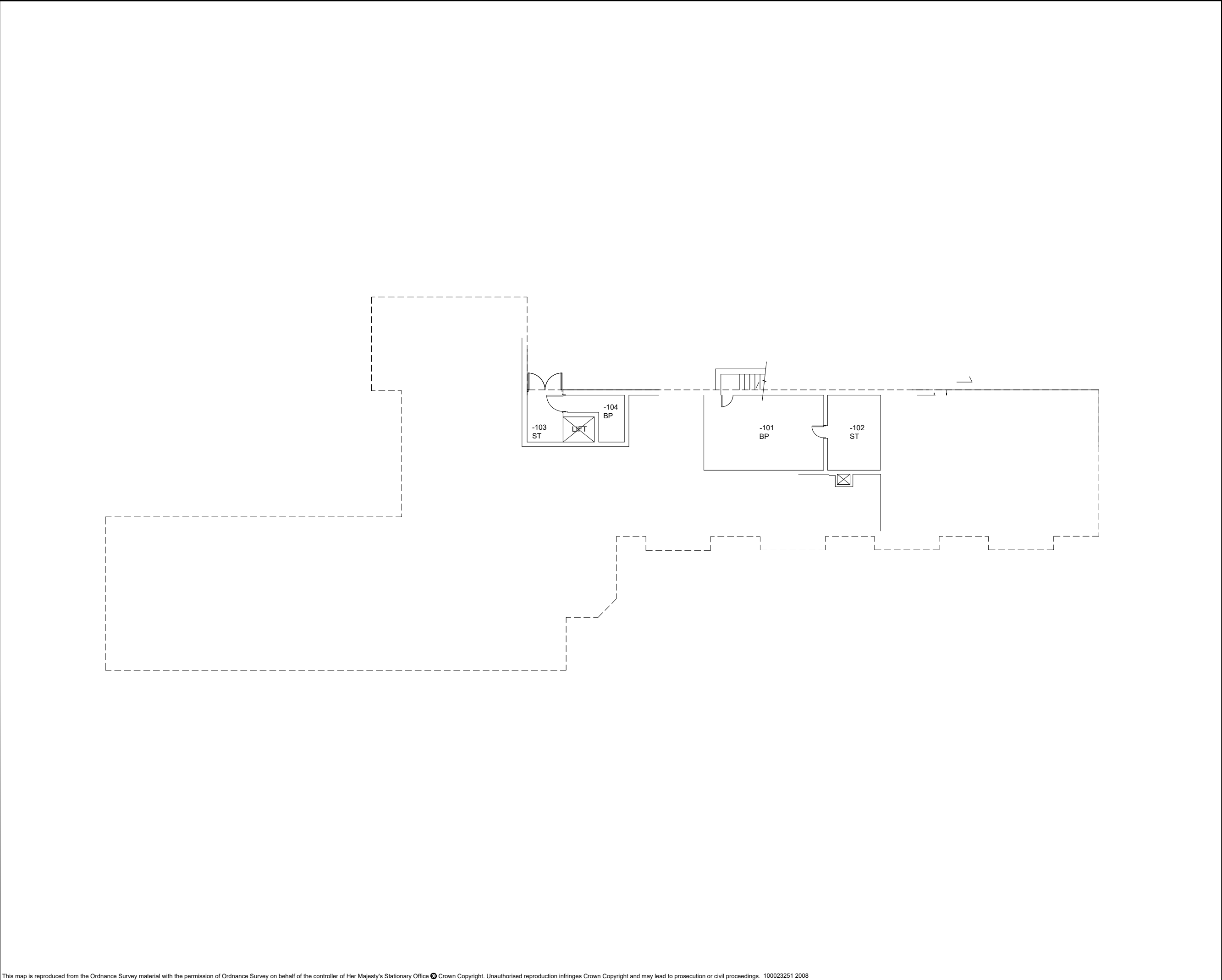
Some LEDs are also evident onsite

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

Appendix B

Building Floor Plan Drawings and Room Data Sheet





Do not scale

Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator

LOCATION / KEY PLAN
N.T.S.

General Notes

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



Derbyshire County Council
Corporate Resources

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

Project

GOYT VALLEY HOUSE
H.O.P

UPRN Number

Drawing Number	Revision
1620/01/01-X/B/D001	

Title

SITE 01
BLOCK 01
BASEMENT

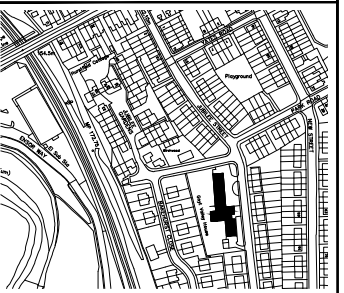
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Original Size	Date	Date
A1	10.7.08	

Status

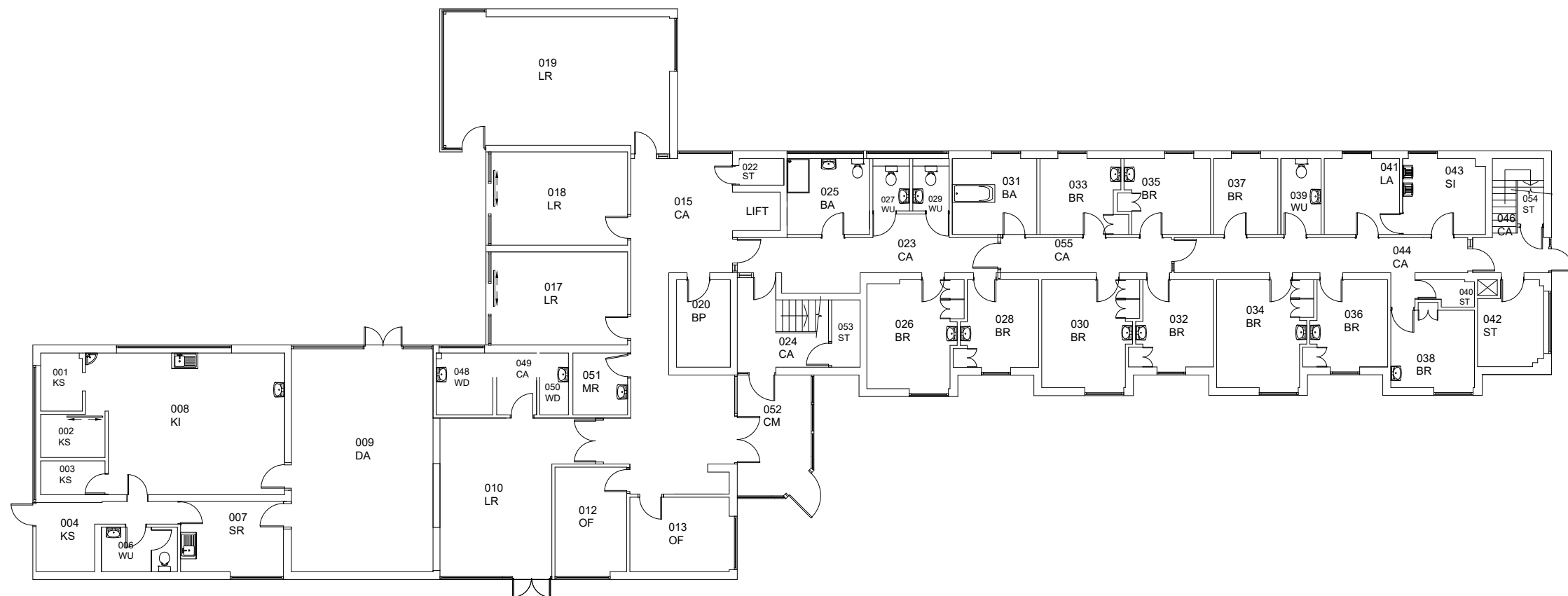
A



Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator



General Notes



-			
Rev.	Details of Revision	Date	Initial



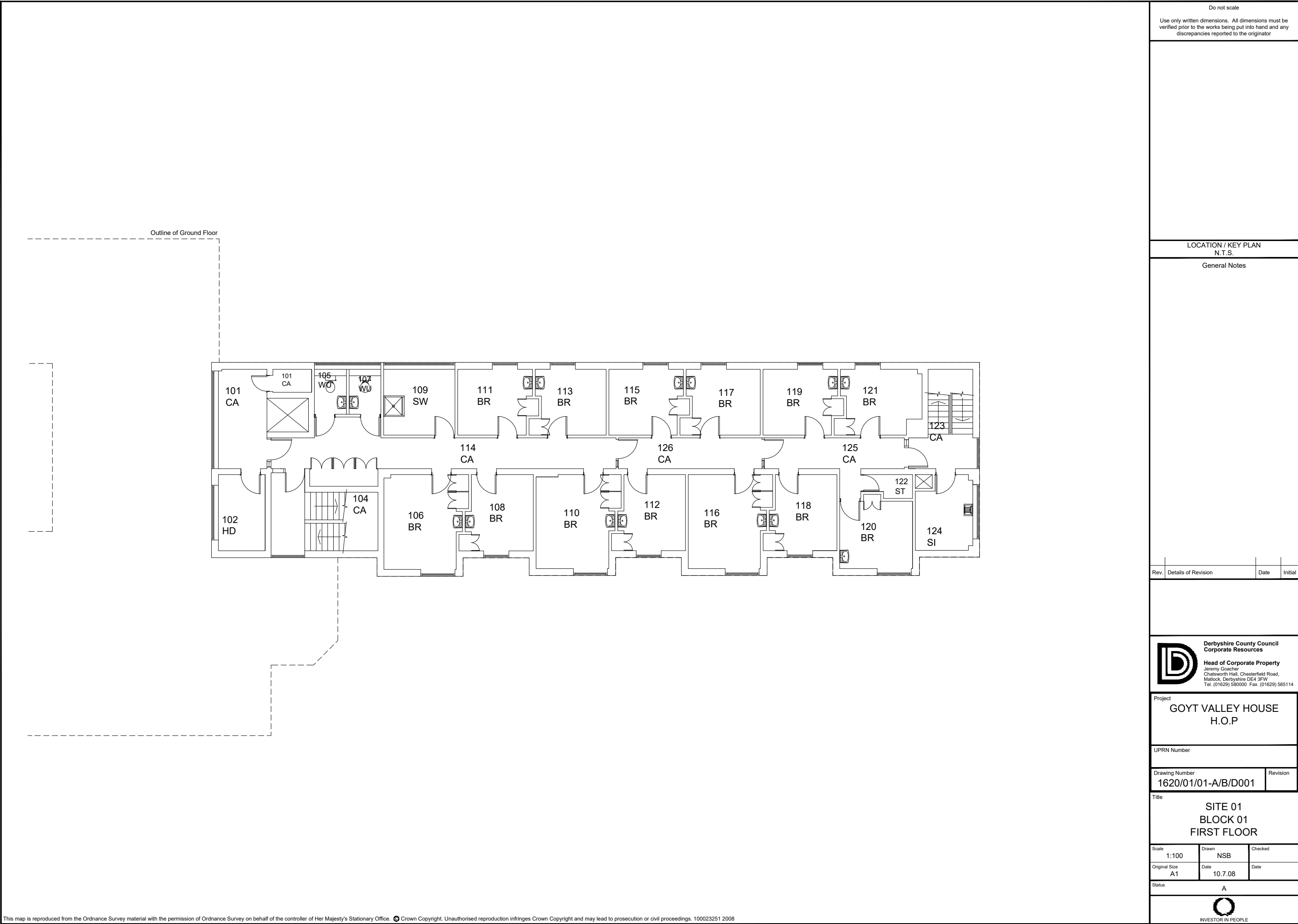
Chatsworth Hall, Chesterfield Road,
Matlock, Derbyshire DE4 3FW
Tel. (01629) 580000 Fax. (01629) 585114

UPRN Number

Title

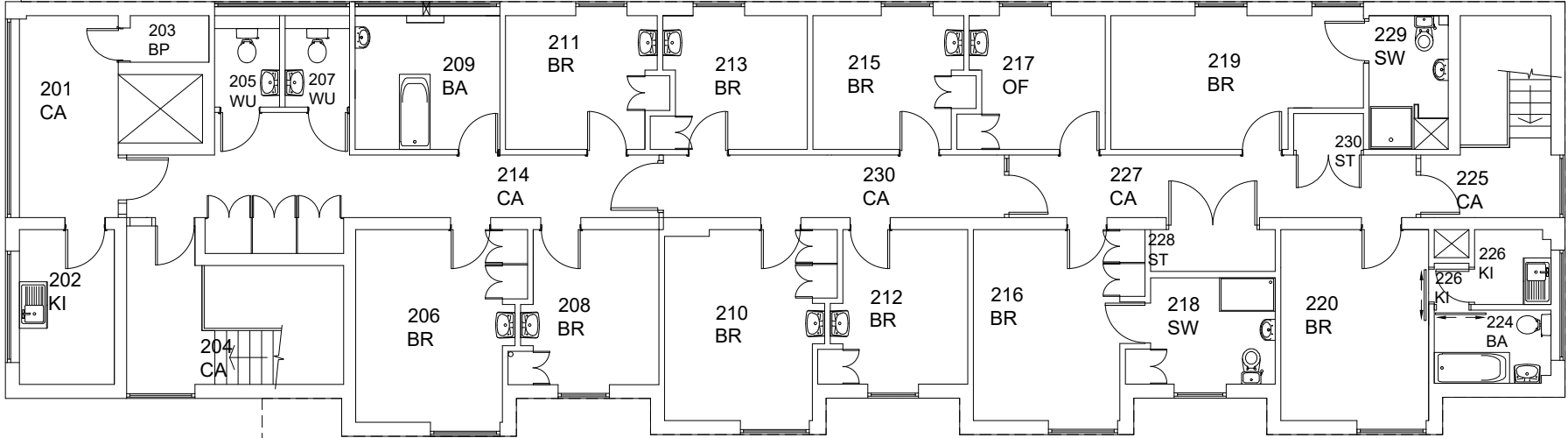
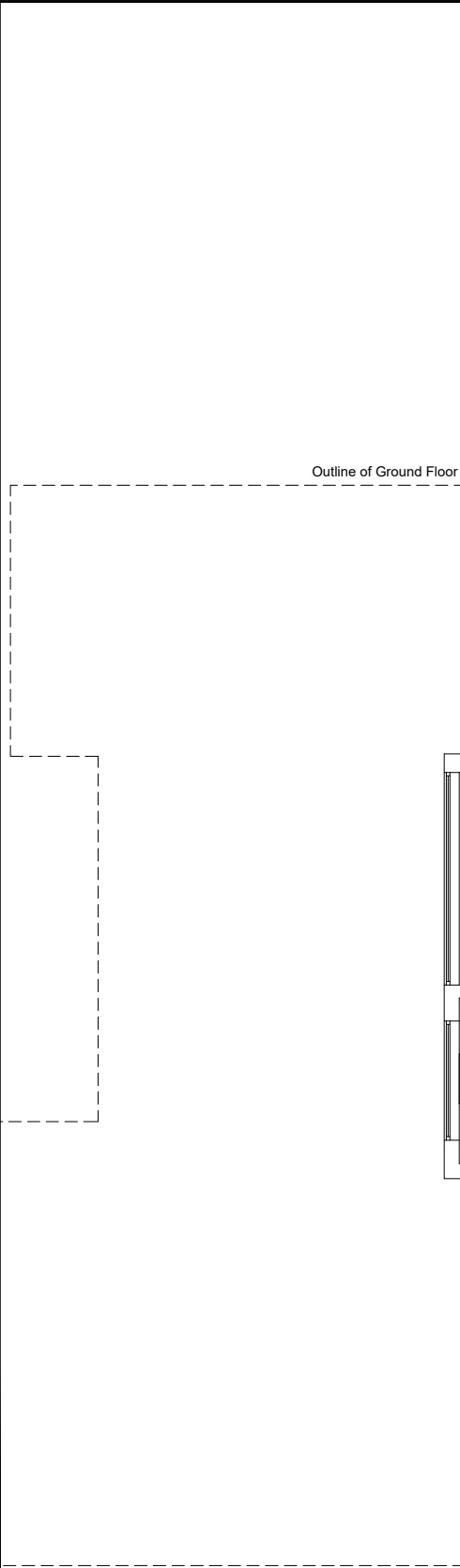
SITE 01
BLOCK 01
GROUND FLOOR

Scale 1:100	Drawn NSB	Checked
Original Size A1	Date JUL 08	Date
Status A		



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LOCATION / KEY PLAN
N.T.S.

General Notes

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



Derbyshire County Council
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Matlock, Derbyshire DE4 3FW
Tel. (01629) 580000 Fax. (01629) 585114

Project
**GOYT VALLEY HOUSE
H.O.P**

UPRN Number

Drawing Number	Revision
1620/01/01-B/B/D001	

Title
**SITE 01
BLOCK 01
SECOND FLOOR**

Scale 1:100	Drawn NSB	Checked
Original Size A2	Date JUL 08	Date
Status A		

UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Type	Unusable	Gross Area (sq.M)	Width	Length
1620-01	Goyt Valley House HOP	01	0	001	Kitchen Store [X]	No	3.49	1.58	2.21
1620-01	Goyt Valley House HOP	01	0	002	Kitchen Store [X]	No	4.07	1.66	2.45
1620-01	Goyt Valley House HOP	01	0	003	Kitchen Store [X]	No	3.26	1.33	2.45
1620-01	Goyt Valley House HOP	01	0	004	Kitchen Store [X]	No	8.53	0	0
1620-01	Goyt Valley House HOP	01	0	006	Toilets - Unisex [X]	No	4.91	1.70	2.89
1620-01	Goyt Valley House HOP	01	0	007	Staff Room [Pri-G,NS] [Sec-G,NS]	No	10.88	2.72	4.00
1620-01	Goyt Valley House HOP	01	0	008	Kitchen [X]	No	38.01	0	0
1620-01	Goyt Valley House HOP	01	0	009	Dining Area [Pri-S,NS] [Sec-L&P,NS]	No	45.49	0	0
1620-01	Goyt Valley House HOP	01	0	010	Living Room [X]	No	28.12	0	0
1620-01	Goyt Valley House HOP	01	0	012	Office [Pri-G,U] [Sec-G,U]	No	11.22	0	0
1620-01	Goyt Valley House HOP	01	0	013	Office [Pri-G,U] [Sec-G,U]	No	11.34	2.85	3.98
1620-01	Goyt Valley House HOP	01	0	015	Circulation [X]	No	44.50	0	0
1620-01	Goyt Valley House HOP	01	0	017	Living Room [X]	No	18.35	3.55	5.17
1620-01	Goyt Valley House HOP	01	0	018	Living Room [X]	No	18.23	3.54	5.15
1620-01	Goyt Valley House HOP	01	0	019	Living Room [X]	No	43.14	0	0
1620-01	Goyt Valley House HOP	01	0	020	Boiler / Plant Room [X]	No	6.77	2.04	3.32
1620-01	Goyt Valley House HOP	01	0	022	Storage [Pri-G,U] [Sec-G,U]	No	1.55	0.95	1.63
1620-01	Goyt Valley House HOP	01	0	023	Circulation [X]	No	27.00	0	0
1620-01	Goyt Valley House HOP	01	0	024	Circulation [X]	No	10.38	0	0
1620-01	Goyt Valley House HOP	01	0	025	Bathroom [X]	No	9.10	2.88	3.16
1620-01	Goyt Valley House HOP	01	0	026	Bedroom [X]	No	14.16	0	0
1620-01	Goyt Valley House HOP	01	0	027	Toilets - Unisex [X]	No	2.89	1.43	2.02
1620-01	Goyt Valley House HOP	01	0	028	Bedroom [X]	No	9.75	0	0
1620-01	Goyt Valley House HOP	01	0	029	Toilets - Unisex [X]	No	2.83	1.40	2.02
1620-01	Goyt Valley House HOP	01	0	030	Bedroom [X]	No	14.28	0	0
1620-01	Goyt Valley House HOP	01	0	031	Bathroom [X]	No	9.12	2.85	3.20
1620-01	Goyt Valley House HOP	01	0	032	Bedroom [X]	No	9.75	0	0
1620-01	Goyt Valley House HOP	01	0	033	Bedroom [X]	No	9.35	0	0
1620-01	Goyt Valley House HOP	01	0	034	Bedroom [X]	No	13.91	0	0
1620-01	Goyt Valley House HOP	01	0	035	Bedroom [X]	No	9.35	0	0
1620-01	Goyt Valley House HOP	01	0	036	Bedroom [X]	No	9.71	0	0
1620-01	Goyt Valley House HOP	01	0	037	Storage [Pri-G,U] [Sec-G,U]	No	7.06	2.46	2.87
1620-01	Goyt Valley House HOP	01	0	038	Bedroom [X]	No	9.37	0	0
1620-01	Goyt Valley House HOP	01	0	039	Toilets - Unisex [X]	No	4.36	1.52	2.87
1620-01	Goyt Valley House HOP	01	0	040	Storage [Pri-G,U] [Sec-G,U]	No	1.94	0	0
1620-01	Goyt Valley House HOP	01	0	041	Laundry [Pri-G,NS] [Sec-G,NS]	No	8.06	2.81	2.87
1620-01	Goyt Valley House HOP	01	0	042	Storage [Pri-G,U] [Sec-G,U]	No	7.81	0	0
1620-01	Goyt Valley House HOP	01	0	043	Sluice Room [X]	No	9.18	2.87	3.20
1620-01	Goyt Valley House HOP	01	0	044	Circulation [X]	No	16.39	0	0
1620-01	Goyt Valley House HOP	01	0	046	Circulation [X]	No	7.13	0	0
1620-01	Goyt Valley House HOP	01	0	048	Toilets - Disabled [X]	No	5.05	2.15	2.35
1620-01	Goyt Valley House HOP	01	0	049	Circulation [X]	No	3.55	1.51	2.35
1620-01	Goyt Valley House HOP	01	0	050	Toilets - Disabled [X]	No	2.56	1.09	2.35
1620-01	Goyt Valley House HOP	01	0	051	Medical Room [Pri-G,NS] [Sec-G,NS]	No	4.89	2.08	2.35
1620-01	Goyt Valley House HOP	01	0	052	Communal Area [Pri-G,NS] [Sec-G,NS]	No	12.33	0	0
1620-01	Goyt Valley House HOP	01	0	053	Storage [Pri-G,NS] [Sec-G,NS]	No	2.73	1.07	2.55
1620-01	Goyt Valley House HOP	01	0	054	Storage [Pri-G,NS] [Sec-G,NS]	No	2.35	0.95	2.47
1620-01	Goyt Valley House HOP	01	1	101	Circulation [X]	No	11.84	0	0
1620-01	Goyt Valley House HOP	01	-1	-101	Boiler / Plant Room [X]	No	30.35	4.36	6.96
1620-01	Goyt Valley House HOP	01	1	102	Hairdressing Room [X]	No	6.66	2.03	3.28
1620-01	Goyt Valley House HOP	01	-1	-102	Storage [Pri-G,U] [Sec-G,U]	No	13.39	3.07	4.36
1620-01	Goyt Valley House HOP	01	1	103	Boiler / Plant Room [X]	No	6.14	0	0
1620-01	Goyt Valley House HOP	01	-1	-103	Storage [Pri-G,U] [Sec-G,U]	No	5.65	1.97	2.87
1620-01	Goyt Valley House HOP	01	1	104	Circulation [X]	No	13.11	0	0
1620-01	Goyt Valley House HOP	01	-1	-104	Boiler / Plant Room [X]	No	6.14	0	0
1620-01	Goyt Valley House HOP	01	1	105	Toilets - Unisex [X]	No	2.77	1.40	1.98
1620-01	Goyt Valley House HOP	01	1	106	Bedroom [X]	No	14.24	0	0
1620-01	Goyt Valley House HOP	01	1	107	Toilets - Unisex [X]	No	2.77	1.40	1.98
1620-01	Goyt Valley House HOP	01	1	108	Bedroom [X]	No	9.77	0	0
1620-01	Goyt Valley House HOP	01	1	109	Shower Room [X]	No	8.95	2.87	3.12
1620-01	Goyt Valley House HOP	01	1	110	Bedroom [X]	No	14.24	0	0
1620-01	Goyt Valley House HOP	01	1	111	Bedroom [X]	No	9.61	0	0
1620-01	Goyt Valley House HOP	01	1	112	Bedroom [X]	No	9.77	0	0
1620-01	Goyt Valley House HOP	01	1	113	Bedroom [X]	No	9.61	0	0
1620-01	Goyt Valley House HOP	01	1	114	Circulation [X]	No	25.14	0	0
1620-01	Goyt Valley House HOP	01	1	115	Bedroom [X]	No	9.61	0	0

UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Type	Unusable	Gross Area (sq.M)	Width	Length
1620-01	Goyt Valley House HOP	01	1	116	Bedroom [X]	No	14.24	0	0
1620-01	Goyt Valley House HOP	01	1	117	Bedroom [X]	No	9.61	0	0
1620-01	Goyt Valley House HOP	01	1	118	Bedroom [X]	No	9.77	0	0
1620-01	Goyt Valley House HOP	01	1	119	Bedroom [X]	No	9.61	0	0
1620-01	Goyt Valley House HOP	01	1	120	Bedroom [X]	No	9.37	0	0
1620-01	Goyt Valley House HOP	01	1	121	Bedroom [X]	No	9.87	0	0
1620-01	Goyt Valley House HOP	01	1	122	Storage [Pri-G,U] [Sec-G,U]	No	1.94	0	0
1620-01	Goyt Valley House HOP	01	1	123	Circulation [X]	No	9.31	0	0
1620-01	Goyt Valley House HOP	01	1	124	Sluice Room [X]	No	7.81	0	0
1620-01	Goyt Valley House HOP	01	1	125	Circulation [X]	No	17.95	0	0
1620-01	Goyt Valley House HOP	01	2	201	Circulation [X]	No	11.84	0	0
1620-01	Goyt Valley House HOP	01	2	202	Kitchen [X]	No	6.73	2.04	3.30
1620-01	Goyt Valley House HOP	01	2	203	Boiler / Plant Room [X]	No	1.70	1.70	1.00
1620-01	Goyt Valley House HOP	01	2	204	Circulation [X]	No	13.43	0	0
1620-01	Goyt Valley House HOP	01	2	205	Toilets - Unisex [X]	No	2.74	1.96	1.40
1620-01	Goyt Valley House HOP	01	2	206	Bedroom [X]	No	14.24	0	0
1620-01	Goyt Valley House HOP	01	2	207	Toilets - Unisex [X]	No	2.74	1.96	1.40
1620-01	Goyt Valley House HOP	01	2	208	Bedroom [X]	No	9.77	0	0
1620-01	Goyt Valley House HOP	01	2	209	Bathroom [X]	No	8.93	0	0
1620-01	Goyt Valley House HOP	01	2	210	Bedroom [X]	No	14.24	0	0
1620-01	Goyt Valley House HOP	01	2	211	Bedroom [X]	No	9.50	0	0
1620-01	Goyt Valley House HOP	01	2	212	Bedroom [X]	No	9.77	0	0
1620-01	Goyt Valley House HOP	01	2	213	Bedroom [X]	No	9.50	0	0
1620-01	Goyt Valley House HOP	01	2	214	Circulation [X]	No	30.25	0	0
1620-01	Goyt Valley House HOP	01	2	215	Bedroom [X]	No	9.50	0	0
1620-01	Goyt Valley House HOP	01	2	216	Bedroom [X]	No	14.58	0	0
1620-01	Goyt Valley House HOP	01	2	217	Office [Pri-G,NS] [Sec-G,NS]	No	8.68	0	0
1620-01	Goyt Valley House HOP	01	2	218	Shower Room [X]	No	6.73	0	0
1620-01	Goyt Valley House HOP	01	2	219	Bedroom [X]	No	14.58	0	0
1620-01	Goyt Valley House HOP	01	2	220	Bedroom [X]	No	13.18	4.12	3.20
1620-01	Goyt Valley House HOP	01	2	224	Bathroom [X]	No	4.07	2.51	1.62
1620-01	Goyt Valley House HOP	01	2	225	Circulation [X]	No	9.89	0	0
1620-01	Goyt Valley House HOP	01	2	226	Kitchen [X]	No	3.37	0	0
1620-01	Goyt Valley House HOP	01	2	227	Circulation [X]	No	16.75	0	0
1620-01	Goyt Valley House HOP	01	2	228	Storage [Pri-G,NS] [Sec-G,NS]	No	2.39	0.89	2.68
1620-01	Goyt Valley House HOP	01	2	229	Shower Room [X]	No	4.32	0	0
1620-01	Goyt Valley House HOP	01	2	230	Storage [Pri-G,NS] [Sec-G,NS]	No	1.18	0	0
1620-01	Goyt Valley House HOP	02	0	001	Garage [Pri-G,U] [Sec-G,U]	No	22.08	4.60	4.80
1620-01	Goyt Valley House HOP	02	0	002	Storage [Pri-G,U] [Sec-G,U]	No	5.24	1.89	2.77
1620-01	Goyt Valley House HOP	02	0	003	Storage [Pri-G,U] [Sec-G,U]	No	7.70	2.75	2.80

Appendix C

Building Photographs



Goyt Valley HOP

Photo Schedule







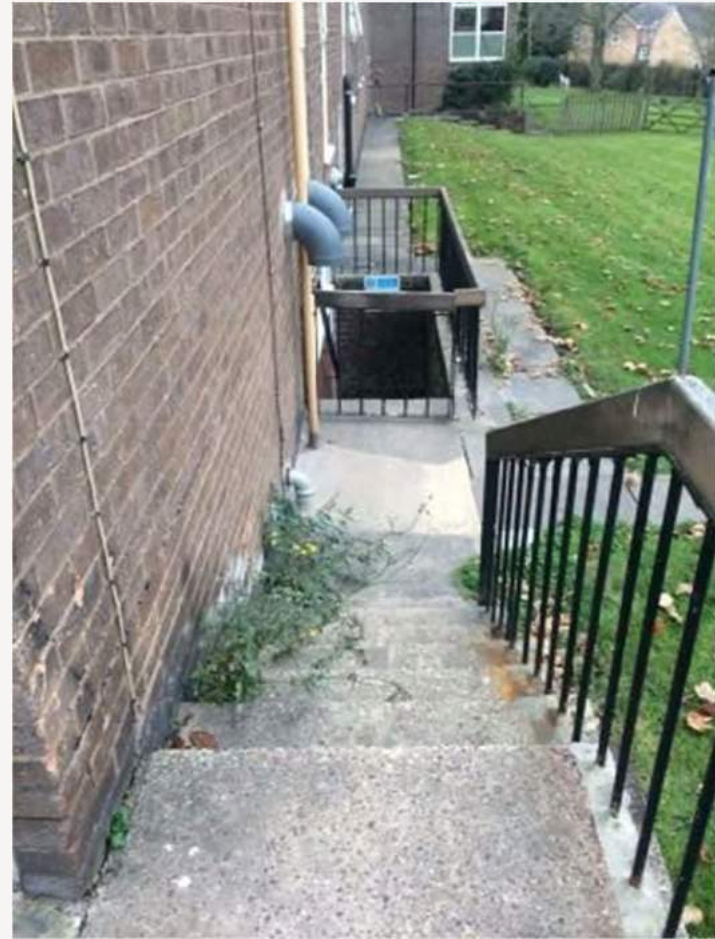


























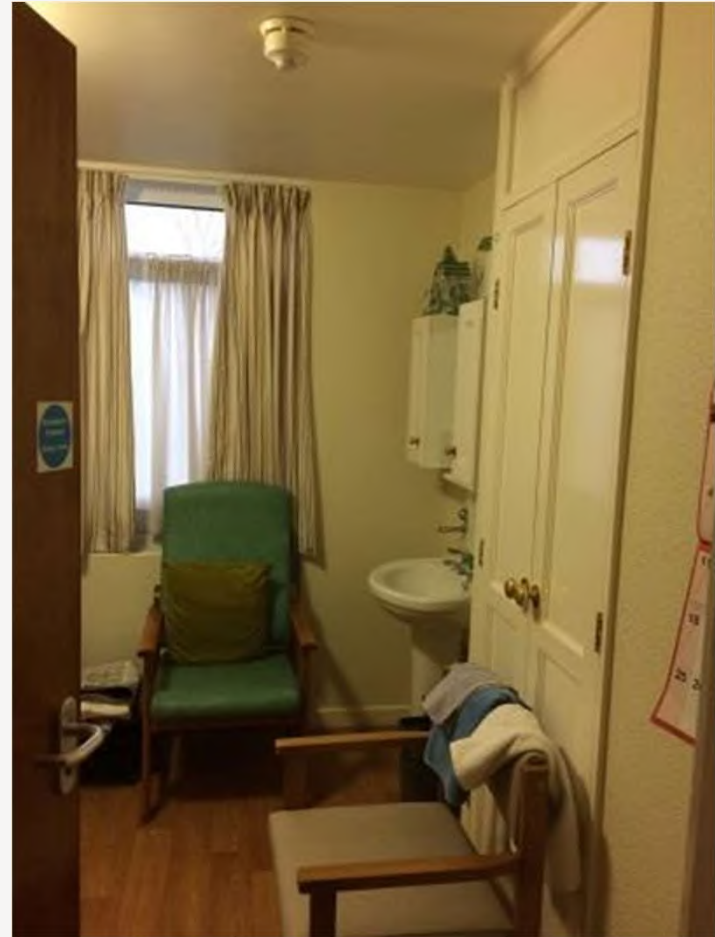




















Appendix D

M&E Report





TROUP
BYWATERS
+ ANDERS

Bringing buildings to life
Goyt Valley House HOP
Engineering Services Condition Survey
YA3985-ME-CHS-RPT-015

November 2018



JOB

Goyt Valley House HOP - Jubilee St, New Mills, SK22 4PA

JOB NO

YA3985

REPORT

Engineering Services Condition Survey

DOCUMENT NUMBER (if applicable)

YA3985-ME-CHS-RPT-015

STATUS:

For Comment

DATE:

27th 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	27/11/2018	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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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 Goyt Valley House HOP - Jubilee St, New Mills, SK22 4PA

1.1 Mechanical Services

The mechanical services we believe were installed in the early 1990's and the services were in varying states of condition. The boilers and ancillary equipment such as pumps are in a fairly tired condition and coming to the end of their life expectancy. The HWS calorifier appears to be more recent and is in a fairly good condition and operational at the time of the inspection.

The heating system generally comprised of a two pipe heating system served by the remaining and operating two boilers. The radiators are looking their age although appear to be operational and have 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 and therefore approaching 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 boilerhouse 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 do not appear to be connected to discharge, they should discharge into a safe place.

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. They do not appear to incorporate any weather compensation and it is just a constant temperature circuit with no compensated 3 port valve installed. 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 fans operating by either light switch or PIR.

The Laundry/Drying room has very little ventilation apart from 2 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 point above the cooking range with no ventilation canopy installed, 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 and doors. This is not a compliant ventilation system and ideally this should consist of a ventilation hood above the

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

1.2 Electrical Services

The electrical installation had its latest test and inspection in September 2018. All defects to wiring which may have been highlighted in the subsequent report should be corrected. The boilerhouse electrical installation is poor and should be rewired from the existing distribution board which is located within it.

The incoming utility supply is of adequate size and all existing switchgear throughout the building is relatively modern and fit for purpose.

All lighting was operating but generally this was operating with fluorescent luminaires. Consideration should be given to installing dimmable LED lamps where possible in the bedrooms together with emergency lighting. It was also noted that lighting levels in day/living rooms were poor and should be replaced with LED lighting to meet current standards.

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

Emergency lighting is relatively new though eventually consideration should be given to introducing new LED self-contained emergency lighting installed throughout the building. Exit signs are not illuminated and a review should be undertaken to ensure all emergency escape route signage meets the requirements of BS5266 and fire regulations.

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.

The existing lift is in good condition and regular maintenance on it is carried out.

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 Goyt Valley House HOP - Jubilee St, New Mills, SK22 4PA. The survey took place on 22nd November 2018.

The building is generally a three storey building which was originally constructed circa early 1990's with the ground floor comprising of central amenities and bedrooms whilst the two floors above consist of bedrooms and associated amenities. 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 consists of a basement boiler house and lift motor room which serve the whole building. The ground floor contains the central amenities consisting of the kitchen, stores, laundry and offices, together with a bedroom wing. Above the bedroom wing there are two additional bedroom wings on first and second floors. The bedroom wings generally have separate kitchenette, linen stores, sluice rooms, bathrooms, and WC's.

3.2 Existing Incoming Services

Mechanical Services

The incoming gas is from Jubilee Gardens onto the site and into an external ventilated cubical adjacent to Jubilee Gardens. The main gas meter is located within this external cubical, the gas splits into two supplies. These supplies serve the boilerhouse, kitchen and laundry. They are routed underground to the building where one supply rises internally to serve the boilerhouse and continues around the building to serve the kitchen and the other rises externally to enter the ground floor laundry at high level. The meter cubical was locked and we were not able to review the metering equipment within the cubical.

Within the boilerhouse the gas supply is installed with a manual shut off valve and an automatic shut off valve linked to an emergency gas shut off button located adjacent to the exit. The gas pipework has been modified in 2015 within the boiler house and incorporates a section of Geberit Mapress Stainless Steel push fit pipework.

All gas pipework would appear to be in good condition and is painted yellow ochre to identify the pipework as gas apart from the new section of pipework.

The gas distribution system within the building is a manual system only 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 in all areas including Boilerhouse, Laundry and Kitchen.

Within the laundry the gas supply enters at high level from outside and runs in a loop to drop next to the internal door complete with manual shut off valve for emergency shut off complete with a sign for the staff.

Within the kitchen, the gas enters at low level and rises to high level complete with a manual isolation valve. The system is not currently linked to the kitchen ventilation system and does not have a gas proving /interlock system installed. This is done manually from the valve. There was a sign on the wall requesting staff to open windows/doors and switch fans on before lighting any gas equipment.

The incoming MCWS supply could not be identified whilst on site. A MCWS supply enters the boilerhouse to serve the equipment and also serves the sanitaryware throughout the building.

Currently the building does not have any sprinklers installed and consideration should be given 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 – Gas meter house with incoming gas from Jubilee Gardens.



Photograph No 2 – Gas meter house with 2 No. gas supplies after meter entering ground.



Photograph No 3 – Gas supply entering boilerhouse at low level and gas rising to enter Laundry



Photograph No 4 – Gas entering boilerhouse with manual valve and automatic shut off valve.



Photograph No 5 – Section of stainless steel push-fit pipework serving existing boilers.



Photograph No 6 –Gas pipework enters Laundry at high level with valve and loops around laundry drying room.



Photograph No 7 –Gas pipework in Laundry drop to manual shut off valve.



Photograph No 8 –Gas pipework enters Kitchen at low level with manual shut off valve.



Photograph No 9 – Sign in Kitchen requesting windows/doors to be open and extract fans to be switched on prior to lighting gas.



Photograph No 10 – Gas route from incomer to central cooking range.

Electrical Services

The electrical incoming utility supply enters the building in a switchroom located centrally on the ground and contains the incoming service head and utility meters. The building has a 3 phase 100A supply with the three single phase meters measuring the incoming supply with a separate direct reading meter for the kitchen.



Photograph No 11 – Incoming electrical utility supply.



Photograph No 12 – Incoming utility meter

Existing Mechanical Services

Low Temperature Hot Water Boilers

The building has been provided with a central boilerhouse located within the Basement serving the entire building. The boilerhouse has been installed with 3 No. Beeston Berkeley gas fired atmospheric boilers. The boilers would appear to be the original boilers installed circa early 1990's. We are unsure as to if regular boiler testing has been carried out as there were no test result attached to the casings.

The boilers are now over 20 years old and coming to the end of their life, they are also standard gas atmospheric boilers and are not condensing type boilers and are therefore of a lower efficiency.

One of the boilers connected to the system, which was used as the HWS primary boiler during the Summer period, was in a state of disrepair and had been disconnected from the heating system and is now redundant although left in situ. This has been replaced with a new wall mounted Ideal Instinct Heat 40 condensing boiler installed in 2009. This solely serves the HWS calorifier whilst the two remaining existing boilers serve the buildings heating requirements.

The wall mounted boiler has a small grundfos single head pump which circulates the primary heating to the calorifier.

The 2 No. boilers are each installed with a Grundfos shunt pump and are connected to flow and return headers. The shunt pumps appear in poor condition. From the headers there is one set of pumps, this is a constant temperature circuit serving the heating system including radiators and fan convectors. This is a Grundfos twinhead pump for run and standby operation. The system is not a compensated/optimised system and is operated at a set temperature with heating controlled via the local thermostats and thermostatic radiator valves.

The pipework and insulation is generally in a poor condition and from the original installation. Some parts of the system have missing insulation and in other parts the insulation is damaged. There are no insulated valve covers currently installed, these need to be installed.

The pressure relief valves do not appear to be piped to either discharge at low level or to a gully and the overall heating installation within the plantroom is old and appears to be in a poor condition.

The new wall mounted boiler has a condensate drain which discharges over an intrernal open gully. The safety valve discharge at low level onto the floor.

The pressure relief pipes should ideally be discharged over gulleys or connected back into a drainage stack.

The heating system has a pressurisation unit installed comprising of a Mikrofill filling unit installed in 2016 and an expansion vessel that is dated 1996 and possibly from the existing installation and at the end of its life.

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

There are no valve schedules or framed schematic diagrams currently installed in the boilerhouse, these need to be provided. There is no gas schematic provided within the plantroom.



Photograph No 13 – Existing heating boilers with a boiler redundant and disconnected (left)



Photograph No 14 – Redundant boiler disconnected and left in situ.



Photograph No 15 – Main twinhead constant temperature heating pumps serving building heating system.



Photograph No 16 – Condition of pipework at rear of boilers, note redundant pump laying on top of pipework.



Photograph No 17 – Typical boiler shunt pump.



Photograph No 18 – Heating expansion vessel from 1996 and newer Mikrofill unit on wall at rear.



Photograph No 19 – Wall mounted condensing boiler (2009) serving HWS Calorifier.



Photograph No 20 – Boiler safety valve with no discharge pipework, note insulation missing.



Photograph No 21 – Plastic condensate from wall mounted boiler discharges over gully, note safety valve discharges onto floor.



Photograph No 22 – Louvered door for combustion/fresh air clogged up and requires cleaning.



Photograph No 23 – Grundfos pump from wall mounted condensing boiler serving the Calorifier.

Domestic Water Services

Hot water to the building is provided by an LTHW heated ACV Calorifier, this is located within the main boilerhouse.

The age of the unit is unknown but it has recorded testing on the unit as far back as 2005 and could be possibly older. The unit appears to have last been tested in 2015 with no records since. The unit is in a fair condition but approaching end of life.

It was noted that the plantroom floor around the calorifier was very wet and it was not known if this was from a recent or current leak as there appeared to be no obvious signs of water egress from the system or plant.

The Calorifier pressure relief valve pipework drops to low level and discharges onto the floor and is unsupported.

The hot water system has been provided with a Grundfos secondary return pump located within the boiler house at high level above the calorifier. The pump is old and the fascia has faded and is coming to the end of its life.

The domestic HWS system has an existing expansion vessel installed. This appears newer and it is assumed that this was installed with the new boiler in 2009.

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

The domestic services distribution pipework appears to be from the original 1990's installation and therefore at least 25 years old and in a fair condition although approaching the end of its projected lifespan. It is not clear if the domestic MCWS and DHWS service pipework is adequately insulated and labelled correctly above the false ceilings. This needs to be verified so that there is no heat loss or heat gain to these domestic service pipes when running alongside each other and with the LTHW pipes.

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

All bedrooms are provided with a wash hand basin and each have a thermostatic mixing valve installed. On the 2nd floor three of the bedrooms are provided with en-suite facilities containing either a bath or shower, wash hand basin with a TMV and a toilet.

Within each wing/floor there are accessible toilets and an assisted bath room. There is a small kitchenette on the 1st floor with a hairdressers on the 2nd floor. Both the Ground and 1st floors have been provided with a sluice room. The sluice room contains a stainless steel sluice and bucket sink with a ceramic wash hand basin.

The main kitchen is fed by mains cold water and hot water flow and return to serve the various items of catering equipment.

The building has been provided with a laundry and drying room located on the ground floor, which contains 2 No industrial washing machines and industrial gas fired 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 windows. A wall mounted Nuaire Opus fan was located within both the laundry and drying room.



Photograph No 24 –Central calorifier located in boilerhouse serving the building.



Photograph No 25 – Calorifier pressure relief discharge pipework discharges directly onto the floor and is unsupported.



Photograph No 26 – Pipework connection on top of calorifier with no insulation installed.



Photograph No 27 – Domestic hot water secondary return pump

INSPECTION & CLEAN	LEGIONELLA TEST	DATE DUE	DATE COMPLETED	INITIALS
✓	Tested	08/07	08/07	JH
NO	NO INSTA-D	10/3/09	5/1/10	JH
INSPECTED	✓	4/2/10	JG	
✓	✓	10/8/10	JG	

DATE	INSPECTED	CLEANED	SAMPLED	RESULTS	TEST FOR LISA	CHANGED
18/5/05	✓	✓	✓	✓	✓	✓
18/5/05	✓	✓	✓	✓	✓	✓
20/9/05	✓	✓	✓	✓	✓	✓
16/10/05	✓	✓	✓	✓	✓	✓
2/2/06	✓	✓	✓	✓	✓	✓
25/11/06	✓	✓	✓	✓	✓	✓

Photograph No 28 – Calorifier testing dating from 2005 to last test in 2015.



Photograph No 29 – Typical bedroom basin with thermostatic mixing valve installed below.



Photograph No 30 – Typical sluice room.



Photograph No 31 – Typical accessible toilet, note basin with TMV installed.



Photograph No 32 – Typical assisted bathroom



Photograph 33 – Typical pipework in main kitchen from original installation.

Heating Controls System

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

The controls appear to be basic and do not incorporate 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 replacement programme.



Photograph No 34 – Boiler and HWS plant control panel and system



Photograph No 35 – Close up of the control panel controller

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 areas not accessible by the occupants. No standard steel panel radiators were visible in the areas that were accessible.

The heating system would appear to be a basic constant temperature heating system with no compensation/optimisation and there are no 3 port control valves installed on the main heating. Therefore the heating runs at a standard temperature and is controlled locally via either a thermostat or thermostatic radiator valve controlled by the user in each area.

The LST radiator casings appear in most cases to be in a fair condition and these are assumed to be from the original early 1990's installation.

The existing pipework would appear to be mainly from the original installation with modifications carried out in certain areas. The pipework 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 to look at replacing the whole heating system in 3-4 years' time maximum.

It would also 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 affective.

Within the Ground floor, the Dining areas and Lounge areas were heated via fan convectors served from the heating system. These were SPC Ltd Belgravia type units and were controlled via wall mounted thermostats. The convectors were looking in a very tired condition and were from the original installation and at the end of their life expectancy.

Within the main kitchen there is a high level wall mounted SPC Ltd Belgravia 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 36 – Typical wall mounted LST radiator with pipework boxed in.



Photograph No 37 – Typical wall mounted LST radiator in bedroom.



Photograph No 38 – Typical LST radiator in bathroom.



Photograph No 39 – Typical fan convector installed in ground floor dining/lounge areas.



Photograph No 40 – High level fan convector heater in kitchen.

Ventilation

The toilets and bathrooms have all been provided with wall mounted fans, some of the fans 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. These operate either via PIR or the light switches. In one of the toilets the fan has been installed the wrong way around, vertically instead of horizontally although this should not affect its operation.

All general bedrooms without en-suites are ventilated via openable windows, the three bedrooms with en-suites on the 2nd floor are again naturally ventilated but have fans installed within the en-suite facility.

The kitchenettes within the building are installed with wall mounted Vent Axia fans with a PIR.

Within the ground floor sluice room there is a wall mounted Vent Axia fan which is operated from the light switch. The 2nd floor sluice room also has a Vent Axia wall fan but this is operated via a PIR.

The Laundry/Drying room has two Nuaire Opus wall mounted fans installed, believed to operate from the light switch. The rooms were quite warm and it is unknown if the fans were 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 two sided extract point above the cooking range. This is of the type that is usually located within a cooking hood, yet no hood was installed. This therefore means that this is generally extracting air from the whole kitchen rather than the cooking range. It is unknown as to whether a hood was originally installed and whether this has been removed at some point. The kitchen also currently has a large Vent Axia wall mounted fan installed with an old type controller and the two kitchen stores also have wall mounted fans. 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 screened openable windows and door.

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

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



Photograph 41 – Typical older style wall mounted fan located in toilets – note fan is installed vertically rather than horizontally.



Photograph No 42 – Typical new style wall mounted fan located in toilet with integral PIR.



Photograph No 43 – Fan located in Ground floor sluice room operated from light switch, note openable windows also being used.



Photograph 44 – In some area fans have been installed with remote PIR's, this is in a kitchenette.



Photograph No 45 – Extract located above kitchen cooking range with no hood.



Photograph No 46 – Wall mounted fan located in main kitchen.



Photograph No 47 – Controller serving the wall mounted kitchen fan.



Photograph No 48 – Fan located in one of the kitchen stores.



Photograph No 49 – Sign in kitchen regarding operation of ventilation and gas.



Photograph No 50 – Kitchen extract discharge cowl located on roof above 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. gas fired 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. It is not clear if the circular ducts have been cleaned to ensure that there is no build-up of lint within the ducts restricting the discharge of air from the dryer.



Photograph No 51 – Laundry gas fired dryers with extract fan above and entering gas supply.



Photograph No 52 – Laundry dryers with ductwork discharging through wall.



Photograph No 53 – Laundry dryers with gas supply and natural ventilation grilles located in wall



Photograph No 54 – Laundry washers with extract fan located above.



Photograph No 55 – Services at the rear of the washers.



Photograph No 56 – Laundry stainless steel sink and wash hand basin with TMV



Photograph No 57 – Laundry dryer exhausts also showing 2 No. natural vents, extract fan discharge and laundry gas supply..

Existing Electrical Services

Electrical Distribution

Located within main incoming supply switchroom 020 adjacent to the main incoming supply is the main electrical distribution panel which is a modern 12 way TPN MCCB board with an integral main isolator as manufactured by Eaton Memshield range. This main panel feeds a series of distribution boards located throughout the building as follows

- DB1 - TPN board serving ground floor
- DB2 - TPN board serving ground floor
- DB3 - TPN board serving ground floor laundry
- DB4 – Spare
- DB5/L1 - Spare
- DB5/L2 - SPN board lift supplies
- DB5/L3 - SPN board serving garage
- DB6 - TPN board serving first floor
- DB7 - TPN board serving boilerhouse
- DB8 - TPN board serving second floor
- DB9 - Lift
- DB10-12 – Spare

A 100A isolator is looped off the incoming supply and feeds the kitchen direct through a separate meter.

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.

All the switchgear is modern, in a good condition and can be retained for the foreseeable future. All the cabling appears to be PVC/PVC and in good condition. The exception to this is the basement boilerhouse where the electrical installation is in a poor state and we would recommend it is rewired from the distribution board located within it.



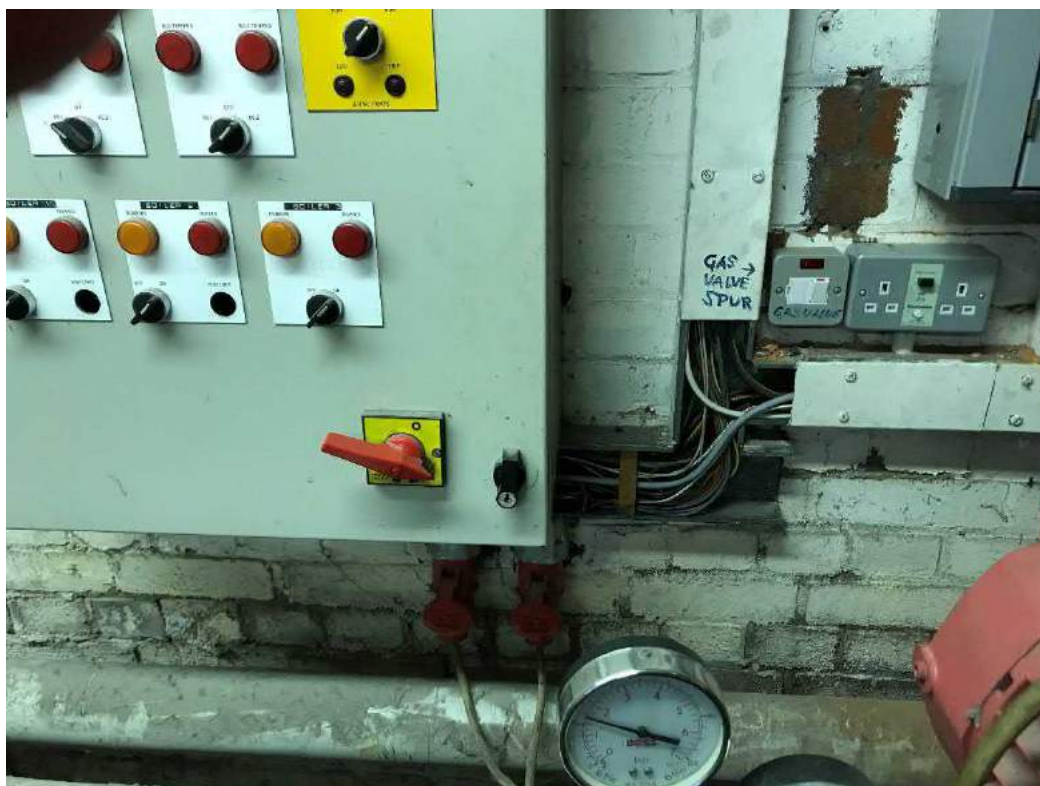
Photograph No 58 – Main Memshield 12 way TPN MCCB board)



Photograph No 59 – Typical final MCB distribution board



Photograph No 60 – Boilerhouse installation – Note isolator hanging from wall



Photograph No 61 – Boilerhouse installation – Note exposed cabling

Internal Lighting

Generally within the bedrooms the lighting consists of a central pendant lamp holder with twin miniature PL lamps and shade fitted together with an over sink fluorescent mirror/shaver light. The central pendant is controlled by a 2 gang switch allowing each lamp within it to be individually switched to give two lighting levels. Over the bed there is a pull cord switch which is for switching off the central light.

Throughout the amenity areas and corridors the lighting is provided by means of luminaires employing compact fluorescent PL lamps. The lighting was operational and working but only manually switched. It was noted that in the main dayrooms/living rooms that lighting levels were generally poor and in some instances shades had been removed to increase levels resulting in lighting glare. We would recommend that the lighting is replaced immediately in these areas with LED luminaires to provide recommended lighting levels as latest standards.

Within the main kitchen, kitchenettes, laundry and bathrooms/shower rooms lighting was by means of linear proofed fluorescent luminaires all generally in a good condition.

The main staff room and offices are also illuminated internally by fluorescent luminaires with Cat 2 diffusers.

In general all the lighting was operational and working but only manually switched. Where possible within bathrooms, storage areas, staff rooms and the laundry, then 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 62 – Typical bedroom central pendant luminaire with twin PL lamp and table lamp



Photograph No 63 – Typical bedroom mirror luminaire.



Photograph No 64 – Dayroom lighting levels are poor



Photograph No 65 – Living room lighting with shades removed to improve lighting level



Photograph No 66 – Typical Bedroom Corridor lighting.



Photograph No 67 – Main Kitchen Lighting

Emergency Lighting

Emergency lighting within the buildings is provided by means of either separate self-contained emergency luminaires or integral battery/inverter packs operating for a period of 3 hours duration during mains failure of the normal lighting. Both types of luminaires are provided with miniature fluorescent lamps.

The lighting is relatively new and covers all corridors, escape routes, amenity areas, kitchen and boiler room.

None of the bedrooms has been provided with emergency lights.

It was noted that local test facilities were provided

All external escape doors are provided with emergency lighting though it was noted that emergency exit routes are generally provided with non-illuminated signs with emergency lighting located adjacent to them.

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



Photograph No 68 – Luminaire with integral battery/invertor pack



Photograph No 69 – Separate self-contained luminaire

External Lighting

The building is situated on a main road so makes use of the street lighting though the external perimeter of the building is illuminated by wall mounted bulkhead luminaires. Which appears to operate satisfactory.

Small Power

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

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

No induction loops were provided within the building



Photograph No 70 –Bedroom sockets could be increased in height off the floor.



Photograph No 71 – Kitchen equipment via local isolator with emergency stop button



Photograph No 72 – Various power supplies within kitchen



Photograph No 73 – Isolators supplying laundry equipment

Data

The building is provided with data points from a data rack in the main switchroom 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 available within the home.

A payphone is available for residents use.



Photograph No 74 – Data rack installed in switchroom.

Fire Alarm

The building is provided with a modern addressable fire alarm system with the system being split into 10 zones. The panel is located in the main entrance and is visible from outside.. There are no faults indicated on the panel and appears to be operating correctly. The main supply to the panel requires to be in a fire enhanced cable and the local isolator requires upgrading to current standards.

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

The main kitchen and all boiler houses have automatic detection installed though do not appear to have a gas shut off system linked to operate on fire alarm activation.

We were concerned that the audibility levels are not in line with BS5839 for sleeping accommodation and that 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 and covers to manual call points.

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

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

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



Photograph No 75 – New addressable fire alarm panel located in the main entrance.



Photograph No 76 – Example of smoke detector installed in bedroom

Security

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

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



Photograph No 77 – Exit door with a call point & First Q Wander Guard alarm fitted.

Nurse Call System

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

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



Photograph No 78 – Nurse call point within activity room



Photograph No 79 – Nurse call point within bedroom



Photograph No 80 – Master Nurse Call system monitor located ground floor corridor.

TV Aerial

The building is provided with a central aerial system on the roof to provide terrestrial TV signal throughout the building.

Lift

The building is provided with a 450 Kg 6 person hydraulic lift which serves basement, ground, first and second floors though the basement level is only available via a keyswitch. The lift car is provided with an emergency telephone but is not of a large enough size for disabled access.

The lift motor hydraulic pump and associated control are at basement level and all appear in a reasonable condition with the lift being regularly maintained.



Photograph 81 – Lift Car controls



Photograph 82 – Lift Hydraulic pump unit and controls

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

- Rewire the boilerhouse.
- Install dimmable LED lamps to the central pendent bedroom luminaires.
- Replace lighting in day/living rooms with LED lighting to improve lighting levels to recommended standards.
- 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 and review corridor escape signage where non-illuminated to ensure emergency lighting is installed adjacent to them at all fire exits and changes in direction.
- Install VAD's to all bedrooms and communal areas
- Carry out an audibility test to check that levels are in line with BS5839 for sleeping accommodation. If required install additional sounders to bedrooms.
- Install hearing loops to communal areas and offices

Mechanical Services

- Service all boilers to ensure that they are operating correctly. All boilers to have test results taped to the boiler casing.
- Insulate and label the pipework within all of the boiler houses and install insulation covers to the valves.
- Install valve schedule and label all valves in the boilerhouse.
- Install a dosing pot onto the system and chemically dose the heating system.

- Install all boiler and HWS calorifier pressure relief pipework into an available drain rather than discharging onto the floor.
- Install a new kitchen ventilation cooking hood and associated ventilation plant to provide a supply and extract system.
- Install gas system interlock system in the main kitchen with the new kitchen ventilation system.
- Ensure the gas solenoid valve on the main incoming gas pipe is interlinked to the fire alarm system. Also include on the supply to the kitchen and laundry.

Year Two Works

Electrical Services

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

Mechanical Services

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

Year Three Works

Electrical Services

- Provide internet access to all areas

Mechanical Services

- Start to replace the heating distribution pipework and radiators on a bedroom floor by floor basis which will allow the building to operate by shutting down a bedroom block whilst leaving the remaining bedroom blocks operational.
- Install a two pipe heating system and new LST radiators to the bedroom blocks on a floor by block basis.
- Replace aging boilers and associated equipment in the boiler house including variable speed pumps.
- Replace the existing boilerhouse control panel/controls with 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 en-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 located separately 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

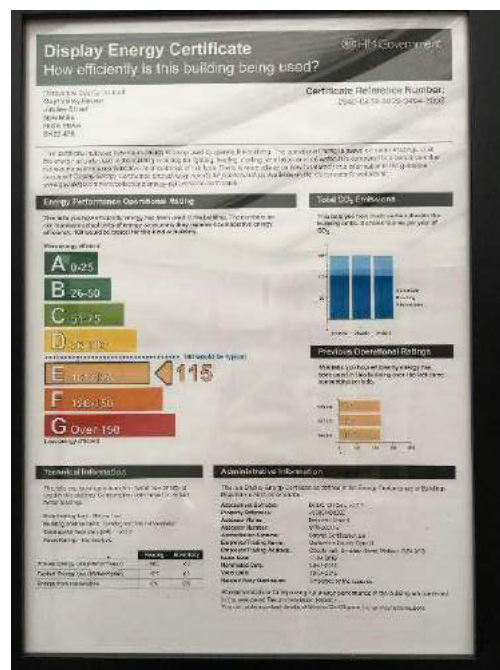
Currently the building has a Display Energy Certificate (DEC) with a Rating of E (101 -125) 115. This certificate is dated 11th April 2018 and is valid until 19th April 2019.

It may be possible to improve the rating of the M&E services by reviewing the currently installed services.

One area where it may be possible to further improve the energy efficiency would be to have a look at replacing the existing boilers and calorifier with new more energy efficient equipment. Also possible review a new Calorifier which is capable of accepting solar heating to reduce the cost of the domestic hot water.

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

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



Photograph No 83 – Current DEC with a rating of E– 115.

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.

Consideration should be given to replacing the existing boiler and calorifier plant controls system with an up-to-date system utilising an optimiser.

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

Goyt Valley House 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.
Optimised Boiler Controls			✓	The current system is a constant temp circuit and does not include compensation/optimisation.
Central Domestic Water Generation	✓	✓		1 No calorifier in central boilerhouse
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

Goyt Valley House HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Communal Toilets + Wash Hand Basins	✓	✓		2 No communal toilets on each floor.
Communal Assisted Bathrooms	✓	✓		1 No assisted bathroom per floor 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 sluice room complete with stainless steel bucket sink. Ceramic WHB provided for hand washing in Ground floor but not in 1 st floor.
Water Fittings and Equipment Complies With Water Supply Regulations	✓	✓		It was not clear if all of the installed flexible connections and supplies to Laundry equipment or kitchen equipment and external taps meet these requirements and this needs to be verified.
G3 Regulations – Discharge pipes/condensate drains.	✓		✓	Some discharge pipework do not drain to a gully but just onto the floor. Boiler safety valves not piped up.
Kitchen Supply and Extract Ventilation System	✓		✓	Kitchen extract installed but with no canopy. Ventilation system not to current standards

Care Home Services Check List

Goyt Valley House HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
				Wall fans installed with windows/doors used for incoming air.
Gas Interlock system with Kitchen Ventilation System.	✓		✓	No gas shut off button or solenoid valve installed for gas shut off to kitchen and no interlock with ventilation system.
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	✓	✓		
Electrical Wiring Has Been Regularly Tested and Report Issued	✓	✓		Last test and inspection carried out in September 2018. Basement boilerhouse require rewiring.
Fire Alarm System installed to BS5839 P1 - L1 + M	✓	✓		New addressable system has been installed.

Care Home Services Check List Goyt Valley House 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 miniature non LED lamps fitted. Replace these with dimmable LED lamp and replace existing switches with dimmer switches to be comparable with the LED lamp.
General LED Lighting to all areas	✓		✓	Existing luminaires are either linear fluorescent or 2D lamps. Replace with LED lamps and fittings over time. Replace existing lighting to dayrooms to achieve required lighting levels.
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

Goyt Valley House HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Table Lamp in Bedroom	✓	✓		Table lamps have been provided.
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 2 gang switch in some rooms though no 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

Goyt Valley House 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	✓	✓		Lift serves all levels
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 Report





No structural survey has been undertaken

Appendix F

Cost Data & Cost Summary Sheets



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

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY											PREDICTED REPLACEMENT (Years)								
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	PREDICTED REPLACEMENT (Years)						Total		
																		1	1-2	3-5	5-10	10-15	15-25			
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42			
External Areas	1	External	0	Fencing	Fencing & Security	Timber boards	m	40.00	£107	D	1	S	15	Urgent	£4,260	Rear of site not secure and unprotected from unauthorised access or egress at the site. Reports of residents wandering off in the past.	Recommend installation of fencing and gates fitted with escape furniture in the event of emergency egress.	£4,260							£4,260.00	
External Areas	1	External	0	Fencing	Fencing & Security	Timber boards	m	40.00	£107	A	6	S	15	15-25 years	£4,260	Cyclical replacement of security fencing	Renew						£4,260	£4,260.00		
External Areas	1	External	0	Building Superstructure	Stairs	Concrete	m	40.00	£57	D	1	H	15	Urgent	£2,280	Steps to boiler house, and 3no steps around site have no contrast to nosings	Add non-slip nosings to boiler house access stairs for safety	£2,280							£2,280.00	
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	30.00	£120	B	2	R	20	Within 2 years	£3,600	Foot paths around site too narrow to allow wheelchairs or persons with mobility aids to pass.	Form passing places along footpaths to allow occupants to pass without moving on to grassed areas.		£3,600						£3,600.00	
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	30.00	£120	A	6	R	20	20	£3,600	Foot paths around site too narrow to allow wheelchairs or persons with mobility aids to pass.	Cyclical replacement of passing places						£3,600	£3,600.00		
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	200.00	£66	C	3	R	20	20	£13,200	General wear and breakdown of tarmac surface in places.	Scarify and resurface car park			£13,200					£13,200.00	
External Areas	1	External	0	External Landscaping	Hard Landscaping	Paving slabs	m2	90.00	£120	C	2	R	20	within 2 years	£10,800	Paving slabbed paths and steps around the site, some uneven, large open gaps, trip hazards etc	Uplift slabs, construct base, lay tarmac		£10,800						£10,800.00	
External Areas	1	External	0	External Landscaping	Hard Landscaping	Paving slabs	m2	20.00	£120	D	1	H	20	Urgent	£2,400	Paving slabs to patio table and chairs areas has a 50mm step, potential for chairs to slip off or as a trip hazard	Uplift slabs, construct base, lay tarmac	£2,400							£2,400.00	
External Areas	1	External	0	Ramps & Steps	Ballustrades & handrails	Metal handrails	m	30.00	£240	C	2	H	20	Within 2 years	£7,200	Aged flat metal handrails to steps around site	Install suitable and sufficient handrails with compliant profile		£7,200						£7,200.00	
External Areas	1	External	0	Ramps & Steps	Ballustrades & handrails	Metal handrails	m	30.00	£240	A	6	H	20	20	£7,200	Cyclical replacement of handrails	Cyclical replacement						£7,200	£7,200.00		
External	1	External	0	Building Superstructure	Roofs - flat	Mineral felt	m2	340.00	£160	B	5	G	20	10-15 years	£54,400	Existing covering over ground floor is mineral felt likely to have around 12 years of life remaining. Holding some water	Allow to renew with cut to falls insulation					£54,400			£54,400.00	
External	1	External	0	Building Superstructure	Roofs - flat	Mineral felt	m2	300.00	£160	B	5	G	20	10-15 years	£48,000	Existing covering over second floor assumed to be as ground floor and assumed to have to have around 12 years of life remaining	Allow to renew with cut to falls insulation					£48,000			£48,000.00	
External	1	External	0	Building Superstructure	Roof Drainage	PVC Gutters & Downpipes	m	110.00	£96	A	6	G	25	15-25 years	£10,560	PVC hoppers and downpipes to flat roofs	Good condition						£10,560	£10,560.00		
External	1	External	0	Building Superstructure	External Structure	Timber Decking	Item	1.00	£15,000	D	1	H	20	Urgent	£15,000	Large timber decking with steps and handrails to rear of HOP. Aging and timber requires weather protection, the steps have no contrasting nosings or non slip treads and surface of the decking is very slippery when wet with a high likelihood of slips and falls. Area was out of bounds during survey due to the slipiness of the decking even though this route forms part of the fire escape route..	Allow to renew decking completely with a more durable product that has contrasting nosings and non slip decking for all year round use.	£15,000							£15,000.00	
External	1	External	0	Building Superstructure	Roof lights	Propriety Unit	Nr	8.00	£1,107	B	3	G	25	3-5 years	£8,856	Polycarbonate pyramid and dome rooflights. Aging, single skin with some UV discoloration.	Generally fair/poor condition, renew			£8,856						£8,856.00
External	1	External	0	Building Superstructure	Wall structure	Brickwork	Item	1.00	£2,860	C	2	G	40	15-25 years	£2,860	Clay brickwork with cement mortar and bituminous DPC. Typical weathering, random spalled bricks (5m2), and erosion of mortar in places (50m2), predominately low level. Repointing evident to rear of stepped cracks to large expanse of brickwork on south elevation assumed thermal cracks.	Repoint eroded mortar joints (50m2) and replace random spalled bricks (5m2)		£2,860						£2,860.00	
External	1	External	0	Building Superstructure	Doors	PVCu Doors	Nr	3.00	£3,821	C	3	H	30	3-5 years	£11,463	Double glazed PVCu double doorsets aged and due for renewal.	Recommend replacement with powder coated aluminium.			£11,463						£11,463.00
External	1	External	0	Building Superstructure	Doors	PVCu Doors	Nr	2.00	£3,821	C	3	H	30	3-5 years	£7,642	Double glazed PVCu single doorsets aged and due for renewal.	Recommend replacement with powder coated aluminium.			£7,642						£7,642.00
External	1	External	0	Building Superstructure	Doors	Sliding Doors	Nr	2.00	£3,821	C	3	H	30	3-5 years	£7,642	Double glazed aluminium sliding doorset to living room, generally fair condition however if used as part of fire escape route these should be replaced with swing doorsets.	Recommend replacement with powder coated aluminium.			£7,642						£7,642.00
External	1	External	0	Building Superstructure	Doors	Aluminium Door	Nr	1.00	£4,821	B	5	H	30	3-5 years	£4,821	Double glazed aluminium doorset to main entrance, good condition.	Cyclical replacement					£4,821			£4,821.00	
External	1	External	0	Building Superstructure	Windows	PVCu windows	m2	165.00	£767	C	2	S	35	Within 2 years	£126,555	Existing windows throughout the site are PVCu double glazed, Many are reported as being difficult to operate, condensation in many glazed units. 1no window has had to be secured shut.	Renew with double glazed PCVu windows		£126,555							£126,555.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	154.00	£11	B	3	E	5	3-5 years	£1,694	Paint to ceilings, good condition	Redecorate			£1,694						£1,694.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	154.00	£11	A	4	E	5	5-10 years	£1,694	Cyclical redecorations	Cyclical redecorations				£1,694					£1,694.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	154.00	£11	A	5	E	5	10-15 years	£1,694	Cyclical redecorations	Cyclical redecorations					£1,694				£1,694.00

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

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY												PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total	
																		PREDICTED REPLACEMENT (Years)							
																		1	1-2	3-5	5-10	10-15	15-25		

Condition Ranking				Priority						Type					
A				A = Good - Performing as intended and operating efficiently						1	Urgent		E	Environmental	
B				B = Satisfactory - performing as intended, exhibiting minor deterioration.						2	within 2 years		F	Fire Precaution	
C				C = Poor - exhibiting major defects and/or not operating as intended.						3	3 to 5 years		G	Consequential risk	
D				D = Failed - life expired and/or serious risk imminent failure						4	5 to 10 years		H	Health and Safety	
										5	10 to 15 years		I	Further Investigation	
										6	15 to 25 years		L	Loss of Service	
													Q	Energy	
													R	Recommendation	
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ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY												PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	PREDICTED REPLACEMENT (Years)						Total	
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42		
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	34.00	£11	B	3	H	5	3-5 years	£374	Paint to ceiling, good condition	Redecorate			£374				£374.00	
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	34.00	£11	A	4	H	5	5-10 years	£374	Cyclical redecorations	Cyclical redecorations				£374			£374.00	
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	34.00	£11	A	5	H	5	10-15 years	£374	Cyclical redecorations	Cyclical redecorations					£374		£374.00	
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	34.00	£11	A	6	H	5	15-25 years	£374	Cyclical redecorations	Cyclical redecorations						£374	£374.00	
Internal	1	Toilets	0	Internal finishes	Wall finishes	Eggshell to walls	m2	88.00	£11	B	3	H	5	3-5 years	£968	Painted masonry walls, good condition	Redecorate			£968				£968.00	
Internal	1	Toilets	0	Internal finishes	Wall finishes	Eggshell to walls	m2	88.00	£11	A	4	H	5	5-10 years	£968	Painted masonry walls, good condition	Redecorate				£968			£968.00	
Internal	1	Toilets	0	Internal finishes	Wall finishes	Eggshell to walls	m2	88.00	£11	A	5	H	5	10-15 years	£968	Painted masonry walls, good condition	Redecorate					£968		£968.00	
Internal	1	Toilets	0	Internal finishes	Wall finishes	Eggshell to walls	m2	88.00	£11	A	6	H	5	15-25 years	£968	Painted masonry walls, good condition	Redecorate						£968	£968.00	
Internal	1	Toilets	0	Internal finishes	Floor finishes	Sheet vinyl	m2	34.00	£95	B	4	H	10	10-15 years	£3,230	Generally good condition	Renew				£3,230			£3,230.00	
Internal	1	Toilets	0	Internal finishes	Floor finishes	Sheet vinyl	m2	34.00	£95	A	6	H	11	15-25 years	£3,230	Cyclical replacement	Cyclical replacement						£3,230	£3,230.00	
Internal	1	Toilets	0	Sanitaryware	WC	Vitreous China	Item	9.00	£1,197	B	4	H	20	5-10 years	£10,773	Good condition, recently refurbished	Renew				£10,773			£10,773.00	
Internal	1	Toilets	0	Sanitaryware	WHB	Vitreous China	Item	9.00	£525	B	4	H	20	5-10 years	£4,725	Good condition, recently refurbished	Renew				£4,725			£4,725.00	
Internal	1	Toilets	0	Door	Door	Solid veneer faced timber door (single)	Item	9.00	£391	B	5	H	25	Within 2 years	£3,519	Hollowcore flush doors, aged, poor door furniture.	Renew					£3,519		£3,519.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	32.00	£11	B	3	H	5	3-5 years	£352	Good condition	Redecorate			£352				£352.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	32.00	£11	A	4	H	5	5-10 years	£352	Cyclical redecorations	Cyclical redecorations				£352			£352.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	32.00	£11	A	5	H	5	10-15 years	£352	Cyclical redecorations	Cyclical redecorations					£352		£352.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	32.00	£11	A	6	H	5	15-25 years	£352	Cyclical redecorations	Cyclical redecorations						£352	£352.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Wall finishes	Ceramic tiling	m2	80.00	£234	A	6	H	5	15-25 years	£18,720	Ceramic tiles good condition, recently refurbished	Renew						£18,720	£18,720.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Floor finishes	Sheet vinyl	m2	32.00	£95	B	5	H	10	10-15 years	£3,040	Generally good condition	Renew					£3,040		£3,040.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Floor finishes	Sheet vinyl	m2	32.00	£95	A	6	H	11	15-25 years	£3,040	Cyclical replacement	Cyclical replacement						£3,040	£3,040.00	
Internal	1	Bath / shower rooms	0	Sanitaryware	WHB	Vitreous China	Item	4.00	£525	B	5	H	20	10-15 years	£2,100	In bathrooms - Generally good condition						£2,100		£2,100.00	
Internal	1	Bath / shower rooms	0	Sanitaryware	Bath	Height adjustable bath	Item	4.00	£7,500	B	5	H	15	10-15 years	£30,000	Rise and fall baths, good condition	Renew					£30,000		£30,000.00	
Internal	1	Bath / shower rooms	0	Door	Door	Solid veneer faced timber door (single)	Item	4.00	£391	B	5	H	25	10-15 years	£1,564	Solid core timber flush doors appear generally good condition. Bathroom doors do not have own distinguishing colour.	Renew					£1,564		£1,564.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	360.00	£11	B	3	E	5	3-5 years	£3,960	Paint to ceiling, good condition			£3,960					£3,960.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	360.00	£11	A	4	E	5	5-10 years	£3,960	Cyclical redecorations	Cyclical redecorations				£3,960			£3,960.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	360.00	£11	A	5	E	5	10-15 years	£3,960	Cyclical redecorations	Cyclical redecorations					£3,960		£3,960.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	360.00	£11	A	6	E	5	15-25 years	£3,960	Cyclical redecorations	Cyclical redecorations						£3,960	£3,960.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	1020.00	£11	B	3	E	5	3-5 years	£11,220	Good condition	Redecorate			£11,220				£11,220.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	1020.00	£11	A	4	E	5	5-10 years	£11,220	Cyclical redecorations	Cyclical redecorations				£11,220			£11,220.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	1020.00	£11	A	5	E	5	10-15 years	£11,220	Cyclical redecorations	Cyclical redecorations					£11,220		£11,220.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	1020.00	£11	A	6	E	5	15-25 years	£11,220	Cyclical redecorations	Cyclical redecorations						£11,220	£11,220.00	
Internal	1	Bedrooms	0	Internal finishes	Floor finishes	Carpet	m2	360.00	£59	B	4	E	10	10-15 years	£21,240	Generally good condition				£21,240				£21,240.00	
Internal	1	Bedrooms	0	Internal finishes	Floor finishes	Carpet	m2	360.00	£59	A	6	E	10	15-25 years	£21,240	Cyclical replacement	Cyclical replacement						£21,240	£21,240.00	
Internal	1	Bedrooms	0	Sanitaryware	WHB	Vitreous China	Item	40.00	£525	B	5	E	20	10-15 years	£21,000	Generally fair condition						£21,000		£21,000.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	9.00	£11	B	3	E	5	3-5 years	£99	Generally good condition	Redecorate			£99				£99.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	9.00	£11	A	4	E	5	5-10 years	£99	Cyclical redecorations	Cyclical redecorations				£99			£99.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	9.00	£11	A	5	E	5	10-15 years	£99	Cyclical redecorations	Cyclical redecorations					£99		£99.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	9.00	£11	A	6	E	5	15-25 years	£99	Cyclical redecorations	Cyclical redecorations						£99	£99.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	32.00	£11	B	3	E	5	3-5 years	£352	Generally good condition	Redecorate			£352				£352.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	32.00	£11	A	4	E	5	5-10 years	£352	Cyclical redecorations	Cyclical redecorations				£352			£352.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	32.00	£11	A	5	E	5	10-15 years	£352	Cyclical redecorations	Cyclical redecorations					£352		£352.00	

Condition Ranking				Priority				Type			
A				1	Urgent	E	Environmental				
B				2	within 2 years	F	Fire Precaution				
C				3	3 to 5 years	G	Consequential risk				
D				4	5 to 10 years	H	Health and Safety				
				5	10 to 15 years	I	Further Investigation				
				6	15 to 25 years	L	Loss of Service				
						Q	Energy				
						R	Recommendation				
						S	Security				

Room Description				Room Fabric			Condition Survey												Predicted Replacement (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	Condition Rank	Priority	Type	Typical Life from new (Years)	Estimated Remaining Useful Design Life (Years)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	Total	
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42		
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	32.00	£11	A	6	E	5	15-25 years	£352	Cyclical redecorations	Cyclical redecorations						£352	£352.00	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Sheet vinyl	m2	9.00	£95	B	4	E	10	3-5 years	£855	Generally good condition	Replace				£855			£855.00	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Sheet vinyl	m2	9.00	£95	A	6	E	10	15-25 years	£855	Cyclical replacement	Cyclical replacement						£855	£855.00	
Internal	1	Laundry	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	1.00	£931	B	4	E	25	5-10 years	£931	Generally good condition	Replace				£931			£931.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	32.00	£11	B	3	E	5	3-5 years	£352	Generally good condition	Redecorate			£352				£352.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	32.00	£11	A	4	E	5	5-10 years	£352	Cyclical redecorations	Cyclical redecorations				£352			£352.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	32.00	£11	A	5	E	5	10-15 years	£352	Cyclical redecorations	Cyclical redecorations					£352		£352.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	32.00	£11	A	6	E	5	15-25 years	£352	Cyclical redecorations	Cyclical redecorations						£352	£352.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to walls	m2	54.00	£11	B	3	E	5	3-5 years	£594	Generally good condition	Redecorate			£594				£594.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to walls	m2	54.00	£11	A	4	E	5	5-10 years	£594	Cyclical redecorations	Cyclical redecorations				£594			£594.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to walls	m2	54.00	£11	A	5	E	5	10-15 years	£594	Cyclical redecorations	Cyclical redecorations					£594		£594.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to walls	m2	54.00	£11	A	6	E	5	15-25 years	£594	Cyclical redecorations	Cyclical redecorations						£594	£594.00	
Internal	1	Office	0	Internal finishes	Floor finishes	Carpet Tiles	m2	32.00	£59	B	3	E	10	3-5 years	£1,888	Generally fair condition	Replace			£1,888				£1,888.00	
Internal	1	Office	0	Internal finishes	Floor finishes	Carpet Tiles	m2	32.00	£59	A	6	E	10	15-25 years	£1,888	Cyclical replacement	Cyclical replacement						£1,888	£1,888.00	
Internal	1	Office	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	1.00	£931	B	5	E	25	10-15 years	£931	Generally good condition	Replace					£931		£931.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	61.00	£11	B	3	E	5	3-5 years	£671	Generally good condition	Redecorate			£671				£671.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	61.00	£11	A	4	E	5	5-10 years	£671	Cyclical redecorations	Cyclical redecorations				£671			£671.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	61.00	£11	A	5	E	5	10-15 years	£671	Cyclical redecorations	Cyclical redecorations					£671		£671.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	61.00	£11	A	6	E	5	15-25 years	£671	Cyclical redecorations	Cyclical redecorations						£671	£671.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	90.00	£11	B	3	E	5	3-5 years	£990	Generally good condition	Redecorate			£990				£990.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	90.00	£11	A	4	E	5	5-10 years	£990	Cyclical redecorations	Cyclical redecorations				£990			£990.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	90.00	£11	A	5	E	5	10-15 years	£990	Cyclical redecorations	Cyclical redecorations					£990		£990.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	90.00	£11	A	6	E	5	15-25 years	£990	Cyclical redecorations	Cyclical redecorations						£990	£990.00	
Internal	1	Storage	0	Internal finishes	Floor finishes	Sheet vinyl	m2	61.00	£95	B	4	E	10	5-10 years	£5,795	Generally fair condition	Replace				£5,795			£5,795.00	
Internal	1	Storage	0	Internal finishes	Floor finishes	Sheet vinyl	m2	61.00	£95	A	6	E	10	15-25 years	£5,795	Cyclical replacement	Cyclical replacement						£5,795	£5,795.00	
Internal	1	Storage	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	9.00	£931	B	4	E	25	5-10 years	£8,379	Generally good condition	Replace				£8,379			£8,379.00	
Internal	1	Boiler House	0	Internal finishes	Ceiling Finishes	Exposed concrete	Item	1.00	£500	D	1	F	5	Urgent	£500	Plastered underside of ground floor slab. Unsealed service penetrations	Fire stop all penetrations	£500						£500.00	
Internal	1	Boiler House	0	Internal finishes	Ceiling Finishes	Exposed concrete	Item	1.00	£750	D	1	F	5	Urgent	£750	Spalling and deterioration including heavy corrosion to exposed steel in downsatnd beam.	Have boiler house roof structure inspected by a structural engineer.	£750						£750.00	
Internal	1	Bedrooms	1	Electrical Services	Sub-mains switchgear	Distribution Boards	Item	1.00	£2,500.00	C	1	R	25	Urgent	£2,500.00	Existing Boilerhouse wiring is in a poor condition	Rewire existing boilerhouse	£2,500.00						£2,500.00	
Internal	1	Laundry	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	Item	33.00	£200.00	C	3	R	10	3-5 years	£6,600.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new ket test switch.			£6,600.00				£6,600.00	
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Item	33.00	£200.00	C	1	R	20	Urgent	£6,600.00	The existing bedroom pendant luminaire should be provided with a dimmable LED lamp and the general lighting supplemented with additional LED recessed down lighers 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.	£6,600.00						£6,600.00	
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Item	33.00	£100.00	C	3	R	20	3-5 years	£3,300.00	Light switches should be replaced with new switches with colour contrast colour plates and new dimmer switches for the pendant luminaire should be installed.	Replace the existing light switches with new switches.			£3,300.00				£3,300.00	
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting control and management systems	Item	33.00	£100.00	C	1	R	25	Urgent	£3,300.00	Fire alarms may not be heard by some residents	VAD's should be installed in bedroom and communal	£3,300.00						£3,300.00	
Internal	1	Bedrooms	1	Electrical Services	Protection Systems	Fire Alarm Installations (inc, call points, sounders and detection)	Item	5.00	£2,500.00	C	1	R	25	Urgent	£12,500.00	No hearing loops	Install hearing loops	£12,500.00						£12,500.00	

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

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY											PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total
																		PREDICTED REPLACEMENT (Years)						
																		1	1-2	3-5	5-10	10-15	15-25	

Item	Description of Work	Quantity	Unit	Cost	Total Cost
	Goyt Valley HOP - 25 Yr Master Cost Plan				
1.00	Preliminaries	1	Item	£0.00	£0.00
2.00	Ceilings	1	Item	£1,250.00	£1,250.00
3.00	External walls, windows & Doors	1	Item	£160,983.00	£160,983.00
4.00	Floors and Stairs	1	Item	£149,688.00	£149,688.00
5.00	Internal Walls & Doors	1	Item	£62,819.00	£62,819.00
6.00	Redecorations	1	Item	£123,058.28	£123,058.28
7.00	Roofs	1	Item	£121,816.00	£121,816.00
8.00	Sanitary Services	1	Item	£68,598.00	£68,598.00
9.00	Fixed Furniture and Fittings	1	Item	£10,040.00	£10,040.00
9.00	External Areas	1	Item	£67,970.00	£82,970.00
10.00	Mechanical Services	1	Item	£147,700.00	£147,700.00
11.00	Electrical Services	1	Item	£66,800.00	£66,800.00
12.00	Sub-total				£995,722.28
13.00	Preliminaries People and Equipment (Based on 15%)				£149,358.34
14.00	Preliminaries Site Specific Costs (scaffold etc,,)				£30,000.00
15.00	Provisional Uplift for Sectional Works @ 25%				£293,770.16

16.00	Sub-total				£1,468,850.78
17.00	Pre Construction costs:EMPA @ 3.25%				£0.00
18.00	Sub-total				£1,468,850.78
19.00	Contractor Management Fee @ 3.25%				£0.00
20.00	Sub-total				£1,468,850.78
21.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£220,327.62
22.00	Sub-total				£1,689,178.39
23.00	Risk Allowance @ 10%				£168,917.84
24.00	Client Contingency @10%				£168,917.84
25.00	Sub-total				£2,027,014.07
26.00	Professional fees, surveys and stat fees (15%)				£304,052.11
27.00	Total Construction Cost				£2,331,066.18

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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