

DERBYSHIRE COUNTY COUNCIL

Holmlea HOP

Condition Survey

November 2018



FAITHFUL
GOULD



Document Status					
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1.0 INTRODUCTION

1.1 CONDITION SURVEY

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

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

- An estimate should be made at the time of assessment of the cost of repairing or renewing a defective element. These costs should be for bringing the element up to good condition.
- Costs within the survey data sheet 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, but a structural survey has been undertaken to the roof structure of the two-storey building and the report can be found in Appendix E. 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, roof voids, drainage and service ducts, etc. has been carried out, where safe access was available. We have not inspected parts of the structure which were covered or inaccessible and we are, therefore, unable to report that such parts are structurally sound, free from rot, beetle or other defects.

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

2.3 ASBESTOS

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

2.4 FIRE PRECAUTIONS

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



2.5 SERVICES

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

Electrical

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

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

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

Mechanical

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

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

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

2.6 ACOUSTICS

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

2.7 EQUIPMENT

Loose equipment within the buildings or external fixed 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**

Holmlea HOP is a 40-bedroom care home situated in Tibshelf, to the East of the county. The surrounding area comprises residential properties, public space and local amenities.

The building is largely of single storey construction accommodating bedrooms, bathrooms lounges, dining rooms, staff and circulation areas to the ground floor with a separate single storey building providing two flats.

The building is a hub and spoke design with four accommodation wings positioned around a central hub housing core services such as the offices and kitchen.

The site has limited parking on the site adjacent the main entrance and the staff complained of local residents and visitors to the adjacent doctor's surgery using it. The car park has no marked disabled bays or hatched areas for ambulances and the remaining bays unmarked, but suitable for approximately 12 cars.

To the rear and side elevations of the site are landscaped areas for the residents.

The site unsecured with the boundaries formed by hedgerows, which have gaps in places, there are perimeter footpaths around the building, though many of these are breaking up, root damage and moss in places and have the potential to allow an occupant to lose footing and fall, which could be compounded if this occurred in an area where the ground has a considerable slope.

4.2 **Main Block**

Fabric

The building is single storey and thought to be early 1970's construction and was occupied as a residential care home at the time of the survey. It has mono pitched roofs throughout with flat roofs interconnecting the pitched areas with clay brick walls with PVC cladding to the pitched roofs, PVCu double glazing to north lights, PVCu double glazed windows and doors to all elevations.

Condition

Roofs

The building has a mono pitched timber roofs all with timber trussed rafters and assumed timber deck flat roofs interconnecting the pitched roofs, with rooflights positioned to provide natural light and ventilation.

The flat roofs have a built up felt covering with solar reflective chippings. All flat roofs are of similar construction and assumed to be around 10 years old and replacement should be considered within the next 10 years.

The flat roofs have polycarbonate rooflights throughout, which are in a reasonable condition and should be due for replacement with the flat roof covering.

The mono pitched roofs are covered with single lap concrete interlocking tiles which, most likely are original. The roof finish is although appeared weathertight are nearing the end of their useable lifespan, and as such replacement should be considered over the next 10 years. The roof pitches appeared predominately flat with no major defects evident to the tiles, but it is likely the bituminous underfelt has deteriorated in places, which would provide no resistance to water ingress.

See structural engineers report for information relating to bracing for the trussed rafters.



Rainwater Goods

The eaves to the pitched roofs have PVC fascia boards and gutters which generally appear to be in a fair condition, its likely they will require renewal with the roof coverings within 10 years.

External Walls

The superstructure is formed as cavity walls with a bituminous felt DPC. 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 a 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 weathering, areas of low level damp, minor thermal cracking at openings, staining of brickwork and sections of the external walls where the DPC is lower than 150mm. The front elevation has some areas of extensive mortar erosion and previous patch repairs are evident.

Areas of roof gables and north lights have PVCu cladding fitted. Other than typical weathering, UV fading and dirt staining there appeared no obvious defects and are likely to require replacement at the same time as the windows.

Windows and External Doors

The windows and north lights throughout the building have been replaced with modern PVCu units and found to be in a generally fair condition, with lichen growth over numerous windows, UV fading, general dirt staining and shrinkage of the neoprene gaskets as they age, and due for replacement within the next 3-5 years.

The external doors to the entrance and circulation areas are double glazed powder coated aluminium with PVCu final exit doors with panic bars. The clear width on the final exit doors are generally 760mm, but the ones to 049CM is as narrow as 700mm, and many of them 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.

There were two external doors which were marked as fire exit doors but had no escape furniture and were unlocked by a key on the wall adjacent. This is no longer a compliant method of egress and replacement is required.

The site management complained that the entrance door to the site is incredibly awkward to access by ambulance crews with a stretcher, with internally opening doors and a threshold step of approximately 20mm.

Interior

Ceilings

The ceilings throughout the property are predominately plasterboard with a paint finish. The living rooms have the underside of the roof pitch lined with T&G timber boards, these are not class 0 rated and it is recommended to renew with a product to limit the spread of flame.

Floors and stairs

The ground floor appears to be a concrete ground bearing. 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. There appeared no obvious defects to the floor structures, however 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 fair condition, with only minor impact damage and scuffs defacing the finish.

Internal Doors

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

Except for the circulation area fire doorsets which are fairly recently installed and expected to have a remaining life of around 15 years, all the other doorsets appear to be original construction and are now aged, though they appear to be still functional. 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 5-8 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 varnished timber which isn't 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, but typically for the use of the building there are areas such as wall corners and door jambs which are scuffed.

Sanitary Ware

There was 6nr ambulant disabled toilets, 2nr wheelchair accessible toilets, 4nr bathrooms and 1nr shower room. All rooms had wash hand basins and the bathrooms had height adjustable baths, though some baths were newer than others. The staff toilet facilities on site were in a poor condition and required renewal.

Whilst the bathrooms and toilets may have received redecorations recently the space available in the bathrooms and toilets are below recommended requirements of BS8300-2:2018, which coupled with narrow doors provide restricted spaces in which to manoeuvre.

Fixture and fittings

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

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



4.3 **Bungalow Block**

Fabric

The building is single storey, constructed at the same time as the main block and was unoccupied at the time of the survey. It consists of 2nr self-contained bungalows with mono pitched roofs, clay brick walls with PVC cladding to the rear of each pitched roofs, PVCu double glazed windows and doors to all elevations.

Condition

General

Both bungalows are in a very poor condition and unable to be occupied in their current condition and require full refurbishment to allow the space to be utilised.

4.4 **External Areas**

The site has tarmac car parking for approximately 15 cars near the front entrance with no bays marked for ambulances or disabled parking. The car park tarmac appeared in a generally good condition, though the site management complained that parking is limited due to the public parking on the grounds to use the adjacent doctor's surgery.

Throughout the site there are tarmac paths which interlink recreational areas, landscaped areas and access roads.

Many of the footpaths around the site are deterioration and breaking up on the external edge, which has the potential to unsettle someone walking in a reasonable condition, though with many of them around 1.2m wide they could pose problems with residents passing each other, especially if any are using mobility aids.

The rear boundary is formed with hedgerows to the rear and 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.

The external recreation areas are accessed from the main building. The sloped ramps are formed with concrete, which has good slip resistance but the handrails to all ramped areas need review to ensure the residents can assist themselves where needed. The ramps have no landing areas at the top so potentially awkward for any person to negotiate who is unsteady on their feet or in a wheelchair.

The recreational areas are generally small and cluttered with pot plants, there are numerous trip hazards in places. Its recommended to review all the recreational areas and remodel using more space and with materials to provide steady footing, good contrast and non-slip.

4.5 **Summary of fabric**

The building and external areas are generally dated but acceptable, with the below items of main concern.

The flat roof coverings appear weatherproof but are aging and are likely to require replacement in around 10 years. The structural engineer's inspection has not revealed any significant defects or signs of significant distortion to the roof structure. At the time of the inspection it was not possible to determine the stability system of the vaulted roof over the main lounge or access the bedroom roof voids and it is recommended that intrusive investigations are undertaken to determine the full construction of the roof.

The building itself exhibits typical weathering to brickwork and mortar with some minor cracking predominately in positions associated with thermal movement logging and monitoring overtime as a precautionary measure may want to be considered.



The external recreational areas, do not make the most of the space available on the site. The external access and egress from the building require review. The front entrance has a 20mm threshold with a tight lobby and inward opening doors which prove awkward for ambulance staff with stretchers to negotiate. Many of the external ramps are steep ramps have limited handrails and none have landings at the top to aid wheelchairs. 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 the contrast between material colours in places is thought to not 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. The bathrooms and toilets, whilst compliant with the regulations as they were constructed prior to March 2002 are below the current required dimensions, and consideration for adapting the internal envelop to provide more space especially in the bathrooms would be advisable.



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:	13th November 2018
Property:	Holmlea HOP
Building:	1
Block:	1
Client Organisation:	Derbyshire County Council
Overall Volume m3:	-
Overall area m2:	1166m2
Number of floors:	1

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

Summary Overview

Functional Suitability:	The functionality of the building as a care home is considered acceptable. The design of the building in the 1970's was specifically tailored for its use, however some areas such as bedrooms, toilets and circulation etc fall short of the current requirements but the regulations require that if it didn't 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. The two bungalows were both in poor condition and unsuitable for use, if they are to be considered as administration or office space, both would require a full refurbishment prior to use as such.
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Quality:	The quality of the site is functional, generally reasonable decorated but dated and would benefit from a programme of modernisation internally, including consideration for colour contrast to aid the visually impaired. Externally the recreational areas should be reviewed and more use 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:	<p>The building is provided with a conventional zonal fire alarm system which is obsolete. The fire alarm control panel is currently installed in an area where it is not visible from the main entrance doors and the building also does not have any visual alarm devices currently installed. The fire alarm system needs updating to BS5839 level P1 - L1 + M, this shall include flashing beacons throughout for persons with hearing impairments and all necessary interfaces with door hold open devices, gas valves, etc.</p> <p>The building has been provided with non-maintained exit signs over the escape doors to outside, however, these are not always visible and additional directional exit signs need to be installed to fully identify the escape routes from the building.</p> <p>The building is lacking the correct number of illuminated exit signs to ensure that the escape routes are clearly identified. Emergency lighting needs updating to all rooms including bedrooms and illuminated exit signage is required throughout the building to ensure that all persons can clearly identify the escape routes.</p> <p>Hearing loops need to be provided to specific areas around the building such as lounges, office areas dining areas and communal areas.</p>
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Environmental Management:	The EPC rating for the site is E which could be improved upon. Even though the building has double-glazed window and door units and new boilers, other measures could be taken in the form of improving the amount of insulation in the roof space, the installation of solar and PV tiles and the replacement of fluorescent tubes with LED light fittings.
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Statutory Compliance Costs:	£83,546.00
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(Contraventions of statutory compliance: immediate action recommended)

Items of immediate concern

ITEM	DESCRIPTION
Fire Alarm	<p>The fire alarm system needs updating to BS5839 level P1 - L1 + M.</p> <p>The fire exit signage requires updating.</p> <p>Emergency lighting requires updating.</p> <p>The kitchen ventilation requires linking to a gas proving system and a gas solenoid system.</p>

Functional Suitability Survey

Survey Date:	13th November 2018	Organisation/Name	Derbyshire County Council
Property:	Holmlea HOP	Overall Volume:	-
Building:	1	Overall area	1166m2
Block:	1	Number of floors	1

CLASSIFICATION CATEGORY:

A Very satisfactory, no change needed

B Satisfactory, minor change needed

C Not satisfactory, major change needed

D Unacceptable in present condition

X Supplementary rating to "C" or "D", to indicate that nothing but a total rebuild or relocation will suffice, i.e. improvements are either impractical or too expensive.

1 DETAILED ASSESSMENT

		RANK	COMMENTS (if C or D)
1.1	INTERNAL SPACE RELATIONSHIPS (STANDARD 20 & 23)		
a	20.1 4.1m2 communal space per service user	B	Compliant as constructed prior to 31st March 2002.
b	20.2 communal space provides variety activities and dining 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.
e	Where intermediate care is provided, dedicated space is available for this services group	B	
f	Lighting in communal areas is domestic in character, sufficiently bright and suitably positioned for activities	C	Suitable for use but manually switched, replacement with LED and presence detectors advised
g	23.1 Bedrooms provide 12m2 post 2002 and 10m2 pre 2002 of usable floor space	C	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	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	Bedrooms undersized but beds on wheels to provide access either side.
j	Shared rooms provide 16m2 floor space	C	Bedrooms undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
h	80% of rooms provide single occupancy	A	
	1.2 SUPPORT FACILITIES (standard 21)		
a	Accessible toilets for users, clearly marked and close to communal areas	B	Two toilets per 10 residents. In centralised areas of each wing.
b	Ratio 1 assisted bath/shower to 8 users	C	1 bathroom per 10 not 8
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	C	No en-suite facilities available
f	Sluices must be separate from WC/bathing facility.	A	
	1.3 LOCATION and LAYOUT (STANDARD 19)		
a	19.1 Is the layout of the home suitable	C	Some rooms 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	C	Leaves and moss as well as root disruption and cracking to some footpaths
d	19.4 Physical environment compliance	B	
e	Complies with fire and environmental legislation	C	Fire alarm requires upgrading
f	Use of CCTV restricted to entrance	C	No CCTV

2 ASSESSMENT OF OVERALL EFFECTIVENESS

C

3 ADDITIONAL COMMENTS: None

Space Utilisation Survey

Survey Date:	13th November 2018	Organisation/Name	Derbyshire County Council
Property:	Holmlea HOP	Overall Volume:	-
Building:	1	Overall area	1166m2
Block:	1	Number of floors	1

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

1	<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 nature of the building and the buildings design uses the space effectively for a building constructed pre 2002. There are 4nr residential 'wings' each with private bedrooms, lounge area and WC's and bathrooms. There is also a central area which houses the offices and kitchen with a separate building providing two self contained bungalows. The two bungalows are both in need of refurbishment and used only for storage. It could be argued that this is under-utilised space which could be converted to resident accommodation or office space, which could free up space in the building for the rooms to be refurbished to create further residential suites, bathrooms etc. During the survey the site had all 40 bedrooms in use.</p> </div>
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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; width: 150px; text-align: center; margin-left: auto;">F</div>
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Quality Survey

Survey Date:	13th November 2018	Organisation/Name	Derbyshire County Council
Property:	Holmlea HOP	Overall Volume:	-
Building:	1	Overall area	1166m2
Block:	1	Number of floors	1
CLASSIFICATION INDEX			
A	As new (last 2 years) and can be expected to perform adequately over its design life		
B	Sound, operationally safe and exhibits only minor deteriorations		
B/C	Currently in B but may fall to C within 5 years		
C	Operational but major repair or replacement may be needed soon		
D	Runs a serious risk of imminent breakdown		
X	Applied to "C" or "D" ratings (i.e.. Cx or Dx) indicating that nothing other than a total rebuild or relocation will suffice (improvements are either impractical or too expensive)		
Amenity			
		RANKING	General comments
First impressions of entrance/reception areas are welcoming?		B	Dated but functional
Attractive Reception and resident areas?		B	Dated 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 each block
Toilet facilities are well Provided?		B	Toilet facilities are available for each block but not en-suite for each room
Appropriate Storage Provision has been made?		B	Wardrobe and drawers available in each resident room, though dated. Staff have rooms dedicated for storage.
Disabled users are catered for?		C	Accessible toilets available for each block, only 1nr disabled accessible toilet in the building.
Appropriate facilities are provided for visitors?		B	2nr WC's available for staff and visitors on each wing
Seating and lounge areas are sufficient?		A	Each wing has lounge areas are in place for each block and a larger lounge area near the main entrance.
Appropriate safety and security measures are in place?		C	Building requires fire alarm, emergency lighting, illuminated signage, nurse call, and CCTV updating.
Suitable signage is visible, legible and consistent?		C	The illuminated exit signage and fire exit signage requires a review and updating.
Adequate dining facilities?		A	Each wing has a dining area.
Adequate refreshment facilities?		C	Each wing has a kitchenette, but they require replacement due to age and the space available for the facility is not maximised.
Comfort engineering			
Artificial lighting enhances overall design?		C	Lighting not LED and manually switched.
Is the heating/cooling system sufficient and useable?		B	Heating is suitable but the pipework is aged and consider replacement with LSTs
Is the ventilation system sufficient and useable?		C	Kitchen extract requires replacement
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?		C	Colour scheme is dated, busy and unattractive. Some areas may not have the required LRV contrast of 30 points.
Landscaping is attractive?		B	Predominately grassed areas, with pot plants.
Planting is optimised for all seasons?		B	Winter survey so plant colour limited.
Natural daylight is used to optimum effect?		B	Natural daylight is evident in corridors, restricted natural lighting in social areas and bedrooms
Appropriate finishes are used for floors, ceilings and walls?		C	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:	13.11.18	Comment:	Review fire alarms and signage onsite
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	C	£17,500	The fire alarm system needs updating to BS5839 level P1 - L1 + M, this shall include flashing beacons throughout for persons with hearing impairments and all necessary interfaces with door hold open devices, gas valves, etc.	
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)	C	£18,000	A previous Fire Risk Assessment dated 25/05/2018 is on site. A signage update id required	
2. HEALTH & SAFETY			HEALTH & SAFETY Ranking	B
Health and Safety Risk Assessment	Date:	13.11.18	Comment:	
Item	Rating	Estimated Backlog Cost (£)	Comment	
ELECTRICAL SERVICES: SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	C	£15,350	The distrinution system is at the end of its useful life and the protective devices are obsolete. The building needs re-wiring and all distribution boards replaced.	
ASBESTOS	A	£0	Asbestos survey onsite dated September 2015	
CONTROL OF LEGIONELLA	A	£0	Control of legionella related information available onsite dated 17/08/2018	
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	C	£16,375	Magnetic filters, dosing pots, drainage, expansion vessels and insulation of pipework as well as kitchen and dishwasher canopies not up to current standards	
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)	NA	£0	N/A	
M+O OF EQUIPMENT IN CONFINED SPACES (Access/ Ventilation/ Signage)	NA	£0	N/A	
SURFACE TEMPERATURE OF HEAT EMITTING DEVICES (Exposed pipework in reach (Boxing/ Guards)	C	£0	Consideration should be given to replacing the existing radiators with new LST radiators and thermostatic mixing valves to ensure that the heating system can operate correctly and be controllable.	
3. EQUALITY ACT 2010			DDA Ranking	B
Access Audit	Date:	13.11.18	Comment:	
	Rating	Estimated Backlog Cost (£)	Comment	
Car Park	B	£0	Unmarked parking on site, public use it for adjacent doctors surgery	
Main Entrance	C	£3,821	Complaints from site management that ambulance crews have difficulty negotiating the lobby and raised threshold	
External Stairs	N/A	£0	No external stairs located on site	
Means of Escape	C	£12,500	External means of escape routes are unitl, the ramps have no landing, no handrails, can be steep and potentially slippery when wet.	
Reception Area and Lobbies	A	£0	The reception area had an obvious reception counter, 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)			£83,546	

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	£35,500	0.00	0.00	35,500.00	0.00	0.00
Health and Safety	£31,725	0.00	0.00	31,725.00	0.00	0.00
DDA	£16,321	0.00	0.00	16,321.00	0.00	0.00
Total	£83,546.00					

OVERALL STATUTORY RANKING		B
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Energy Survey

Survey Date:	13th November 2018	Organisation/Name	Derbyshire County Council
Property:	Holmlea HOP	Overall Volume:	-
Building:	1	Overall area	1166m2
Block:	1	Number of floors	1

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

Energy usage for this block	Heating - 429 kWh/m2/year Electricity - 113 kWh/m2/year
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Ranking for this block	E (125)
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Energy saving solutions onsite:-

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

New energy-efficient boilers are evident onsite

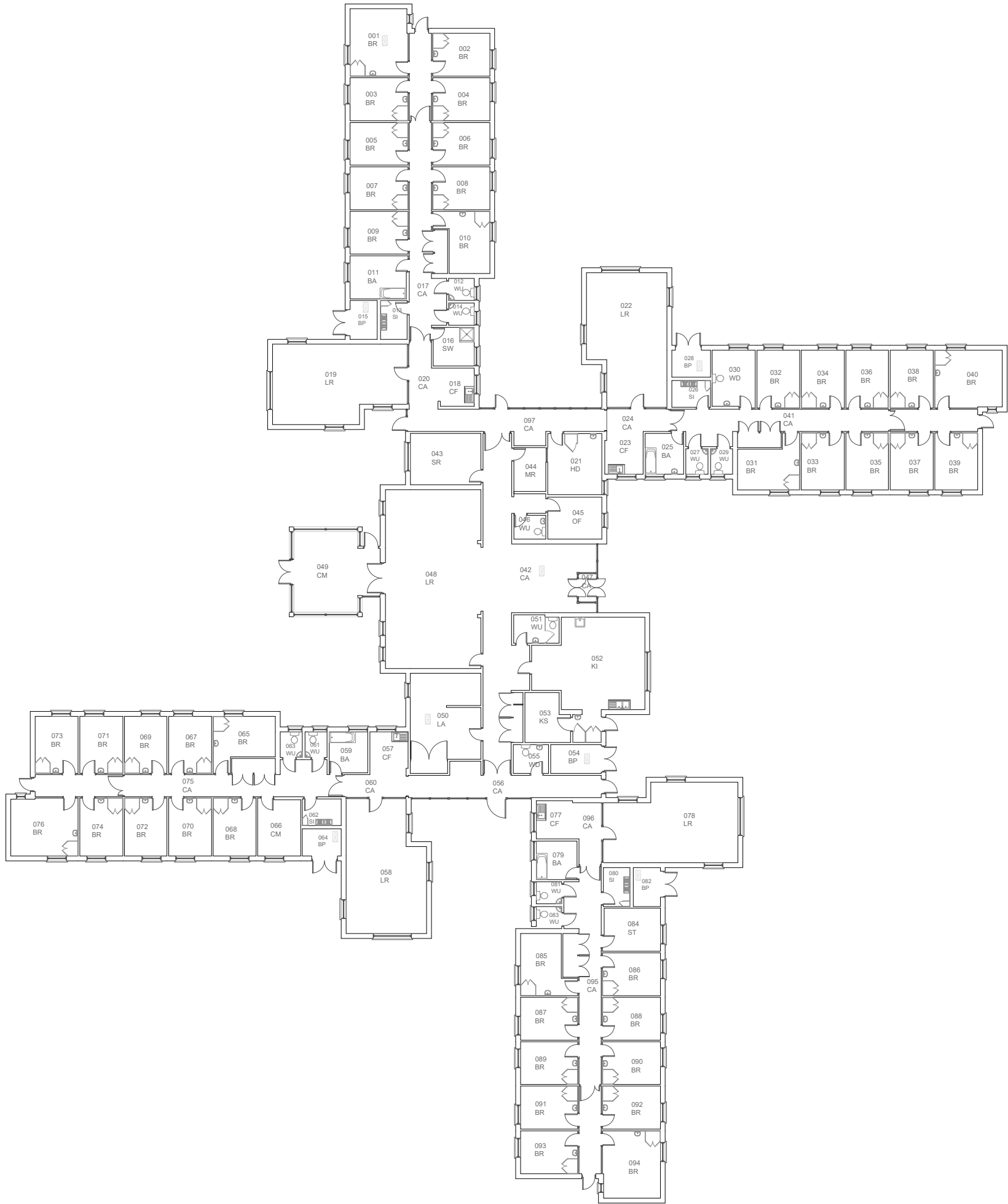
Some LEDs are also evident onsite

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

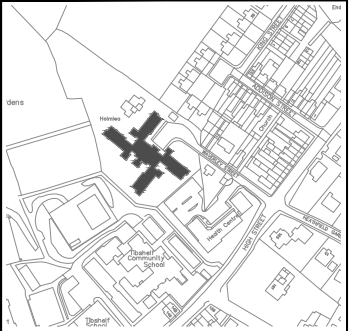
Appendix B

Building Floor Plan Drawings and Room Data Sheet





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



LOCATION / KEY PLAN
N.T.S.

General Notes

Rev.	Details of Revision	Date	Initial
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Derbyshire County Council
Corporate Resources
Chatsworth Hall, Chesterfield Road,
Matlock, Derbyshire DE4 3FW
Tel. (01629) 580000 Fax. (01629) 585114

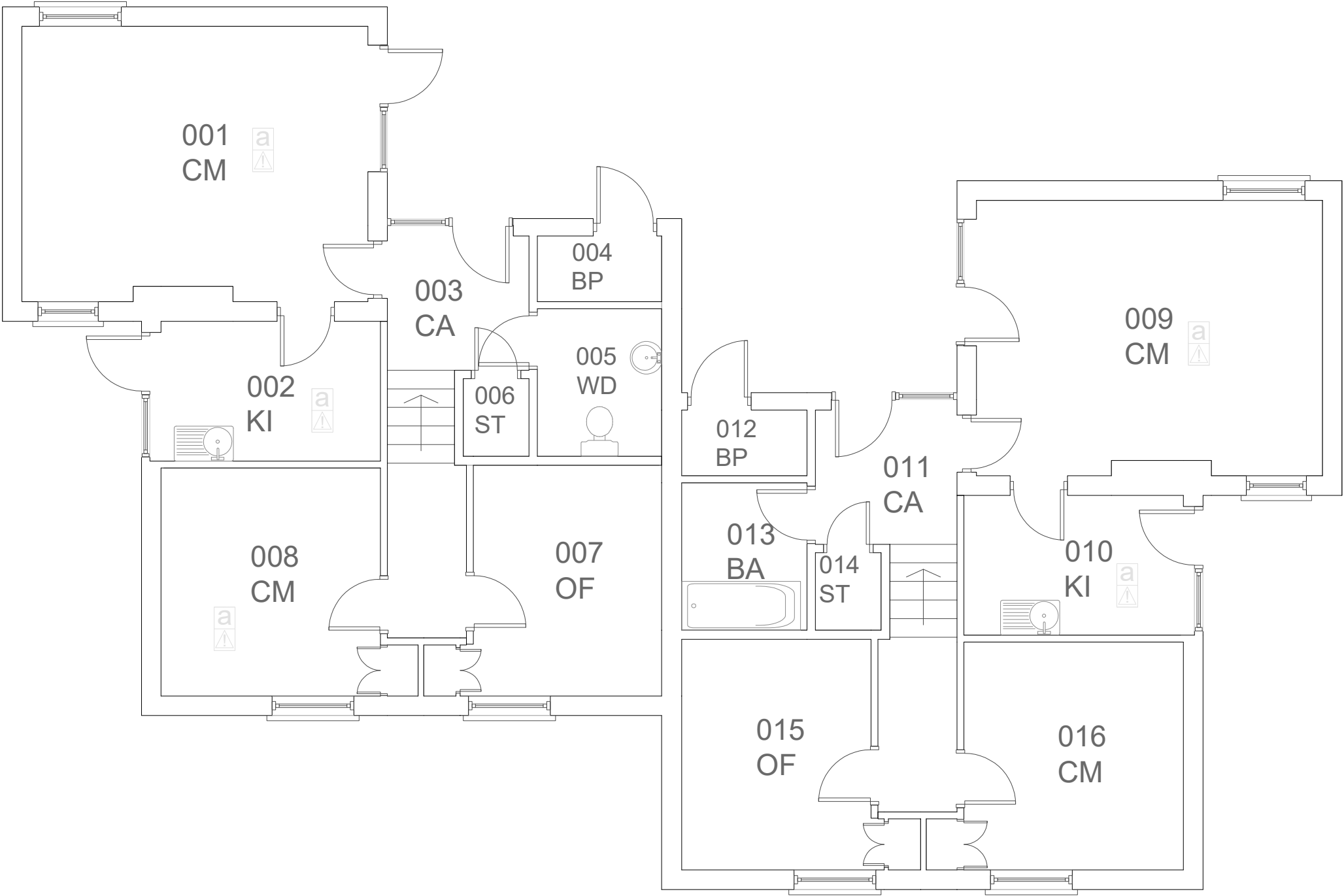
Project
**HOLMLEA H.O.P
TIBSHELF**

UPRN Number

Drawing Number 1625/01/01-GF/B/D001	Revision
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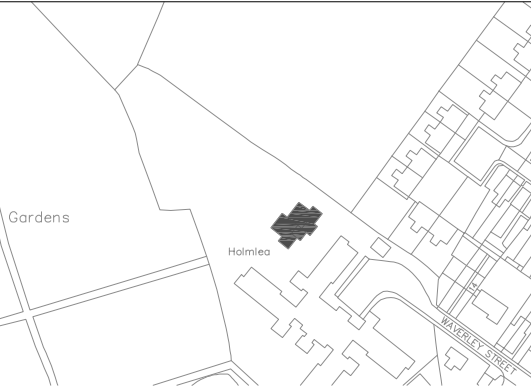
Title
**SITE 01
BLOCK 01
GROUND FLOOR**

Scale 1:100	Drawn NSB	Checked
Original Size A0	Date 30.10.07	Date
Status A		



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



Rev.	Details of Revision	Date	Initial
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Derbyshire County Council
Corporate Resources
Head of Corporate Property
Jeremy Goacher
Chatsworth Hall, Matlock, DE4 3FW
Tel. (01629) 580000
Fax. (01629) 585114

Project HOLMELEA RESOURCE CENTRE TIBSHELF	
UPRN Number	
Drawing Number 1625/02/01-GF/B/D001	Revision

Title SITE 02 BLOCK 01 GROUND FLOOR		
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Scale 1:100	Drawn NSB	Checked
Original Size A4	Date 4.12.07	Date

Status A



Room Area Report

Block Ref.	Floor	Room Reference	Local Room Desc.	Room Use	Room Type	Unusable	Int. Area (sq.M)	Area Excluded (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	No of Occupants
UPRN	1625-01			Property Name No. of Occupants	Holmlea HOP						
01	0	001		Social Services - Leonard Cheshire	Bedroom [X]	False	14.82	0.00	14.82	14.82	0
01	0	002		Social Services - Leonard Cheshire	Bedroom [X]	False	9.05	0.00	9.05	9.05	0
01	0	003		Social Services - Leonard Cheshire	Bedroom [X]	False	9.42	0.00	9.42	9.42	0
01	0	004		Social Services - Leonard Cheshire	Bedroom [X]	False	9.22	0.00	9.22	9.22	0
01	0	005		Social Services - Leonard Cheshire	Bedroom [X]	False	9.42	0.00	9.42	9.42	0
01	0	006		Social Services - Leonard Cheshire	Bedroom [X]	False	9.12	0.00	9.12	9.12	0
01	0	007		Social Services - Leonard Cheshire	Bedroom [X]	False	9.27	0.00	9.27	9.27	0
01	0	008		Social Services - Leonard Cheshire	Bedroom [X]	False	9.12	0.00	9.12	9.12	0
01	0	009		Social Services - Leonard Cheshire	Bedroom [X]	False	9.27	0.00	9.27	9.27	0
01	0	010		Social Services - Leonard Cheshire	Bedroom [X]	False	10.23	0.00	10.23	10.23	0
01	0	011		Social Services - Leonard Cheshire	Bathroom [X]	False	9.01	0.00	9.01	9.01	0
01	0	012		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.08	0.00	0.00	2.08	0
01	0	013		Social Services - Leonard Cheshire	Sluice Room [X]	False	3.72	0.00	0.00	3.72	0
01	0	014		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.08	0.00	0.00	2.08	0
01	0	015		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	3.97	0.00	0.00	3.97	0
01	0	016		Social Services - Leonard Cheshire	Shower Room [X]	False	5.83	0.00	0.00	5.83	0
01	0	017		Social Services - Leonard Cheshire	Circulation [X]	False	31.37	0.00	31.37	31.37	0
01	0	018		Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	False	4.80	0.00	4.80	4.80	0
01	0	019		Social Services - Leonard Cheshire	Living Room [X]	False	36.99	0.00	36.99	36.99	0
01	0	020		Social Services - Leonard Cheshire	Circulation [X]	False	6.10	0.00	6.10	6.10	0
01	0	021		Social Services - Leonard Cheshire	Hairdressing Room [X]	False	12.10	0.00	12.10	12.10	0
01	0	022		Social Services - Leonard Cheshire	Living Room [X]	False	36.78	0.00	36.78	36.78	0

Room Area Report

Block Ref.	Floor	Room Reference	Local Room Desc.	Room Use	Room Type	Unusable	Int. Area (sq.M)	Area Excluded (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	No of Occupants
01	0	023		Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	False	4.73	0.00	4.73	4.73	0
01	0	024		Social Services - Leonard Cheshire	Circulation [X]	False	6.10	0.00	6.10	6.10	0
01	0	025		Social Services - Leonard Cheshire	Bathroom [X]	False	5.88	0.00	5.88	5.88	0
01	0	026		Social Services - Leonard Cheshire	Sluice Room [X]	False	3.83	0.00	0.00	3.83	0
01	0	027		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.14	0.00	0.00	2.14	0
01	0	028		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	3.97	0.00	0.00	3.97	0
01	0	029		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.14	0.00	0.00	2.14	0
01	0	030		Social Services - Leonard Cheshire	Toilets - Disabled [X]	False	9.26	0.00	0.00	9.26	0
01	0	031		Social Services - Leonard Cheshire	Bedroom [X]	False	10.75	0.00	10.75	10.75	0
01	0	032		Social Services - Leonard Cheshire	Bedroom [X]	False	9.28	0.00	9.28	9.28	0
01	0	033		Social Services - Leonard Cheshire	Bedroom [X]	False	9.17	0.00	9.17	9.17	0
01	0	034		Social Services - Leonard Cheshire	Bedroom [X]	False	9.27	0.00	9.27	9.27	0
01	0	035		Social Services - Leonard Cheshire	Bedroom [X]	False	9.17	0.00	9.17	9.17	0
01	0	036		Social Services - Leonard Cheshire	Bedroom [X]	False	9.27	0.00	9.27	9.27	0
01	0	037		Social Services - Leonard Cheshire	Bedroom [X]	False	9.24	0.00	9.24	9.24	0
01	0	038		Social Services - Leonard Cheshire	Bedroom [X]	False	9.27	0.00	9.27	9.27	0
01	0	039		Social Services - Leonard Cheshire	Bedroom [X]	False	9.24	0.00	9.24	9.24	0
01	0	040		Social Services - Leonard Cheshire	Bedroom [X]	False	14.61	0.00	14.61	14.61	0
01	0	041		Social Services - Leonard Cheshire	Circulation [X]	False	31.37	0.00	31.37	31.37	0
01	0	042		Social Services - Leonard Cheshire	Circulation [X]	False	63.62	0.00	63.62	63.62	0
01	0	043		Social Services - Leonard Cheshire	Staff Room [Pri-G,NS] [Sec-G,NS]	False	13.18	0.00	13.18	13.18	0
01	0	044		Social Services - Leonard Cheshire	Medical Room [Pri-G,U] [Sec-G,U]	False	5.35	0.00	5.35	5.35	0
01	0	045		Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	False	8.51	0.00	8.51	8.51	0

Room Area Report

Block Ref.	Floor	Room Reference	Local Room Desc.	Room Use	Room Type	Unusable	Int. Area (sq.M)	Area Excluded (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	No of Occupants
01	0	046		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.29	0.00	0.00	2.29	0
01	0	047		Social Services - Leonard Cheshire	Circulation [X]	False	2.05	0.00	2.05	2.05	0
01	0	048		Social Services - Leonard Cheshire	Living Room [X]	False	64.35	0.00	64.35	64.35	0
01	0	049		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	23.33	0.00	23.33	23.33	0
01	0	050		Social Services - Leonard Cheshire	Laundry [Pri-G,NS] [Sec-G,NS]	False	24.18	0.00	24.18	24.18	0
01	0	051		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	4.84	0.00	0.00	4.84	0
01	0	052		Social Services - Leonard Cheshire	Kitchen [X]	False	36.22	0.00	36.22	36.22	0
01	0	053		Social Services - Leonard Cheshire	Kitchen Store [X]	False	7.59	0.00	7.59	7.59	0
01	0	054		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	5.41	0.00	0.00	5.41	0
01	0	055		Social Services - Leonard Cheshire	Toilets - Disabled [X]	False	3.69	0.00	0.00	3.69	0
01	0	056		Social Services - Leonard Cheshire	Circulation [X]	False	17.89	0.00	17.89	17.89	0
01	0	057		Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	False	4.72	0.00	4.72	4.72	0
01	0	058		Social Services - Leonard Cheshire	Living Room [X]	False	36.78	0.00	36.78	36.78	0
01	0	059		Social Services - Leonard Cheshire	Bathroom [X]	False	5.90	0.00	5.90	5.90	0
01	0	060		Social Services - Leonard Cheshire	Circulation [X]	False	6.10	0.00	6.10	6.10	0
01	0	061		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.12	0.00	0.00	2.12	0
01	0	062		Social Services - Leonard Cheshire	Sluice Room [X]	False	3.83	0.00	0.00	3.83	0
01	0	063		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.12	0.00	0.00	2.12	0
01	0	064		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	3.97	0.00	0.00	3.97	0
01	0	065		Social Services - Leonard Cheshire	Bedroom [X]	False	10.23	0.00	10.23	10.23	0
01	0	066		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	9.38	0.00	9.38	9.38	0
01	0	067		Social Services - Leonard Cheshire	Bedroom [X]	False	9.17	0.00	9.17	9.17	0
01	0	068		Social Services - Leonard Cheshire	Bedroom [X]	False	9.38	0.00	9.38	9.38	0

Room Area Report

Block Ref.	Floor	Room Reference	Local Room Desc.	Room Use	Room Type	Unusable	Int. Area (sq.M)	Area Excluded (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	No of Occupants
01	0	069		Social Services - Leonard Cheshire	Bedroom [X]	False	9.24	0.00	9.24	9.24	0
01	0	070		Social Services - Leonard Cheshire	Bedroom [X]	False	9.38	0.00	9.38	9.38	0
01	0	071		Social Services - Leonard Cheshire	Bedroom [X]	False	9.24	0.00	9.24	9.24	0
01	0	072		Social Services - Leonard Cheshire	Bedroom [X]	False	9.38	0.00	9.38	9.38	0
01	0	073		Social Services - Leonard Cheshire	Bedroom [X]	False	9.24	0.00	9.24	9.24	0
01	0	074		Social Services - Leonard Cheshire	Bedroom [X]	False	9.38	0.00	9.38	9.38	0
01	0	075		Social Services - Leonard Cheshire	Circulation [X]	False	31.37	0.00	31.37	31.37	0
01	0	076		Social Services - Leonard Cheshire	Bedroom [X]	False	14.73	0.00	14.73	14.73	0
01	0	077		Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	False	4.78	0.00	4.78	4.78	0
01	0	078		Social Services - Leonard Cheshire	Living Room [X]	False	36.78	0.00	36.78	36.78	0
01	0	079		Social Services - Leonard Cheshire	Bathroom [X]	False	5.90	0.00	5.90	5.90	0
01	0	080		Social Services - Leonard Cheshire	Sluice Room [X]	False	3.90	0.00	0.00	3.90	0
01	0	081		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.11	0.00	0.00	2.11	0
01	0	082		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	3.97	0.00	0.00	3.97	0
01	0	083		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.12	0.00	0.00	2.12	0
01	0	084		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	9.22	0.00	9.22	9.22	0
01	0	085		Social Services - Leonard Cheshire	Bedroom [X]	False	10.63	0.00	10.63	10.63	0
01	0	086		Social Services - Leonard Cheshire	Bedroom [X]	False	9.23	0.00	9.23	9.23	0
01	0	087		Social Services - Leonard Cheshire	Bedroom [X]	False	9.23	0.00	9.23	9.23	0
01	0	088		Social Services - Leonard Cheshire	Bedroom [X]	False	9.23	0.00	9.23	9.23	0
01	0	089		Social Services - Leonard Cheshire	Bedroom [X]	False	9.30	0.00	9.30	9.30	0
01	0	090		Social Services - Leonard Cheshire	Bedroom [X]	False	9.23	0.00	9.23	9.23	0
01	0	091		Social Services - Leonard Cheshire	Bedroom [X]	False	9.30	0.00	9.30	9.30	0

Room Area Report

Block Ref.	Floor	Room Reference	Local Room Desc.	Room Use	Room Type	Unusable	Int. Area (sq.M)	Area Excluded (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	No of Occupants
01	0	092		Social Services - Leonard Cheshire	Bedroom [X]	False	9.23	0.00	9.23	9.23	0
01	0	093		Social Services - Leonard Cheshire	Bedroom [X]	False	9.30	0.00	9.30	9.30	0
01	0	094		Social Services - Leonard Cheshire	Bedroom [X]	False	14.54	0.00	14.54	14.54	0
01	0	095		Social Services - Leonard Cheshire	Circulation [X]	False	31.37	0.00	31.37	31.37	0
01	0	096		Social Services - Leonard Cheshire	Circulation [X]	False	6.38	0.00	6.38	6.38	0
01	0	097		Social Services - Leonard Cheshire	Circulation [X]	False	17.89	0.00	17.89	17.89	0
Total for Block 01							1,134.26	0.00	1,054.87	1,134.26	0
02	0	001		Social Services - Leonard Cheshire	Garage [Pri-G,U] [Sec-G,U]	False	22.51	0.00	0.00	22.51	0
02	0	002		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	6.08	0.00	6.08	6.08	0
02	0	003		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	2.90	0.00	2.90	2.90	0
Total for Block 02							31.49	0.00	8.98	31.49	0
Total for Holmlea HOP							1,165.75	0.00	1,063.85	1,165.75	0

Room Area Report

Block Ref.	Floor	Room Reference	Local Room Desc.	Room Use	Room Type	Unusable	Int. Area (sq.M)	Area Excluded (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	No of Occupants
UPRN	1625-02			Property Name	Former Holmlea Elderly Resource Centre (Vacant)						
				No. of Occupants							
01	0	001		Social Services	Communal Area [Pri-G,NS] [Sec-G,NS]	False	19.21	0.00	19.21	19.21	0
01	0	002		Social Services - Leonard Cheshire	Kitchen [X]	False	6.28	0.00	6.28	6.28	0
01	0	003		Social Services - Leonard Cheshire	Circulation [X]	False	8.43	0.00	8.43	8.43	0
01	0	004		Social Services - Leonard Cheshire	Electrical Room [X]	False	1.77	0.00	0.00	1.77	0
01	0	005		Social Services - Leonard Cheshire	Toilets - Disabled [X]	False	3.79	0.00	0.00	3.79	0
01	0	006		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	1.01	0.00	1.01	1.01	0
01	0	007		Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	False	9.36	0.00	9.36	9.36	0
01	0	008		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	10.68	0.00	10.68	10.68	0
01	0	009		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	19.21	0.00	19.21	19.21	0
01	0	010		Social Services - Leonard Cheshire	Kitchen [X]	False	6.14	0.00	6.14	6.14	0
01	0	011		Social Services - Leonard Cheshire	Circulation [X]	False	6.56	0.00	6.56	6.56	0
01	0	012		Social Services - Leonard Cheshire	Electrical Room [X]	False	1.77	0.00	0.00	1.77	0
01	0	013		Social Services - Leonard Cheshire	Bathroom [X]	False	3.79	0.00	3.79	3.79	0
01	0	014		Social Services - Leonard Cheshire	Storage [Pri-G,NS] [Sec-G,NS]	False	1.04	0.00	1.04	1.04	0
01	0	015		Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	False	10.85	0.00	10.85	10.85	0
01	0	016		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	10.68	0.00	10.68	10.68	0
Total for Block 01							120.57	0.00	113.24	120.57	0
Total for Former Holmlea Elderly Resource Centre (Vacant)							120.57	0.00	113.24	120.57	0
Report Total							1,286.32	0.00	1,177.09	1,286.32	0

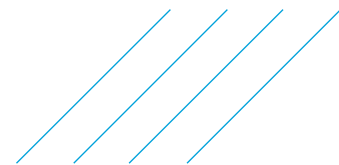
Appendix C

Building Photographs



Holmlea HOP

Photo Schedule





























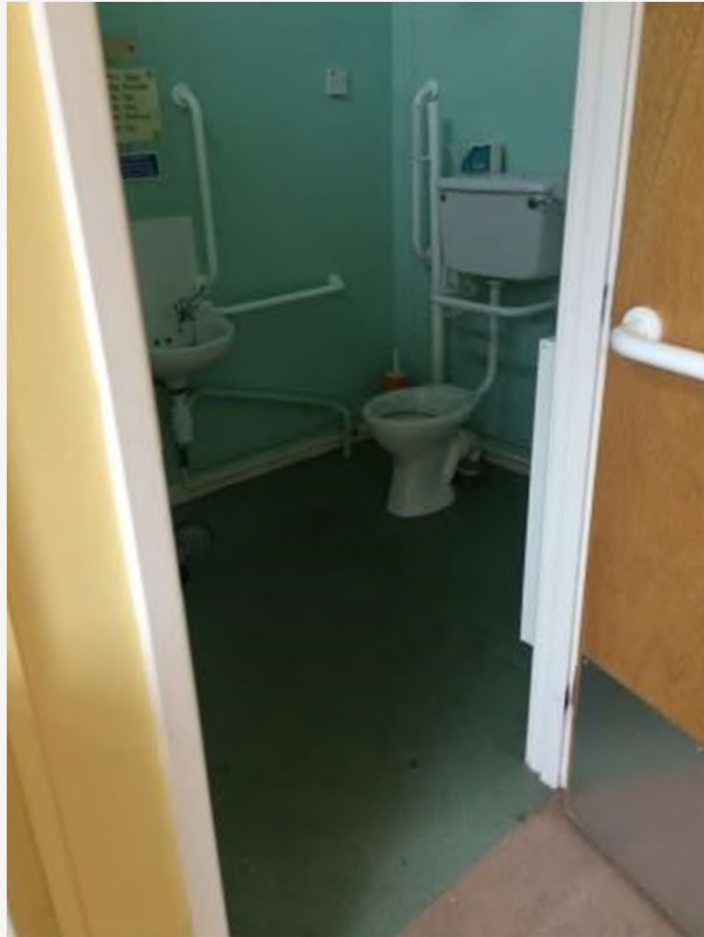




















Appendix D

M&E Report





TROUP
BYWATERS
+ ANDERS

Bringing buildings to life

Holmlea HOP

Engineering Services Condition Survey

YA3985-ME-CHS-RPT-013

November 2018



JOB

Holmlea HOP, Waverley Street, Tibshelf, Derbyshire. DE55 5PS.

JOB NO

YA3985

REPORT

Engineering Services Condition Survey

DOCUMENT NUMBER (if applicable)

YA3985-ME-CHS-RPT-013

STATUS:

For Comment

DATE:

20th November 2018

This report has been authorised by:

.....
Gareth Davies
Associate

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

Revision	DCC No.	Comments	Date	Author	Checked
00	-	Information	20/11/2018	KRM	

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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1.0 Executive Summary

This report has been commissioned and produced to identify the current condition of the existing mechanical and electrical services within Holmlea HOP Care Home, Waverley Street, Tibshelf, Derbyshire. DE55 5PS.

1.1 Mechanical Services

The mechanical services were in varying states of order/condition, with the 5 No boiler houses each containing a single condensing boilers, pumps, and hot water calorifier the equipment is being slowly upgraded/replaced with modern equipment.

The existing HWS Calorifiers appear to have been replaced and are in good condition and operational at the time of the inspection.

The heating system is generally comprised of a single heating systems for each bedroom wing and the central amenity area which appeared to be from the original installation. The radiators appeared to be the original radiators, and appeared to be operational. It was not clear if all of the radiators have been provided with thermostatic valves (although the operation of those currently installed was not checked).

The general controls and heating controls seemed have been or in the process of being replaced with new controls these appear to be very basic system and it was not evident if the new panels incorporate compensation control.

The pipework has been insulate, but not fully identified/levelled. This insulation has sections missing and as a minimum these need to be replaced with new. All valves should be provided with insulated valve covers.

The discharges from safety valves and general condensate drains appear to differ on each of the plantrooms and are not consistent and generally not to the latest regulations.

The boiler houses have fully louvered double doors, these doors have been boarded out internally with minimum ventilation slots provided it is not clear if these are compliant for both high and low ventilation louvres for the boilers. All ventilation slots should be checked for correct sizing.

Ventilation throughout the building is generally via natural ventilation via openable windows with the kitchen and toilets and other ancillary rooms being provided with local extract systems.

The kitchen has a stainless steel extract only hood with 2 no supply fans installed in windows at high level. The ventilation supply and extract fans are interlinked with the cooking gas supplies. The extract fan is located on the roof above the kitchen area. The extract fan ductwork discharge is pointing up and has the potential to collect water in the ductwork, this needs to be reviewed and addressed.

1.2 Electrical Services

The incoming utility service head is a 100A original Enfield service head. The meter is a direct reading meter which then feeds an old main switch. From the main switch the initial mains distribution consists of an old Crabtree C50 distribution board.

Generally the existing distribution boards are generally Crabtree C50 MCB boards, there is a plastic MK consumer unit currently installed in the conservatory, a Proteus consumer unit for the refurbished bathroom (room No 025), and Wylex consumer units in the boiler houses.

Generally, the lighting consists of fluorescent luminaires, there appears to be some LED luminaires installed in odd areas. The bedrooms generally have a GLS pendent fitting with a fluorescent mirror light. Generally the lighting is manually switched, with a few rooms have been provided with PIR controls.

The assisted bathroom (room 025) is undergoing a refurbishment, where the electrical services has been rewired back to a local distribution board.

All luminaires are manually switched, in the bedrooms the switches have need replaced with large switches with a coloured face plate and large white switches.

The building has been provided with non-maintained exit signs over the escape doors to outside, however, these are not always visible and additional directional exit signs needs to be installed to fully identify the escape routes from the building.

Currently the fire alarm system is an old conventional system with smoke detectors manufactured by different manufactures and of differing ages. Not all of the rooms have been provided with automatic detection and the system does not comply with BS5839 L1 + M for sleeping accommodation. The building also does not have any visual alarm devices currently installed. The fire alarm control panel is currently installed in an area where it is not visible from the main entrance doors.

2.0 Introduction

Troup Bywaters + Anders were instructed by Faithful & Gould to carry out a condition survey of the mechanical and electrical services at The Holmlea HOP Care Home, Waverley Street, Tibshelf, Derbyshire. DE55 5PS. The survey took place on 20th November 2018.

The building is generally a single storey building which was originally constructed circa 1970's. There were no record drawings, or operating and maintenance manuals available however their maintenance record keeping was up to date. Access was available to the majority of the areas but not to all bedrooms; hence, this report is based upon a non-intrusive visual inspection only.

3.0 Summary of Existing Services

3.1 Existing Building Details

The building has been constructed with 4 No bedroom wings each with access to either an assisted bathroom or shower room and 2 No ambulant toilets. Each wing area has a resident's lounge area/dining room, linen storage and a sluice room. The green wing has been provided with a hairdresser's salon.

The Central amenity area consists of the main entrance area, general offices main kitchen, dining/common room, laundry and staff room.

3.2 Existing Incoming Services

Mechanical Services

The incoming gas, has been routed in the driveway to the front of the building, the meter is located within an external ventilated room forming part of the garage building. The gas pipes are routed into the 5 No boiler houses and kitchen within the soft finishes around the building.

The gas distribution system entering into each of the boiler houses does not have any gas valves linked to the fire alarm system to shut off the gas under fire conditions. Within the kitchen, the gas system is currently linked to the kitchen ventilation system and has a gas proving /interlock system installed but it is not clear if this is also interlinked with the fire alarm system.

To the rear of the building there is a separate meter for the bungalow which has been capped off and the cover door is missing.

The MCWS appears to enter the building in boiler house (room No 054) but there is no water meter inside the building. The incoming valve was not labelled/identified, which makes it difficult to fully identify if this is the main incoming valve. This valve needs to be identified and incorporated into the building manual for the means to isolate the whole building if a leak is detected.

Currently the building does not 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 would also need to be identified.



Photograph No 1 – Incoming gas meter in a brick built enclosure forming part of the garage.



Photograph No 2 – The gas mains entering and leaving the meter cupboard.



Photograph No 3 – Capped off gas supply to the bungalows to the rear of the building.



Photograph No 4 – Typical gas pipe entering into the boiler houses.



Photograph No 5 – The Incoming MCWS appears to enter the building in the boiler house (room No 054), there was no evidence of a water meter.



Photograph No 6 – The kitchen extract fan is located on the room, please note the ducts is discharging upwards thus allowing water to enter the ductwork.

Electrical Services

The electrical incoming utility supply enters the building in the cupboard off the corridor (room 042) and terminates into an old Enfield service head, this room contains the incoming service head, utility meter and main switch, main distribution board, 2 No sub-main distribution boards and an emergency lighting central battery system. The nursing home appears to have a 3 phase 100A supply as the meter is a direct reading meter.



Photograph No 7 – The Incoming electrical utility supply is located in a cupboard off corridor (room No 042).



Photograph No 8 – The main earthing bar needs to be replaced with a new earth bar incorporating a test link and ensuring the earthing/bonding is up to current standards and fully labelled.



Photograph No 9 – The building direct reading 100A utility meter.

Existing Mechanical Services

Low Temperature Hot Water Boilers

The building has been provided with 5 No boiler houses located in each bedroom wings and one for the central amenity area.

The main boiler house has an Ideal - Evomax 60 condensing boiler for the heating system and for the domestic hot water system.

The main boiler house has a boiler shunt pump, heating pump and a HWS primary pump and a Mikrofil pressurisation unit.

The boiler condensate connections have just been pushed into the top of a plastic pipe and these should be correctly terminated to stop any fumes from getting out of the pipework. The condensate is routed through the wall into the main building where it connects to a drainage connection in either the sluice rooms or a toilet. It is not clear if these connections have been provided with the correct air/water traps. This needs to be verified.

All of the pressure relief pipework discharges water onto the floor rather than being taken to a gully. These pipes should be connected back to a common pipework system and either discharged outside the boiler house or taken to an internal drainage connection or to an external gully/drain.

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

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



Photograph No 10 – Typical Boiler houses – Typical heating boiler.



Photograph No 11 – Typical boiler houses - Wilo boiler shunt pump.



Photograph No 12 –Typical Boiler Houses – Typical HWS primary heating pump and main heating pump.



Photograph No 13 – Typical boiler houses – Replacement HWS primary heating pump and main heating pump being installed in boiler house 064. Note pressure relief pipework discharges directly onto the floor.



Photograph No 14 – Mikrofill EFD heating system pressurisation unit – Note water drain off pipe not connected to any pipework and kinked pressure pipe.



Photograph No 15 – Boiler connected to a small low loss header, note insulation missing to local pipework.



Photograph No 16 – Boiler house No 082 - Pressure relief pipework causing rusting of the boiler supporting framework.

Domestic Water Services

Hot water to the building is provided by a LTHW heated Calorifier, located within each of the 5 No boiler houses. These units are in a fairly good condition and were operational. Considered should be given to be replacing these units in the near future. The Calorifier has a diverting valve on the heating system from the boiler to maintain the temperature in the Calorifier. The boilers were last tested on 14th March 2018.

The main boiler house Calorifier pressure relief pipework to the cylinders and automatic air vent are open ended and drain directly onto the floor of the cupboard. These pipes should be taken back to a drain.

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

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

There are no cold water storage tanks installed and the cold water generally is all from the mains cold water (MCWS) throughout and there are no issues with the distribution pipework. It is not clear if the domestic MCWS and DHWS service pipework is adequately insulated and labelled correctly above the false ceilings. This needs to be verified so that there is no heat loss or heat gain to these domestic service pipes when running alongside each other and with the LTHW pipes.

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

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

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

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

Room No 021 has been fitted out as a hairdressing salon for the residents.



Photograph No 17 – Typical boiler house – BOSS 300L Calorifier for the domestic HWS generation



Photograph No 18 – Typical boiler house – Joule Cyclone CY300L Calorifier for the domestic HWS generation



Photograph No 19 – Typical boiler house – MCWS expansion vessel to the HWS calorifier.



Photograph No 20 – Typical boiler house secondary HWS pump.



Photograph No 21 – Typical bedroom sink with thermostatic mixing valve installed below the sink.



Photograph No 22 – Typical stainless steel sluice in sluice rooms.



Photograph No 23 – Typical ceramic wash hand basin in sluice rooms.



Photograph No 24 – Typical refurbished motorised assisted bathrooms.



Photograph No 25 – Typical refurbished toilet.



Photograph No 26 – Typical refurbished assisted shower room.

Heating Controls System

The boiler controls are currently being updated and new control panels being installed. The system is a networked system back to a common/master control panel installed within the office (room No 045). The Controls have been manufactured by Fieldwell.

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



Photograph No 27 – Master plant control panel located within the office (room No 045).



Photograph No 28 – Boiler house No 064 – Original boiler control panel being stripped out and replaced with a new panel.



Photograph No 29 –Typical new boiler control panel.



Photograph No 30 – Boiler house No 082 - Boiler and HWS plant control system.

Internal Heating

The heating within the building is generally LST radiators, although in other areas accessible by the staff the radiators are of a standard steel panel type and not LST. Due to the age of this system it would be beneficial to replace the heating pipework to ensure that the building has been provided with a 2 pipe flow and return system.

There are a number of fan convector units currently installed in the common rooms these are of a reasonable age. Although they are operational and working, consideration should be given to replacing these units with LST radiators rather than with fan convectors as the residents sit in these rooms and the units throw out a lot of heat, it was found that the units were left off when the residents were not in the room. LST radiators will provide a more consistent heat and make the room more comfortable for the residents.

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

A magnetic filter should be fitted to the heating return pipework on all boiler installations to assist in the removal of any metal filings within the system. It would also be recommended that the heating systems should be provided with a chemical dosing pot to allow the systems to be dosed.



Photograph No 31 – Common room/dining room wall mounted LST radiator with pipework boxed out.



Photograph No 32 – Typical Floor mounted LST radiator.



Photograph No 33 – Panel radiator installed in the medical room.



Photograph No 34 – Typical Bedroom LST Radiators with thermostatic control valve.



Photograph No 35 – Typical corridor LST Radiators with thermostatic control valve.

Ventilation

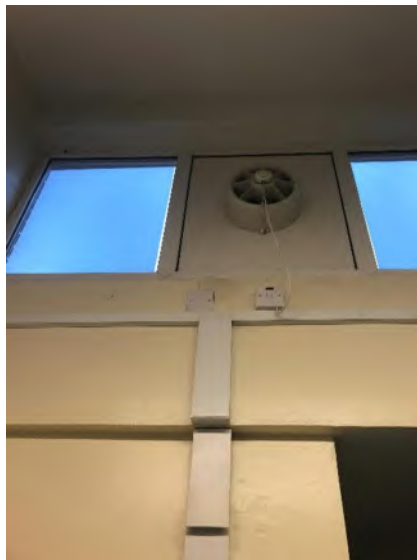
The toilets have generally been provided with wall mounted extract fans located within the walls, some of the fans appeared not to be operational and they need to be checked for operation.

The kitchen ventilation comprises of an extract only stainless steel cooker hood with high level extract fans through high level windows.

The sluice rooms have high level fans taken through one of the high level windows, these are manually switched. We noted that one of the fans was not working when switched on, this needs to be checked for operation.



Photograph No 36 – Kitchen hood currently installed in the main kitchen.



Photograph No 37 – Air enters the kitchen from outside via 2 No window mounted fans. It was not clear if this grille/ductwork had been provided with a Smoke/fire damper.



Photograph No 38 – Cooker hood extract ductwork passes onto the roof to the extract fan.



Photograph No 39 – Kitchen gas/ventilation interlock system in main kitchen.



Photograph No 40 – Typical toilet and bathroom wall mounted extract fan.



Photograph No 41 – Typical Sluice room high level window mounted extract fan. Not all of the fans were operational at the time of our inspection.

Laundry

The building has a laundry currently installed for washing the resident's cloths. The laundry consists of 2 No industrial washing machines, these are an Electrolux W465H and a W5105S and 2 No electric dryers manufactured by Huebush. The dryers have been ducted to atmosphere by the use of metal circular ductwork. The ductwork discharges externally directly onto the floor below the ducts, there is evidence of fibres being deposited on the floor, it is not clear if the circular ducts have been cleaned to ensure that there is no build-up of lint within the ducts restricting the discharge of air from the dryer.



Photograph No 42 – Laundry washing machines.



Photograph No 43 – Laundry Electric Dryers



Photograph No 44 – Laundry electric dryer flexible connection to outside.



Photograph No 45 – Laundry electric dryer connection to outside.



Photograph No 46 – Washing machine connections behind the units, note the lack of access to the drainage U-bends and lack of rodding points.



Photograph No 47 – Laundry Dryers with fibre deposits on the floor, the ducts from the dryers to atmosphere should be checked for build-up of fibres in the ductwork especially where there are 90° bends in the ducts behind the dryers.

Rear Bungalows

Behind the care home there are two semi-detached bungalows which have been used for office use. These bungalows have been unused for some time and the gas supply has been disconnected.

One of the bungalows has been provided with a Glowworm – Fuelsaver Compheat 40 boiler and the other bungalow appears to have a gas fire installed in the lounge. The gas boiler and the gas fire have not been used for some time and the heating system has been drained down with the gas cut off. These units will need to be inspected, commissioned and tested prior to reusing in this building.

The accessible bungalow has been provided with a series of LST radiators and some panel radiators, these have been provided with thermostatic valves.

There is an electric HWS cylinder installed in a cupboard off the entrance lobby. The bathroom for this bungalow has been turned into a disable toilet.



Photograph No 48 – Wall mounted gas boiler – boiler not operational with heating system drained down.



Photograph No 49 – Bungalow living room gas fire. We were not able to gain access into this bungalow to check condition of the heater.



Photograph No 50 – Bungalow living room gas fire.



Photograph No 51 – Bungalow typical LST radiator



Photograph No 52 – Bungalow room with a panel heater.

Existing Electrical Services

Electrical Distribution

Located within the electrical cupboard off the corridor (room No 042) is the main electrical distribution system, this consists of an old main switch and a Crabtree C50 distribution board, this board feeds a series of Crabtree C50 distribution boards located throughout the building. None of the distribution boards have been provided with distribution board schedules internally they only have the MCB's descriptions written on the labels under the breakers, it is not clear if these are still correct. All distribution board charts and electrical test sheets need to be inserted into the panels.

Generally the electrical installation has been recently tested (23rd August 2018) and not all of the distribution boards have been labelled correctly with all of the necessary warning labels. These need to be fitted. Not all of the distribution board doors have been provided with key locks to stop unauthorised access to the circuit breakers.

Above the main distribution boards the trunking lid is missing and is revealing cabling of an age that is nearing the end of its useful life. There are a number of joints in the cables which are not identified as to which distribution board they are connected to. There is a series of earth cables wrapped together and jointed to a single cable which connects to the trunking sides. The building should be rewired to ensure that the circuits are correctly earthed and all cables are clearly identified, thus allowing the use of RCBO's to any new boards.



Photograph No 53 – Building incoming main switch installed in electrical cupboard off corridor No 042.



Photograph No 54 – Crabtree C50 main distribution board with distribution board A. Distribution board A is fed from a 50A MCB in the main distribution board.



Photograph No 55 – Bedroom wing distribution boards installed in the linen cupboards. Boards are difficult to reach without the need to use a pair of steps.



Photograph No 56 – Plastic MK consumer unit installed in conservatory (room No 049). The distribution board has no lock and is in an accessible location.



Photograph No 57 – There is an old central battery system which appears to be switched on and operational. It is not clear if this is still being used. It is assumed that as work was still in progress on this system. Note this unit is connected to a socket outlet.



Photograph No 58 – The wiring in the trunking above distribution boards, note lid is missing and earth cable has been extended by the use of a connector strip.



Photograph No 59 – The neutrals in the trunking have been connected together utilising a connector block.



Photograph No 60 – The old solid green earths in the trunking appear to have been twisted together and extended by the use of a single newer green/yellow cable which connects to the trunking side.



Photograph No 61 – A further example of the use of connection strips for extending cabling. The cables have not been identified and it is not clear which distribution board these are associated with.



Photograph No 62 – Typical boiler house Wylex consumer unit.

Internal Lighting

Generally within the bedrooms the lighting consists of a central pendent lamp holder with a GLS lamp and shade fitted. Over the sink there is a mirror/shaver light. By the bed head there are pull cord switches for switching off the central pendant light. By the entrance door, there is a dimmer switch which controls the central pendant lights.

Throughout the amenity areas and corridors the lighting is provided by means of fluorescent luminaires. The lighting was operational and working but generally only manually switched.



Photograph No 63 – Typical bedroom central pendant luminaires



Photograph No 64 – Typical bedroom mirror luminaire.



Photograph No 65 – Typical corridor lighting.



Photograph No 66 – Corridor pelmet lighting.



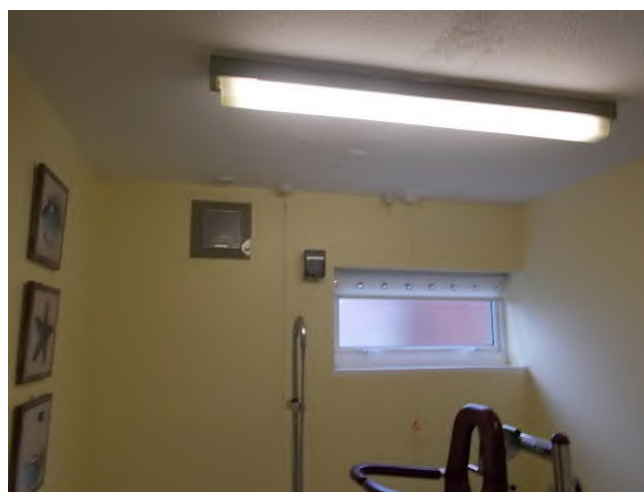
Photograph No 67 – Corridor/kitchenette pelmet lighting.



Photograph No 68 – Typical ambulant toilet lighting.



Photograph No 69 –Assisted shower room No 016 lighting.



Photograph No 70 – Typical Assisted bathroom lighting.



Photograph No 71 – Main Kitchen Lighting.



Photograph No 72 – Dining room wall lighting and pelmet lighting.



Photograph No 73 – Dining room low level lighting.



Photograph No 74 – Dining room low level lighting.



Photograph No 75 – Conservatory lighting cooling fan with lights.



Photograph No 76 – In a number of instances the linen cupboard is hitting the lighting and damaging the fitting.

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

Emergency Lighting

Emergency lighting within common area is generally provided by means of separate self-contained LED emergency luminaires operating for a period of 3 hours duration during mains failure of the normal lighting. It is not clear if all of the emergency luminaires have been modified to self-contained luminaires or if there are still some slave luminaires still installed around the building. There is a central battery system still in place in the main electrical cupboard, this needs to be investigated if still operational.

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



Photograph No 77 – Emergency escape door with no illuminated exit sign, note emergency luminaire installed behind the pelmet



Photograph No 78 – There are a number of emergency luminaires installed within the roof light recesses, this reduces the effectiveness of the emergency light.



Photograph No 79 – Escape doors into the conservatory high level sign on the pelmet is above the emergency luminaire installed in the pelmet.



Photograph No 80 – Main entrance door with no exit signage over the door.



Photograph No 81 – Fire exit door with exit sign and an emergency luminaire door with no exit signage over the door.



Photograph No 82 – With the fire doors open the fire exit is visible, however when the doors are closed the exit signage is very difficult to see.



Photograph No 83 – With the fire doors open the fire exit is visible, however when the doors are closed the exit signage is very difficult to see.

External Lighting

Generally the building has column mounted luminaires installed around the perimeter of the car parking areas with some low level bollard lighting to the main driveway. To the rear of the building there are a few low level bollards to gain access to the bungalow.

Generally, around the building there are a number of emergency luminaires over the escape doors, and a few LED floodlights with PIR controls fitted, but no general lighting to get residents out of the building to an emergency muster point.

With the escape routing around the building, emergency luminaires need to be installed to ensure that sufficient illumination is provided to get elderly patients or persons with limited sight to get out of the building in the middle of the night.



Photograph No 84 – Low level bollard lighting on the main entrance drive into the site.



Photograph No 85 – Column mounted luminaires by car parking bays, note one column has been provided with a PIR controlled floodlight.



Photograph No 86 – Wall mounted luminaires over escape doors it was not clear if both luminaires were emergency backed.



Photograph No 87 – Typical wall mounted emergency luminaires over escape doors.



Photograph No 88 – Generally there are no luminaires around the perimeter of the building, there are a few PIR controlled LED flood lights.

Small Power

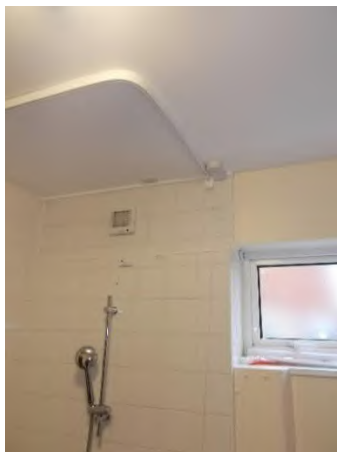
The small power is generally either twin switched socket outlets installed on the walls wall mounted socket outlets. Additional small power outlets have been installed for the extract fans, power supplies for kitchen equipment, laundry equipment and some office equipment. All accessories have recently been replaced as part of the building refurbishment.



Photograph No 89 – Typical bedroom socket in the room.



Photograph No 90 – Refurbished bedrooms with sockets for a television and possibly a desk.



Photograph No 91 – Typical toilet extract fan, it was not clear if a DP switch had been fitted in the room for the fan disconnection as it was not local to the fan. All fans require isolation switches in the bathroom.

Data

The building is provided with data points from a data rack in room No 045 and consists of cable installed in a similar way to the small power outlets.



Photograph No 92 – Data rack installed in room No 045 of the social services offices.

Located in the corridor (room 042) there is a of Wi-Fi unit. Consideration should be given to installing additional twin data outlets to each of the bedroom wings for the future use of Wi-Fi units. These will be required for the District Nurses to use their electronic recording devices in the residents bedrooms, also in the future residents will be using computers and mobile phones and Wi-Fi internet access will become utilised on a more regular basis.



Photograph No 93 – Centralised Wi-Fi unit located in the main reception area room No 042.



Photograph No 94 – Where residents pay for a telephone to be installed these are installed directly into the respective bedroom.

Fire Alarm

The building is provided with a conventional zonal fire alarm system which is obsolete, with the system being split into 5 zones. The panel is located in the main entrance, but, is not visible from outside as the panel is located in the corridor. There are no faults indicated on the panel and appears to be operating correctly.

The building appears to have been designed to a standard of L2 + M, but not all areas have been provided with smoke detection, manual call points and electronic sounders. As this is a building with persons living in, the building should be provided with a P1 - L1 + M system with all the necessary VAD's and audibility levels of 75 dbA at the bedhead of each bedroom.

From our visual inspection not all of the areas have been provided with automatic detection, generally all of the bedrooms have been provided with automatic detectors, but it is not clear if these are fully operational and working, due to their age and condition. It was not clear if the some of the toilets had been provided with automatic detection.

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

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

The fire alarm control panel does not comply with EN54 for the control panel and it is not clear how long the battery autonomy is rated at. This panel has reported issues which cannot be resolved as the panel is obsolete and should be replaced with a new addressable system.

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

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



Photograph No 95 – Conventional fire alarm panel located in the main entrance.



Photograph No 96 – Conservatory smoke detection not located at highest point of the room.



Photograph No 97 – Manual fire alarm break glass units located behind curtains and not easily visible to persons not familiar with the layout of the building.



Photograph No 98 – Fire alarm siren partially buried in the ceiling with remote automatic detector, it was not clear where the actual detector was located and how access for testing was achieved, this needs to be checked and verified.

Security

There is also a First Q Wander guard system and an ARM nurse call system installed on all external doors to monitor if a person opens an external door.

The internal entrance lobby door to the reception area restricts access into the main part of the building by an access controlled system, consisting of an intercom and card reader. In the entrance with there is a further card reader to get out of the building. There is no green emergency break glass had been installed on the secure side of the door and on the reception desk there is a door open switch.



Photograph No 99 – The internal entrance door was provided with an intercom system and card reader. On the inside, there is an intercom and a card reader however no green emergency break glass unit was installed. No keypad or intercom on the outside of the main entrance just a bell push.



Photograph No 100 – Internal lobby door intercom and proximity access system



Photograph No 101 – Internal lobby door proximity access system there is a switch under the reception desk to get out of the building.

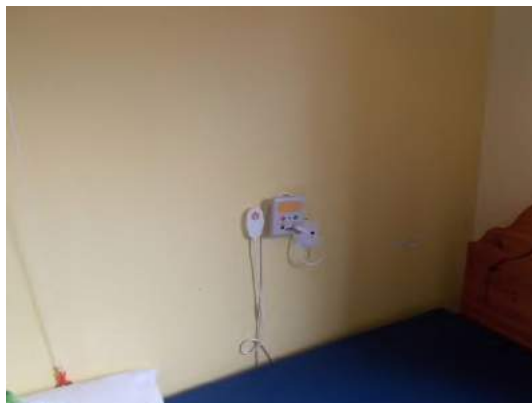


Photograph No 102 – Fire exit door with a FirstQ Wander guard + ARM Nurse Call system fitted.

Nurse Call System

The building has been provided with an ARM Ltd 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. It was not clear if this system was still connected at the time of our inspection as there is an ARM system also connected to each door.



Photograph No 103 – Typical bedroom showing nurse call system.



Photograph No 104 – Toilet and bathroom nurse call system.



Photograph No 105 – Remote nurse call system monitor located by each of the bedroom wings.

Television Aerial Systems

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

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



Photograph No 106 – In the electrical cupboard there is a small centralised TV aerial system.



Photograph No 107 – Typical TV aerial system, it appears to be a separate aerial for each bedroom.

Rear Bungalows

Behind the care home there are two semi-detached bungalows which have been used for office use. These bungalows have been unused for some time but the electrical services were still operational in the bungalow we gained access to.

During our inspection we were not able to identify the location of the distribution boards, it was assumed that this was installed in a locked cupboard on the outside which we assume that this is the location for the boards.

The bungalows have a mixture of GLS pendant luminaires and fluorescent bulkhead lights and a cat 2 louvered luminaire. All lights are manually switched.

There is a short staircase in each bungalow which have been provided with a stair lift, these will need to be inspected, tested and certified before being reused.



Photograph No 108 – Typical room pendent lights.



Photograph No 109 – Typical corridor/staircase lights.



Photograph No 110 – Stair disabled persons lift.

4.0 Recommended Replacement Works

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

Year One Works

Electrical Services

- Upgrade the fire alarm system to bring the system up to a residence where persons are sleeping to BS5839.
- Replace the existing Crabtree C50 main distribution board with a new MCCB panel board.
- Replace all of the remote distribution boards with new distribution boards.
- Install distribution board charts and test sheets to the main panel board and all distribution boards.
- Install dimmable LED lamps to the central pendent luminaires and where necessary install a suitable dimmer switch for the LED Lamps.
- At the time of our inspection, the main switchgear did not have any emergency luminaires local to the panels, emergency lighting needs to be installed.
- Install emergency luminaires to the bedrooms
- Upgrade the corridor escape signage for maintained illuminated signs at all fire exits and changes in direction.
- Install additional emergency lighting to external escape routes where the escape route is tight to the side of the building with no street lights to illuminate the route. Consideration to be given to adjacent residents
- Start to rewire the care home and install new LED lighting and emergency lighting to all rooms to bring the building up to a suitable working environment for an office.
- Replace the kitchenettes, store rooms and toilet lighting with new LED luminaires together with automatic lighting controls to the various areas.

Mechanical Services

- Install an emergency stop button in both boiler houses to shut down the boilers in an emergency and also to close a gas solenoid valve in each boiler house. The boiler control panels should be linked to the fire alarm system to shut down all plant under fire conditions.
- Insulate and label the pipework within all of the boiler plantrooms and install insulation covers to the valves.
- Install valve schedule and label all valves in all plantrooms.
- Replace all valves/joints that are showing signs of leaks.
- Install a dosing pot onto the system and chemically dose the heating systems.
- Install magnetic filters on each heating system prior to the boilers.
- Install the boiler and HWS Calorifier pressure relief pipework into the condensate drain rather than discharging onto the floor.
- Review and install correct valves and drain points for the expansion vessels.
- Check all pressures from water outlets and taps and reduce if necessary
- Install a new gas solenoid valve to the main incoming gas pipe and interlink the valve to the fire alarm system.

Year Two Works

Electrical Services

- Replace the mains cable feeds to the remote distribution boards.

Mechanical Services

- Replace the kitchen ventilation system including the cooker hood to bring the system up to current standards.
-

Year Three Works

Electrical Services

- Replace the distribution boards within the bungalows.
- Rewire the bungalows and include LED lighting.
- Install Wi-Fi data outlets and units to bedroom corridors.

- Start to rewire the bedroom blocks and install new LED lighting and emergency lighting to all bedrooms on a block by block basis which will allow the building to operate by shutting down a bedroom block whilst leaving the remaining bedroom blocks operational.
- Replace the bedroom corridor, toilet and bathroom lighting with new LED luminaires together with automatic lighting controls to the various areas on a block by block basis.
-

Mechanical Services

- Replace the kitchen ventilation system including the cooker hood to bring the system up to current standards.
- Replace the boiler within the accessible bungalow.
- Strip out the existing gas fire in the bungalow and install a new boiler in the kitchen.
- Install a new Heating system including LST radiators throughout the flat.
- Replace the fan convectors in the common areas.
- Start to replace the heating distribution pipework and radiators on a bedroom block by block basis which will allow the building to operate by shutting down a bedroom block whilst leaving the remaining bedroom blocks operational.
- Install a two pipe heating system and new LST radiators to the bedroom blocks on a block by block basis.
- Replace the domestic hot and cold water services within the bedroom blocks on a block by block basis.
- Install insulation and pipework labelling to all new domestic services and heating pipework.

5.0 Building Suitability

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

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

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

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

Standard 10

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

Standard 19

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

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

Standard 20

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

Standard 21

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

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

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

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

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

Standard 22

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

Standard 25

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

Standard 26

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

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

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

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

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

Emergency lighting to all rooms including bedrooms

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

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

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

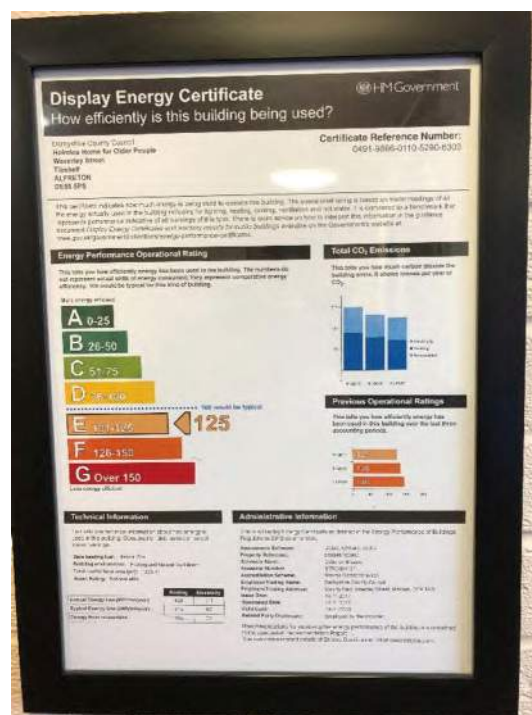
6.0 Energy Efficiency

Currently the building has an energy certificate (EPC certificate) with a Rating of E (101 -125) 125. This certificate is dated 15th November 2017, which expired on 14th November 2018. It is not clear if this certificate includes the new LED lighting currently installed.

It may be possible to improve the rating of the M&E services by reviewing the currently installed services. Initially, it should be identified if the current certificate incorporates the new lighting, if not the certificate should be re-run with the new lighting incorporated.

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

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



Photograph No 111 – Current EPC Certificate with a rating of E - 125

Another 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.

All store rooms, toilets and offices 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 main boiler house 4 no boilers and Calorifier plant with new controls utilising an optimiser and installing a variable temperature heating system.

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

Appendix 1

Condition Report Spreadsheet

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 (E1s)						Total	General Comments
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK				Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Photo ref. (Applied to "C" or "D" ratings i.e., Cx or Dx)	Current & Impending Backlog Risk Assessment	SCORE RANGE	RISK RANKING											
																							1 - 5	Low	1 - 2018	2 - 2019	3 - 2021	4 - 2022	5 - 2023	6 - 2029			
																							6 - 10	Moderate									
Internal	1	Electrical Cupboard	1	Electrical Services	Mains Power	Mains Supply Switchgear	Unit rate	1	£3,000.00	C	2	R	25	5 to 10 years	£3,000.00	Switchgear is obsolete and is not fully rated for the current supply	Replace the existing switchgear with a modern Panel board and install new cable containment from the service head to the new panel board.	N/A					£3,000.00										
Internal	1	Circulation areas	1	Electrical Services	Sub-mains switchgear	Distribution Boards	Unit rate	6	£1,000.00	C	2	R	25	Urgent	£6,000.00	Existing corridor distribution boards to be replaced as they are obsolete	Replace the existing distribution boards with modern Schneider Act9 distribution boards to match the ones already replaced.	N/A					£6,000.00										
Internal	1	Laundry	G	Electrical Services	Sub-mains switchgear	Distribution Boards	Unit rate	1	£750.00	C	2	R	25	Urgent	£750.00	Existing distribution board to the conservatory to be replaced as panel is obsolete.	Replace the existing distribution boards with modern Schneider Act9 distribution board to match the ones already replaced.	N/A					£750.00										
Internal	2	Bungalow	1	Electrical Services	Sub-mains switchgear	Distribution Boards	Unit rate	2	£1,000.00	C	2	R	25	3 to 5 years	£2,000.00	The bungalow distribution board is an old Dorman Smith consumer unit which is now obsolete and should be replaced	Replace the board with a new consumer unit.	N/A							£2,000.00								
Internal	1	Circulation areas	G	Electrical Services	Mains Power Supplies	SWA mains/sub distribution cables.	Unit rate	1	£5,000.00	C	2	R	25	within 2 years	£5,000.00	Replace the existing sub-mains cable supplies to all distribution boards in the building	The existing mains cabling is nearing the end of its useful life and may be short when being reconnected into the new panel board. Cables are already being extended with different colour cables at remote end and the cable should be reinstalled and sized to suit the latest version of BS7671.	N/A					£5,000.00										
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Emergency lighting (Inc. key switch)	Unit rate	40	£200.00	C	2	R	5	Urgent	£8,000.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new kept test switch.	N/A					£8,000.00										
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	40	£40.00	C	2	R	20	Urgent	£1,600.00	The existing bedroom pendant luminaire should be provided with a dimmable LED lamp and the general lighting supplemented with additional LED recessed down lighters to provide good light levels	Install new LED luminaires to allow for the residents to be able to read and for nursing staff/doctors to be able to carry out medical examinations in the bed rooms.	N/A					£1,600.00										
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	40	£100.00	C	2	R	20	Urgent	£4,000.00	Provision of table lamps in bedrooms	Place a table lamp in each bedroom	N/A					£4,000.00										
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting control and management systems	Unit rate	1	£3,000.00	C	2	R	20	3 to 5 years	£3,000.00	Light switches should be replaced with new switches with colour contrast colour plates and new dimmer switches for the pendant luminaire should be installed.	Replace the existing light switches with new switches.	N/A							£3,000.00								
Internal	1	Bedrooms	G	Electrical Services	Protection Systems	Fire Alarm Installations (Inc., call points, sounders and detection)	Unit rate	1	£7,500.00	C	2	R	25	Urgent	£7,500.00	The bedroom smoke detector should be replaced with a new addressable detector with a sounder and a beacon/VAD.	Replace the fire alarm system with a new addressable system.	N/A					£7,500.00										
Internal	1	Corridor	G	Electrical Services	Lighting Systems	Emergency lighting (Inc. key switch)	Unit rate	1	£10,000.00	C	2	R	25	Urgent	£10,000.00	The corridors should be provided with illuminated emergency exit signs and installed at all turns and exits from internal rooms.	A review of the current exit signage should be carried out and where the signs do not comply with BS5266, new signs should be installed.	N/A					£10,000.00										
Internal	1	Corridor	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	1	£12,000.00	C	2	R	25	3 to 5 years	£12,000.00	The existing corridor and amenity area luminaires should be replaced with new LED luminaires to improve energy efficiency.	Install new LED luminaires.	N/A							£12,000.00								
Internal	1	Corridor	G	Electrical Services	Lighting Systems	Lighting control and management systems	Unit rate	1	£5,000.00	C	2	R	25	3 to 5 years	£5,000.00	The corridor lighting should be provided with a photocell lighting controls to make use of natural daylight.	All corridor lighting controls should be reviewed and where possible automatic lighting controls should be installed in the corridors.	N/A							£5,000.00								
Internal	1	Corridor	G	Electrical Services	Sub-mains switchgear	Switched socket outlet (SSO)	Unit rate	1	£5,000.00	C	2	R	25	3 to 5 years	£5,000.00	Existing small power outlet plates should be of a contrast colour to the walls.	All corridor small power accessories should be replaced with new accessories with a contrasting colour finish to the wall.	N/A							£5,000.00								
Internal	2	Bungalow	G	Electrical Services	Sub-mains switchgear	Sub distribution wiring and containment systems	Unit rate	2	£4,000.00	C	2	R	25	3 to 5 years	£8,000.00	bungalow wiring and accessories are nearing end of their life and need to be replaced	Rewire the two flats including new distribution boards, accessories and lighting.	N/A							£8,000.00								
Internal	1	Corridor	G	Electrical Services	Protection Systems	Fire Alarm Installations (Inc., call points, sounders and detection)	Unit rate	1	£10,000.00	C	2	R	25	Urgent	£10,000.00	The corridor smoke detector should be replaced with a new addressable detector with a sounder and a beacon/VAD.	Replace the fire alarm system with a new addressable system.	N/A					£10,000.00										
Internal	1	Boiler house	G	Mechanical Services	Heating Plant & Auxiliaries	Dosing Pots	Unit rate	5	£200.00	D	1	R	15	Urgent	£1,000.00	No dosing pots installed on heating systems.	Dosing pots to be installed on each heating system	N/A					£1,000.00										
Internal	1	Boiler house	G	Mechanical Services	Heating Plant & Auxiliaries	Magnetic Filters	Unit rate	5	£200.00	D	1	R	10	Urgent	£1,000.00	Newer boilers have been installed on existing old heating systems. Magnetic filters have been fitted in two of the boiler houses, the remainder should be installed to protect boilers/pumps	Magnetic filters to be installed on each heating system	N/A					£500.00										
Internal	1	Boiler house	G	Mechanical Services	Heating Plant & Auxiliaries	Pressure relief discharges/Tundish	Unit rate	15	£125.00	D	1	H	20	Urgent	£1,875.00	Many of the various pressure relief discharges do not discharge into tundishes but directly onto the floor. This is a health and safety hazard.	All discharges to terminate within a tundish and connected directly to a drain.	N/A					£1,875.00										
Internal	1	Boiler house	G	Mechanical Services	Heating Plant & Auxiliaries	Expansion Vessels	Unit rate	5	£250.00	D	1	R	15	Urgent	£1,250.00	Expansion vessels do not appear to have correct number of valves and drain off points. To be reviewed.	Expansion vessels need to be reviewed and valves drain off points installed if required.	N/A					£1,250.00										
Internal	1	Boiler house	G	Mechanical Services	Heating Distribution	Heating Services Thermal Insulation	Unit rate	5	£1,750.00	D	1	Q	30	Urgent	£1,750.00	Heating pipework within boiler houses have insulation to the majority of pipework, but there are a number of sections of missing insulation. All valves to be provided with insulated jackets	Install thermal insulation to all missing sections of pipework within boilerhouses and install insulation jackets to all valves.	N/A					£1,750.00										

[illegible]

Appendix 2

Care Home Services Check List

Care Home Services Check List Holmlea HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Mechanical Services				
Central heating boiler	✓	✓		1 No Boiler per bedroom block and 1 No boiler for the Amenity Area.
Optimised Boiler Controls			✓	The boilers control systems have recently been replaced. The system is not fully operational at this time, so the final control is not known.
Central Domestic Water Generation	✓	✓		1 No calorifier per bedroom block and 1 No calorifier for the Amenity Area.
LST Radiators with Thermostatic Valves	✓	✓		The majority of the building has fan convectors and LST radiators, but some non-resident rooms have panel 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	✓	✓		

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Communal Toilets + Wash Hand Basins	✓	✓		2 No communal toilets per bedroom wing provided + 1 No disabled toilet (green wing).
Communal Assisted Bathrooms	✓	✓		1 No assisted bathroom per bedroom wing provided + 1 No assisted shower room (blue wing)
Toilet Extract Fans with PIR Control	✓	✓		The toilets have been provided with extract fans linked to switch.
Bedrooms Naturally Ventilated	✓	✓		
Sluice Rooms with Hand Wash Facilities	✓	✓		4 No sluices, one per bedroom wing installed with a stainless steel sluice and sink installed in a separate room to the resident's washing/toilet facilities. Ceramic WHB provided for hand washing.
Water Fittings and Equipment Complies With Water Supply Regulations	✓		✓	It was not clear if all of the installed flexible connections and supplies to Laundry equipment or kitchen equipment and external taps meet these requirements and this needs to be verified.
G3 Regulations – Discharge pipes/condensate drains.	✓		✓	Some discharge pipework do not drain to a gully but just onto the floor which could leak out into corridors.

Care Home Services Check List

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Kitchen Supply and Extract Ventilation System	✓	✓		Kitchen canopy is an extract only canopy with no lights internally.
Gas Interlock system with Kitchen Ventilation System.	✓	✓		Gas proving system with ventilation interlocks fitted, Co monitoring, emergency stop button and gas shut off valve installed.
Gas supply installation complies with gas regulations.	✓		✓	There appears not to be an overall Gas solenoid installed.
Installation of sprinklers to the building to BS9251:2014.	✓		✓	Currently the building does not have any sprinkler installed consideration should be given to installing a sprinkler tank and pumps to protect the building.
Electrical Services				
Main LV incoming Switchgear Suitable for incoming load		✓	✓	Main distribution board is a Crabtree C50 board which feeds further Crabtree C50 boards. There is a discrimination issue with these obsolete distribution boards.
Remote Distribution Boards up to Current Standards		✓	✓	All remote distribution boards are Crabtree C50 and the boards are obsolete. There is a MK distribution board installed in the conservatory which in a plastic enclosure and requires replacement with a metal enclosure.

Care Home Services Check List Holmlea HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Electrical Wiring Has Been Regularly Tested and Report Issued		✓	✓	Distribution system was last tested on 23 rd August 2018. The building should be rewired to bring the electrical system up to current standards.
Fire Alarm System installed to BS5839 P1 - L1 + M	✓		✓	System is not to BS5839 L1 standard, but this may be due to the Managed fire detection and evacuation process for the care home.
Sounders In All Bedrooms	✓		✓	Currently Audio levels not as per BS5839 for a sleeping accommodation and need to be uprated.
VAD's to All bedrooms	✓		✓	Currently there are no VAD's installed in any of the areas.
Nurse Call System Throughout The Building	✓	✓		Currently the building has been provided with a full nurse call system.
LED Lights to Bedrooms (300 Lux)	✓		✓	Existing pendent luminaire has a GLS lamp fitted and will not achieve 300 lux in the bedrooms. Replace the GLS lamp with dimmable LED lamp and where necessary replace the dimmer switches to be comparable with the LED lamp. Additional ceiling mounted luminaires should be installed.

Care Home Services Check List Holmlea HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
General LED Lighting to all areas			✓	Upgrade all luminaires to LED
Electrical accessories with contrast colour to the wall finish	✓		✓	Switches and sockets in the bedrooms are generally white in colour and should be replaced with a switch with a contrast colour to the wall finish.
Emergency Lighting to Bedroom to BS5266	✓		✓	None fitted at present, all rooms should be provided with Emergency luminaires.
Table Lamp in Bedroom	✓			It was not clear if a table lamp had been provided as the bedrooms were empty.
2 No SSO to each Bedroom	✓	✓		Generally rooms had two sockets for general use.
Small power for table lamps and hospital beds		✓	✓	Bedrooms should be provided with a power supply for a hospital bed and for a table lamp and possible use of a television. All accessories should be provided with a colour contrast plate finish.
Door Guard Systems to external Doors		✓		All external doors have been provided with First Q Wander guard system and an ARM Ltd nurse call system.
Door Access Controls to External Doors		✓		The main entrance doors have been provided with a door access system.

Care Home Services Check List

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Emergency Lighting to Corridors and Communal Areas	✓	✓		
Illuminated Emergency Exit Signage to All Escape Routes	✓		✓	The current signs have Non-maintained emergency luminaires installed adjacent to the signs but the signs are not clear when the normal lighting is off. Not all changes in direction have been provided with direction signs.
Residents Access to Telephones	✓	✓		The residents are able to use the office telephone if required, some residents have a telephone in their rooms, and a few have mobile phones.
Access to Internet			✓	The office area has a Wi-Fi system, but, none of the bedrooms have Wi-Fi access. It would be beneficial to install Wi-Fi to all bedroom blocks.
Intruder Alarm System		✓		The building has not been provided with an intruder alarm system to all external doors.
Hearing Loops to Communal Areas and Offices	✓		✓	As far as we could see there was no hearing loop installed in the building.
Disabled Hoists and Lifts to Upper Levels	✓			The only hoists currently installed form part of the assisted baths, there are no level changes requiring disabled hoists. The

Care Home Services Check List

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
				Centre Staff will need to access each residents care needs to establish if any bedroom hoists/lifts would be required. In the bungalow there is a stair lift.
CCTV Cameras to Main Entrance and around building	✓			No CCTV have been installed for this building.
TV Aerial to All Bedrooms		✓		Bedrooms have been provided with TV outlet by the power sockets, from a series of different aerials.

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Appendix E

Structural Report



CONSULTING CIVIL, STRUCTURAL,
HIGHWAY AND TRANSPORTATION ENGINEERS

GCA



Specific Structural Appraisal

of

**Holmlea HOP
Waverley Street
Tibshelf
Alfreton
Derbyshire
DE55 5PS**

for

Faithful + Gould

Ref: 7754f

Date: November 2018



CONTENTS

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

Appendix A – Key Plan

Appendix B – Photographs

Structural Appraisal

Holmlea HOP, Waverley Street, Tibshelf, Alfreton, Derbyshire, DE55 5PS

1. Introduction

101. Our brief was to undertake a specific structural appraisal of the premises as outlined below:
- Identify the general construction methods used for each roof type on the site, including confirming the presence of bracing.
 - Inspect the gables for indications of racking, and report where such defects were present.
102. We were instructed to undertake the above investigation by Faithful & Gould.
103. We have been requested to report on any apparent defect, giving an opinion as to cause and structural significance, together with recommendations for further investigations if required, or where appropriate suggest in outline only the scope of any necessary remedial works, including general advice about the likely effects and need to treat any nearby trees and vegetation where it could affect the structure.
104. The external inspection of the roofs has been carried out from ground level and from the flat roof level by visual and optical sightings. We cannot confirm that obscured parts are free from defect.
105. Access to the roof space was not possible at the time of the inspection due to all loft hatches being locked.
106. The inspecting Engineer has not investigated the extraction of minerals.
107. The premises and site have not been tested for any form of contamination, pollution or any other environmental impairment, including the presence of invasive non-native plants, and we are unable to make any comment in this regard.
108. Whilst we have used all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the inspected areas will be free from future defects or that existing ones will not suffer from further deterioration.
109. All observations are referenced as left or right hand as though observed from outside the front of each wing viewing towards the front elevation, and all observations in the roof space or dark spaces were made with the aid of a hand held torch light.

2. GENERAL OBSERVATIONS

201. The premises were visited on the afternoon of Tuesday 20th November 2018 by a Chartered Structural Engineer from GCA (UK) Ltd and at the time of the survey it was raining and overcast.
202. The premises comprise a single storey hub area with general amenities, dining rooms and lounge area along with four identical bedroom wings leading off the central hub area primarily built from load bearing masonry. (See photo 1)
203. The roof constructions/types can be categorised into three:
- i. The flat roof section over the central hub
 - ii. Vaulted mono-pitched roof spaces over such areas as dining rooms and communal spaces for the residents
 - iii. Stepped Mono-pitched roofs over the bedroom areas
204. The roofs over the central hub area were generally flat, finished with felt and with central flat gutters running over the length. The roofs over the bedroom wings primarily consisted 2No. mono-pitched roofs falling towards both longitudinal sides of the wings.
205. The building is situated on an essentially level site whilst levels of the boundary fall from the front of the site down to the rear.
206. There is a bitumen paved drive and car park area towards the main entrance.

3. EXTERNAL OBSERVATIONS

Flat roof section over the central hub

- 301. Over the central hub exists a timber roof finished with felt. (See photo 3)
- 302. There are gutters running centrally across the length of the roof. They appear to be in serviceable condition but require maintenance and cleaning.
- 303. No significant structural defects were identified.

Vaulted Mono-Pitched Roof Spaces

Vaulted Roof Over the Communal Areas

- 304. It was not possible to determine the construction of the roof over the kitchen however it is thought that the roof was constructed from timber.
- 305. The walls to the high end of the vaulted roofs were typically in-filled with curtain walling with approximately 1m long masonry return.
- 306. In most instances it is thought that the roofs to the vaulted spaces achieve stability by positive connectivity between the bearing of the roof structure on to masonry walls or piers beneath.
- 307. It was not possible to determine the stability system to the roof over the main lounge as no masonry walls or piers exist to the elevation to the high end of the roof. (See photo 4).

Roofs to the Bedroom Wings

- 308. The roofs appear to be finished with concrete tiles, concrete ridges and fall towards the gutters located to the longitudinal elevations.
- 309. The roof over the wings are formed with two mono-pitched roofs at different levels with a vertical face between the two roof levels which appears to be finished with uPVC cladding and ribbon windows. (See photo 5)
- 310. Structure representative of a traditional trussed roof as verticals behind the mullions can be seen behind the ribbon windows.
- 311. No vertical bracing could be seen within the glazing or behind the glazing.
- 312. Defective above ground drainage was noted in isolated locations. (See photo 6)
- 313. The pointing to the gable roof verges appear in reasonable condition.
- 314. No signs of cracking of any sort within the brickwork associated with the roof.

4. **INTERNAL OBSERVATIONS**

Flat Roof Area - Reception Area

401. The ceiling is finished with a suspended ceiling type. Above the suspended ceiling is a timber roof formed with joists with boarding over and noggins between the joists.

Vaulted Roof Area - Main Lounge

402. Over the living area is a vaulted roof finished with timber cladding. Northern light glazing exists high level.
403. No lateral bracing to the roof structure was identified.

Bedroom Wings

404. The ceiling to the bedroom wings are finished with plaster.
405. An inspection of loft space was not possible at the time of inspection. All loft hatches were locked. The keys were requested at the time of the inspection but unable to locate.

5. **CONCLUSIONS & RECOMMENDATIONS**

Flat Roof Areas

501. No significant structural defects were identified.

Vaulted Roof Areas

502. Our inspection has not revealed any significant defects or signs of significant distortion to the roof structure.
503. At the time of the inspection it was not possible to determine the stability system of the vaulted roof over the main lounge.
504. It is recommended that local intrusive investigations of the roof structure to the main lounge are undertaken to determine the full construction of the roof, the presence of a roof diaphragm or horizontal bracing and how the gable walls tie to the roof structure. Depending on the findings, consideration should be given to improving the robustness of the roof structure by introducing a structural plywood diaphragm to the underside and strapping the gable walls to the roof structure using galvanised steel straps at approximately 600mm centres.

Bedroom Wings

505. It is recommended that the building is re-inspected and access to the loft spaces is provided to allow a further inspection to determine the presence of longitudinal and diagonal bracing.
506. Based on the evidence collected from external observations only, we did not identify any evidence to suggest racking of the roof structure has occurred.

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

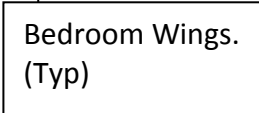
Checked by EN

File Ref: 7754f
Date: November 2018

dig will remain in use during the works and loss to those adjoining areas not directly abated with the works shall be maintained.

negative landowners shall erect and maintain a fence with the site and project prior to filling their tender. No share for extra changes is allowed due to ignorance of the site or scope job.

skilled contractor shall ensure that the fence is used, actively and complements the good finished aspect.



Main Lounge

Reception

Appendix B – Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

Appendix F

Cost Data & Cost Summary Sheets



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						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	30.00	£106.50	D	1	S	15	Urgent	3195.00	No security to site, open access to and from rear and side elevations.	Install fencing and gates suitable to allow fire egress to secure rear and sides of property.	£3,195.00							£3,195.00
External Areas	1	External	0	Fencing	Fencing & Security	Timber boards	m	30.00	£106.50	A	6	S	15	15-25 years	3195.00	Cyclical replacement	Cyclical replacement							£3,195.00	£3,195.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	30.00	£120.00	B	2	R	20	Within 2 years	3600.00	Foot paths too narrow to allow wheelchairs or persons with mobility aids o pass.	Form passing places along footpaths to allow occupants to pass without moving on to grassed areas.	£3,600.00							£3,600.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	30.00	£120.00	A	6	R	20	15-25 years	3600.00	Cyclical replacement	Cyclical replacement							£3,600.00	£3,600.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	100.00	£120.00	B	2	R	20	Within 2 years	12000.00	Utilise more of the external grounds to extend the recreational seating areas, avoid gravel and uneven surfaces.	Refurbish external seating areas.	£12,000.00							£12,000.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	100.00	£120.00	A	6	R	20	15-25 years	12000.00	Cyclical replacement	Cyclical replacement							£12,000.00	£12,000.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	120.00	£120.00	D	1	H	20	Urgent	14400.00	Tarmac footpaths to building perimeter breaking up to restrained and unrestrained edeges. Risk of trip hazard and falling down sloped banking. Moss covering to many of the paths.	Renew damaged tarmac paths	£14,400.00							£14,400.00
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	100.00	£120.00	A	6	R	20	15-25 years	12000.00	Cyclical replacement	Cyclical replacement							£12,000.00	£12,000.00
External Areas	1	External	0	Ramps & Steps	Ballustrades & handrails	Metal handrails	m	24.00	£240.00	C	2	H	20	Within 2 years	5760.00	Concrete rampswith inadequate handrails	Install suitable and sufficient handrails to each egress door.	£5,760.00							£5,760.00
External Areas	1	External	0	Ramps & Steps	Ballustrades & handrails	Metal handrails	m	24.00	£240.00	A	6	H	20	15-25 years	5760.00	Cyclical replacement	Cyclical replacement							£5,760.00	£5,760.00
External	1	External	0	Building Superstructure	Roofs - pitched	Concrete tiles	m2	1275.00	£143.00	B	4	G	40	5-10 years	182325.00	Existing concrete interlocking tiles appears weatherproof but now nearing the end of useable life. Patchh repairs evident on numerous pitches.	Allow to remove and refit concrete interlocking tiles to pitched roofs and renew including new insulation.				£182,325.00				£182,325.00
External	2	Bungalow 1	0	Building Superstructure	Roofs - pitched	Concrete tiles	m2	135.00	£143.00	B	4	G	40	5-10 years	19305.00	Existing concrete interlocking tiles to bungalow 1 appears weatherproof but now nearing the end of useable life.	Allow to remove and refit concrete interlocking tiles to pitched roofs and renew including new insulation.				£19,305.00				£19,305.00
External	2	Bungalow 2	0	Building Superstructure	Roofs - pitched	Concrete tiles	m2	135.00	£143.00	B	4	G	40	5-10 years	19305.00	Existing concrete interlocking tiles to bungalow 2 appears weatherproof but now nearing the end of useable life.	Allow to remove and refit concrete interlocking tiles to pitched roofs and renew including new insulation.				£19,305.00				£19,305.00
External	1	External	0	Building Superstructure	Roofs - flat	Mineral felt	m2	290.00	£160.00	B	4	G	20	5-10 years	46400.00	Existing covering is felt with solar reflective chippings. The appears approximately 10 years old.	Remove then allow for cut to falls insulation and mineral felt.				£46,400.00				£46,400.00
External	1	External	0	Building Superstructure	Roof Drainage	PVC Gutters & Downpipes	m	160.00	£96.00	B	4	G	25	5-10 years	15360.00	Gutters to mono pitched roofs are concrete sectional box gutters. Have been relined with felt as a retrospective repair, some leaking evident.	Reline with a cold applied liquid gutter lining system e.g Sika				£15,360.00				£15,360.00
External	1	External	0	Building Superstructure	Roof lights	Propriety Unit	Nr	20.00	£1,107.00	B	4	G	25	5-10 years	22140.00	Aged polycarbonate rooflights,	Renew in conjunction with roof recover				£22,140.00				£22,140.00
External	1	External	0	Building Superstructure	Wall structure	Brickwork	m2	50.00	£30.00	C	2	G	40	Within 2 years	1500.00	Typical weathering on walls, erosion of mortar in places.	Cut out friable mortar and repoint	£1,500.00							£1,500.00
External	1	External	0	Building Superstructure	Windows	PVCu windows	m2	135.00	£767.00	B/C	3	S	35	3-5 years	103545.00	Existing windows throughout the site are PVCu double glazed, UV fading, shrinkage of neoprene gaskets, weathering throughout and lichen evident to the rear elevations.	Replace			£103,545.00					£103,545.00
External	2	Bungalow 1	0	Building Superstructure	Windows	PVCu windows	m2	12.00	£767.00	C	2	S	35	Within 2 years	9204.00	Existing windows throughout the bungalow 1 are PVCu double glazed, UV fading, shrinkage of neoprene gaskets, weathering throughout and lichen evident to the rear elevations.	Replace	£9,204.00							£9,204.00
External	2	Bungalow 2	0	Building Superstructure	Windows	PVCu windows	m2	12.00	£767.00	C	2	S	35	Within 2 years	9204.00	Existing windows throughout the bungalow 2 are PVCu double glazed, UV fading, shrinkage of neoprene gaskets, weathering throughout and lichen evident to the rear elevations.	Replace	£9,204.00							£9,204.00
External	1	External	0	Building Superstructure	Windows	PVCu Conservatory	m2	30.00	£767.00	B	5	G	35	10-15 years	23010.00	PVCu conservatory with twin wall polycarbonate roof	Replace						£23,010.00		£23,010.00
External	1	External	0	Building Superstructure	Doors	PVCu Doors	Nr	6.00	£1,878.00	C	3	F	30	3-5 years	11268.00	Existing PVCu throughout the site are PVCu double glazed, UV fading and weathering evident.	Recommend replacement with powder coated aluminium for durability			£11,268.00					£11,268.00
External	1	External	0	Building Superstructure	Doors	PVCu Doors	Nr	2.00	£1,878.00	C	1	F	30	Urgent	3756.00	2nr final exit doors hgave keyed cylinder and either no key or key adjacent on chain.	Renew doorsets with powder coated aluminium with escape furniture	£3,756.00							£3,756.00
External	1	Bungalow 1	0	Building Superstructure	Doors	PVCu Doors	Nr	2.00	£1,878.00	C	2	S	30	Within 2 years	3756.00	PVCu doors to bungalow 1	Renew		£3,756.00						£3,756.00
External	1	Bungalow 2	0	Building Superstructure	Doors	PVCu Doors	Nr	2.00	£1,878.00	C	2	S	30	Within 2 years	3756.00	PVCu doors to bungalow 1	Renew		£3,756.00						£3,756.00
External	1	External	0	Building Superstructure	Doors	PVCu Doors	Nr	4.00	£3,821.00	C	2	S	30	Within 2 years	15284.00	4nr vented PVCu doors to plant rooms, extensive distortion to both leafs on each doorset	Renew doorsets with powder coated aluminium	£15,284.00							£15,284.00
External	2	External	1	Building Superstructure	Doors	PVCu Doors	Nr	1.00	£3,821.00	C	1	S	30	Urgent	3821.00	The main entrance PVCu double doorset is not powered, has access control and a non-compliant threshold, which is awkward for ambulance crews.	Recommend replacement with powder coated aluminium for durability	£3,821.00							£3,821.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	213.00	£11.00	B	3	E	5	3-5 years	2343.00	Paint to ceiling, generally good condition	Redecorate			£2,343.00					£2,343.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	213.00	£11.00	A	4	E	5	5-10 years	2343.00	Cyclical redecorations	Cyclical redecorations				£2,343.00				£2,343.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	213.00	£11.00	A	5	E	5	10-15 years	2343.00	Cyclical redecorations	Cyclical redecorations						£2,343.00		£2,343.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	213.00	£11.00	A	6	E	5	15-25 years	2343.00	Cyclical redecorations	Cyclical redecorations							£2,343.00	£2,343.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Wallpaper	m2	341.00	£11.29	B	3	E	5	3-5 years	3849.89	Wallpaper, generally good condition	Redecorate			£3,849.89					£3,849.89

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

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY											PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total
																		1	1-2	3-5	5-10	10-15	15-25	
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42	
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Wallpaper	m2	341.00	£11.29	A	4	E	5	5-10 years	3849.89	Cyclical redecorations	Cyclical redecorations				£3,849.89			£3,849.89
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Wallpaper	m2	341.00	£11.29	A	5	E	5	10-15 years	3849.89	Cyclical redecorations	Cyclical redecorations					£3,849.89		£3,849.89
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Decorations	Wallpaper	m2	341.00	£11.29	A	6	E	5	15-25 years	3849.89	Cyclical redecorations	Cyclical redecorations						£3,849.89	£3,849.89
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Floor finishes	Carpet tile	m2	213.00	£59.00	B	4	E	15	5-10 years	12567.00	Generally good condition	Renew				£12,567.00			£12,567.00
Internal	1	Dining Room / Living Rooms	0	Internal finishes	Floor finishes	Carpet tile	m2	213.00	£59.00	A	6	E	15	15-25 years	12567.00	Cyclical replacement	Cyclical replacement						£12,567.00	£12,567.00
Internal	1	Dining Room / Living Rooms	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Nr	4.00	931.00	B	5	F	25	10-15 years	3724.00	Generally good condition	Renew					£3,724.00		£3,724.00
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	252.00	£11.00	B	3	E	5	3-5 years	2772.00	Paint to ceiling, generally good condition	Redecorate			£2,772.00				£2,772.00
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	252.00	£11.00	A	4	E	5	5-10 years	2772.00	Cyclical redecorations	Cyclical redecorations				£2,772.00			£2,772.00
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	252.00	£11.00	A	5	E	5	10-15 years	2772.00	Cyclical redecorations	Cyclical redecorations					£2,772.00		£2,772.00
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	252.00	£11.00	A	6	E	5	15-25 years	2772.00	Cyclical redecorations	Cyclical redecorations						£2,772.00	£2,772.00
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Wallpaper	m2	732.00	£11.29	B	3	E	5	3-5 years	8264.28	Wallpaper, generally good condition	Redecorate			£8,264.28				£8,264.28
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Wallpaper	m2	732.00	£11.29	A	4	E	5	5-10 years	8264.28	Cyclical redecorations	Cyclical redecorations				£8,264.28			£8,264.28
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Wallpaper	m2	732.00	£11.29	A	5	E	5	10-15 years	8264.28	Cyclical redecorations	Cyclical redecorations					£8,264.28		£8,264.28
Internal	1	Circulation Areas	0	Internal finishes	Decorations	Wallpaper	m2	732.00	£11.29	A	6	E	5	15-25 years	8264.28	Cyclical redecorations	Cyclical redecorations						£8,264.28	£8,264.28
1	1	Circulation Areas	0	Internal finishes	Floor finishes	Carpet	m2	252.00	£59.00	B	4	E	15	5-10 years	14868.00	Generally good condition	Renew				£14,868.00			£14,868.00
Internal	1	Circulation Areas	0	Internal finishes	Floor finishes	Carpet tile	m2	252.00	£59.00	A	6	E	15	15-25 years	14868.00	Cyclical replacement	Cyclical replacement						£14,868.00	£14,868.00
Internal	2	Circulation Areas	0	Balustrades & handrails	Timber handrails	Timber	lm	250.00	£94.00	B	2	E	20	Within 2 years	23500.00	Generally good condition, but very narrow diameter, install new compliant handrails to aid grip.	Renew with compliant sized handrails in a colour to provide contrast.		£23,500.00					£23,500.00
Internal	2	Circulation Areas	0	Balustrades & handrails	Timber handrails	Timber	lm	250.00	£94.00	A	6	E	20	15-25 years	23500.00	Cyclical replacement	Cyclical replacement						£23,500.00	£23,500.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	24.00	£11.00	B	3	H	5	3-5 years	264.00	Paint to ceiling, generally good condition	Redecorate			£264.00				£264.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	24.00	£11.00	A	4	H	5	5-10 years	264.00	Cyclical redecorations	Cyclical redecorations				£264.00			£264.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	24.00	£11.00	A	5	H	5	10-15 years	264.00	Cyclical redecorations	Cyclical redecorations					£264.00		£264.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	24.00	£11.00	A	6	H	5	15-25 years	264.00	Cyclical redecorations	Cyclical redecorations						£264.00	£264.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Decorations	Eggshell paint to walls	m2	80.00	£11.00	B	3	H	5	3-5 years	880.00	Wallpaper, generally good condition	Redecorate			£880.00				£880.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Decorations	Eggshell paint to walls	m2	80.00	£11.00	A	4	H	5	5-10 years	880.00	Cyclical redecorations	Cyclical redecorations				£880.00			£880.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Decorations	Eggshell paint to walls	m2	80.00	£11.00	A	5	H	5	10-15 years	880.00	Cyclical redecorations	Cyclical redecorations					£880.00		£880.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Decorations	Eggshell paint to walls	m2	80.00	£11.00	A	6	H	5	15-25 years	880.00	Cyclical redecorations	Cyclical redecorations						£880.00	£880.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Wall finishes	Ceramic tiling	m2	12.00	£234.00	B	4	H	25	5-10 years	2808.00	Tiles, generally good condition, regrouting required every 5 years	RegROUT periodically				£2,808.00			£2,808.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Floor finishes	Sheet vinyl	m2	24.00	£80.00	B	4	H	15	5-10 years	1920.00	Generally good condition					£1,920.00			£1,920.00
Internal	1	Kitchen / Kitchenettes	0	Internal finishes	Floor finishes	Sheet vinyl	m2	24.00	£80.00	A	6	H	15	15-25 years	1920.00	Cyclical replacement	Cyclical replacement						£1,920.00	£1,920.00
Internal	1	Kitchen / Kitchenettes	0	FF&E	FF&E	Worktop & Units	Item	4.00	2510.00	C	2	H	20	Within 2 years	10040.00	Fair condition, laminate blowing allowing bacteria to remain. Site complains that theres a lack of worktop space, room dimensions allow for increased workspace.	Renew		£10,040.00					£10,040.00
Internal	1	Kitchen / Kitchenettes	0	FF&E	FF&E	Worktop & Units	Item	4.00	2510.00	A	6	H	20	15-25 years	10040.00	Cyclical replacement	Cyclical replacement						£10,040.00	£10,040.00
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	37.00	£11.00	B	3	H	5	3-5 years	407.00	Paint to ceiling, generally good condition				£407.00				£407.00
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	37.00	£11.00	A	4	H	5	5-10 years	407.00	Cyclical redecorations	Cyclical redecorations				£407.00			£407.00
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	37.00	£11.00	A	5	H	5	10-15 years	407.00	Cyclical redecorations	Cyclical redecorations					£407.00		£407.00
Internal	1	Toilets	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	37.00	£11.00	A	6	H	5	15-25 years	407.00	Cyclical redecorations	Cyclical redecorations						£407.00	£407.00
Internal	1	Toilets	0	Internal finishes	Decorations	Eggshell paint to walls	m2	135.00	£11.00	B	3	H	5	3-5 years	1485.00	Paint, generally good condition				£1,485.00				£1,485.00
Internal	1	Toilets	0	Internal finishes	Decorations	Eggshell paint to walls	m2	135.00	£11.00	A	4	H	5	5-10 years	1485.00	Cyclical redecorations	Cyclical redecorations				£1,485.00			£1,485.00
Internal	1	Toilets	0	Internal finishes	Decorations	Eggshell paint to walls	m2	135.00	£11.00	A	5	H	5	10-15 years	1485.00	Cyclical redecorations	Cyclical redecorations					£1,485.00		£1,485.00
Internal	1	Toilets	0	Internal finishes	Decorations	Eggshell paint to walls	m2	135.00	£11.00	A	6	H	5	15-25 years	1485.00	Cyclical redecorations	Cyclical redecorations						£1,485.00	£1,485.00

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

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY												PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total	
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42		
Internal	1	Toilets	0	Internal finishes	Floor finishes	Sheet vinyl	m2	37.00	£95.00	B	3	H	10	3-5 years	3515.00	Generally good condition				£3,515.00				£3,515.00	
Internal	1	Toilets	0	Internal finishes	Floor finishes	Sheet vinyl	m2	37.00	£95.00	A	6	H	10	15-25 years	3515.00	Cyclical replacement	Cyclical replacement							£3,515.00	
Internal	1	Toilets	0	Sanitaryware	WC	Vitreous China	Item	8.00	1197.00	B	3	H	20	3-5 years	9576.00	Generally fair condition				£9,576.00				£9,576.00	
Internal	1	Toilets	0	Sanitaryware	WC	Vitreous China	Item	8.00	1197.00	A	6	H	20	15-25 years	9576.00	Cyclical replacement	Cyclical replacement							£9,576.00	
Internal	1	Toilets	0	Sanitaryware	WHB	Vitreous China	Item	8.00	525.00	B	3	H	21	3-5 years	4200.00	Generally fair condition				£4,200.00				£4,200.00	
Internal	1	Toilets	0	Sanitaryware	WHB	Vitreous China	Item	8.00	525.00	A	6	H	21	15-25 years	4200.00	Cyclical replacement	Cyclical replacement							£4,200.00	
Internal	1	Toilets	0	Door	Door	Solid veneer faced timber door (single)	Item	8.00	391.00	B	3	H	25	3-5 years	3128.00	Appears generally good condition. Toilet doors do not have own distinguishing colour.				£3,128.00				£3,128.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	27.00	£11.00	B	3	H	5	3-5 years	297.00	Paint to ceiling, generally good condition				£297.00				£297.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	27.00	£11.00	A	4	H	5	5-10 years	297.00	Cyclical redecorations	Cyclical redecorations				£297.00			£297.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	27.00	£11.00	A	5	H	5	10-15 years	297.00	Cyclical redecorations	Cyclical redecorations					£297.00		£297.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	27.00	£11.00	A	6	H	5	15-25 years	297.00	Cyclical redecorations	Cyclical redecorations						£297.00	£297.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Eggshell paint to walls	m2	96.00	£11.00	B	3	H	5	3-5 years	1056.00	Paint, generally good condition				£1,056.00				£1,056.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Eggshell paint to walls	m2	96.00	£11.00	A	4	H	5	5-10 years	1056.00	Cyclical redecorations	Cyclical redecorations				£1,056.00			£1,056.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Eggshell paint to walls	m2	96.00	£11.00	A	5	H	5	10-15 years	1056.00	Cyclical redecorations	Cyclical redecorations					£1,056.00		£1,056.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Decorations	Eggshell paint to walls	m2	96.00	£11.00	A	6	H	5	15-25 years	1056.00	Cyclical redecorations	Cyclical redecorations						£1,056.00	£1,056.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Floor finishes	Sheet vinyl	m2	27.00	£95.00	B	3	H	10	3-5 years	2565.00	Generally good condition				£2,565.00				£2,565.00	
Internal	1	Bath / shower rooms	0	Internal finishes	Floor finishes	Sheet vinyl	m2	27.00	£95.00	A	6	H	10	15-25 years	2565.00	Cyclical replacement	Cyclical replacement						£2,565.00	£2,565.00	
Internal	1	Bath / shower rooms	0	Sanitaryware	WHB	Vitreous China	Item	4.00	525.00	B	3	H	20	3-5 years	2100.00	In bathrooms - Generally fair condition				£2,100.00				£2,100.00	
Internal	1	Bath / shower rooms	0	Sanitaryware	WHB	Vitreous China	Item	4.00	525.00	A	6	H	20	15-25 years	2100.00	Cyclical replacement	Cyclical replacement						£2,100.00	£2,100.00	
Internal	1	Bath / shower rooms	1	Sanitaryware	Bath	Height adjustable bath	Item	4.00	7500.00	B	4	H	15	5-10 years	30000.00	Good condition					£30,000.00			£30,000.00	
Internal	1	Bath / shower rooms	1	Sanitaryware	Bath	Height adjustable bath	Item	4.00	7500.00	A	6	H	15	15-25 years	30000.00	Cyclical replacement	Cyclical replacement						£30,000.00	£30,000.00	
Internal	1	Bath / shower rooms	0	Door	Door	Solid veneer faced timber door (single)	Item	4.00	391.00	B	3	H	25	3-5 years	1564.00	Appears generally good condition. Bathroom doors do not have own distinguishing colour.				£1,564.00				£1,564.00	
Internal	1	Kitchen	0	Internal finishes	Decorations	Paint to ceiling	m2	44.00	£11.00	B	3	H	5	3-5 years	484.00	Paint to ceiling, generally good condition				£484.00				£484.00	
Internal	1	Kitchen	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	44.00	£11.00	A	4	H	5	5-10 years	484.00	Cyclical redecorations	Cyclical redecorations				£484.00			£484.00	
Internal	1	Kitchen	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	44.00	£11.00	A	5	H	5	10-15 years	484.00	Cyclical redecorations	Cyclical redecorations					£484.00		£484.00	
Internal	1	Kitchen	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	44.00	£11.00	A	6	H	5	15-25 years	484.00	Cyclical redecorations	Cyclical redecorations						£484.00	£484.00	
Internal	1	Kitchen	0	Internal finishes	Decorations	Eggshell paint to walls	m2	124.00	£11.00	B	3	H	5	3-5 years	1364.00	Paint generally good condition. Replace with hygienic wall finish e.g Beplas, Whiterock etc				£1,364.00				£1,364.00	
Internal	1	Kitchen	0	Internal finishes	Decorations	Eggshell paint to walls	m2	124.00	£11.00	A	4	H	5	5-10 years	1364.00	Cyclical redecorations	Cyclical redecorations				£1,364.00			£1,364.00	
Internal	1	Kitchen	0	Internal finishes	Decorations	Eggshell paint to walls	m2	124.00	£11.00	A	5	H	5	10-15 years	1364.00	Cyclical redecorations	Cyclical redecorations					£1,364.00		£1,364.00	
Internal	1	Kitchen	0	Internal finishes	Decorations	Eggshell paint to walls	m2	124.00	£11.00	A	6	H	5	15-25 years	1364.00	Cyclical redecorations	Cyclical redecorations						£1,364.00	£1,364.00	
Internal	1	Kitchen	0	Internal finishes	Wall finishes	Ceramic tiling	m2	15.00	£234.00	B	4	H	25	5-10 years	3510.00	Tiles, generally good condition, regrouting required every 5 years				£3,510.00				£3,510.00	
Internal	1	Kitchen	0	Internal finishes	Floor finishes	Sheet vinyl	m2	44.00	£80.00	B	4	H	15	5-10 years	3520.00	Generally good condition				£3,520.00				£3,520.00	
Internal	1	Kitchen	0	Internal finishes	Floor finishes	Sheet vinyl	m2	44.00	£80.00	A	6	H	15	15-25 years	3520.00	Cyclical replacement	Cyclical replacement						£3,520.00	£3,520.00	
Internal	1	Kitchen	0	FF&E	FF&E	Kitchen Units	Item	1.00	15000.00	B	5	H	25	10-15 years	15000.00	Stainless steel kitchen storage and units, generally good condition.						£15,000.00		£15,000.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	396.00	£11.00	B	3	E	5	3-5 years	4356.00	Paint to ceiling, generally good condition				£4,356.00				£4,356.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	396.00	£11.00	A	4	E	5	5-10 years	4356.00	Cyclical redecorations	Cyclical redecorations				£4,356.00			£4,356.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	396.00	£11.00	A	5	E	5	10-15 years	4356.00	Cyclical redecorations	Cyclical redecorations					£4,356.00		£4,356.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	396.00	£11.00	A	6	E	5	15-25 years	4356.00	Cyclical redecorations	Cyclical redecorations						£4,356.00	£4,356.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Eggshell paint to walls	m2	998.00	£11.00	B	3	E	5	3-5 years	10978.00	Paint, generally good condition				£10,978.00				£10,978.00	

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

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY												PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total	
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42		
Internal	1	Bedrooms	0	Internal finishes	Decorations	Eggshell paint to walls	m2	998.00	£11.00	A	4	E	5	5-10 years	10978.00	Cyclical redecorations	Cyclical redecorations				£10,978.00			£10,978.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Eggshell paint to walls	m2	998.00	£11.00	A	5	E	5	10-15 years	10978.00	Cyclical redecorations	Cyclical redecorations					£10,978.00		£10,978.00	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Eggshell paint to walls	m2	998.00	£11.00	A	6	E	5	15-25 years	10978.00	Cyclical redecorations	Cyclical redecorations						£10,978.00	£10,978.00	
Internal	1	Bedrooms	0	Internal finishes	Floor finishes	Carpet	m2	302.00	£59.00	B	3	E	10	3-5 years	17818.00	Generally good condition				£17,818.00				£17,818.00	
Internal	1	Bedrooms	0	Internal finishes	Floor finishes	Carpet	m2	302.00	£59.00	A	6	E	10	15-25 years	17818.00	Cyclical replacement	Cyclical replacement						£17,818.00	£17,818.00	
Internal	1	Bedrooms	0	Sanitaryware	WHB	Vitreous China	Item	8.00	525.00	B	3	E	21	3-5 years	4200.00	Generally fair condition				£4,200.00				£4,200.00	
Internal	1	Bedrooms	0	Door	Door	Solid veneer faced timber door (single)	Item	40.00	823.00	B	4	E	25	5-10 years	32920.00	Appears generally fair condition though aging					£32,920.00			£32,920.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	25.00	£11.00	B	3	E	5	3-5 years	275.00	Generally good condition	Redecorate				£275.00			£275.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	25.00	£11.00	A	4	E	5	5-10 years	275.00	Cyclical redecorations	Cyclical redecorations					£275.00		£275.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	25.00	£11.00	A	5	E	5	10-15 years	275.00	Cyclical redecorations	Cyclical redecorations					£275.00		£275.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	25.00	£11.00	A	6	E	5	15-25 years	275.00	Cyclical redecorations	Cyclical redecorations						£275.00	£275.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	122.00	£11.00	B	3	E	5	3-5 years	1342.00	Generally good condition	Redecorate				£1,342.00			£1,342.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	122.00	£11.00	A	4	E	5	5-10 years	1342.00	Cyclical redecorations	Cyclical redecorations					£1,342.00		£1,342.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	122.00	£11.00	A	5	E	5	10-15 years	1342.00	Cyclical redecorations	Cyclical redecorations					£1,342.00		£1,342.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	122.00	£11.00	A	6	E	5	15-25 years	1342.00	Cyclical redecorations	Cyclical redecorations						£1,342.00	£1,342.00	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Sheet vinyl	m2	25.00	£95.00	B	3	E	10	3-5 years	2375.00	Generally good condition	Replace				£2,375.00			£2,375.00	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Sheet vinyl	m2	25.00	£95.00	A	6	E	10	15-25 years	2375.00	Cyclical replacement	Cyclical replacement						£2,375.00	£2,375.00	
Internal	1	Laundry	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	1.00	931.00	B	5	E	25	10-15 years	931.00	Generally good condition	Replace					£931.00		£931.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	9.00	£11.00	B	3	E	5	3-5 years	99.00	Generally good condition	Redecorate				£99.00			£99.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	9.00	£11.00	A	4	E	5	5-10 years	99.00	Cyclical redecorations	Cyclical redecorations					£99.00		£99.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	9.00	£11.00	A	5	E	5	10-15 years	99.00	Cyclical redecorations	Cyclical redecorations					£99.00		£99.00	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	9.00	£11.00	A	6	E	5	15-25 years	99.00	Cyclical redecorations	Cyclical redecorations						£99.00	£99.00	
Internal	1	Office	0	Internal finishes	Decorations	Eggshell paint to walls	m2	64.00	£11.00	B	3	E	5	3-5 years	704.00	Generally good condition	Redecorate				£704.00			£704.00	
Internal	1	Office	0	Internal finishes	Decorations	Eggshell paint to walls	m2	64.00	£11.00	A	4	E	5	5-10 years	704.00	Cyclical redecorations	Cyclical redecorations					£704.00		£704.00	
Internal	1	Office	0	Internal finishes	Decorations	Eggshell paint to walls	m2	64.00	£11.00	A	5	E	5	10-15 years	704.00	Cyclical redecorations	Cyclical redecorations					£704.00		£704.00	
Internal	1	Office	0	Internal finishes	Decorations	Eggshell paint to walls	m2	64.00	£11.00	A	6	E	5	15-25 years	704.00	Cyclical redecorations	Cyclical redecorations						£704.00	£704.00	
Internal	1	Office	0	Internal finishes	Floor finishes	Carpet Tiles	m2	27.00	£95.00	B	3	E	10	3-5 years	2565.00	Generally fair condition	Replace				£2,565.00			£2,565.00	
Internal	1	Office	0	Internal finishes	Floor finishes	Carpet Tiles	m2	27.00	£95.00	A	6	E	10	15-25 years	2565.00	Cyclical replacement	Cyclical replacement						£2,565.00	£2,565.00	
Internal	1	Office	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	2.00	931.00	B	5	E	25	10-15 years	1862.00	Generally good condition	Replace					£1,862.00		£1,862.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	18.00	£11.00	B	3	E	5	3-5 years	198.00	Generally good condition	Redecorate				£198.00			£198.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	18.00	£11.00	A	4	E	5	5-10 years	198.00	Cyclical redecorations	Cyclical redecorations					£198.00		£198.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	18.00	£11.00	A	5	E	5	10-15 years	198.00	Cyclical redecorations	Cyclical redecorations					£198.00		£198.00	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	18.00	£11.00	A	6	E	5	15-25 years	198.00	Cyclical redecorations	Cyclical redecorations						£198.00	£198.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	56.00	£11.00	B	3	E	5	3-5 years	616.00	Generally good condition	Redecorate				£616.00			£616.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	56.00	£11.00	A	4	E	5	5-10 years	616.00	Cyclical redecorations	Cyclical redecorations					£616.00		£616.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	56.00	£11.00	A	5	E	5	10-15 years	616.00	Cyclical redecorations	Cyclical redecorations						£616.00	£616.00	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	56.00	£11.00	A	6	E	5	15-25 years	616.00	Cyclical redecorations	Cyclical redecorations						£616.00	£616.00	
Internal	1	Storage	0	Internal finishes	Floor finishes	Carpet Tiles	m2	18.00	£95.00	B	3	E	10	3-5 years	1710.00	Generally fair condition	Replace				£1,710.00			£1,710.00	
Internal	1	Storage	0	Internal finishes	Floor finishes	Carpet Tiles	m2	18.00	£95.00	A	3	E	10	5-10 years	1710.00	Cyclical replacement	Cyclical replacement				£1,710.00			£1,710.00	
Internal	1	Storage	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	3.00	931.00	B	5	E	25	10-15 years	2793.00	Generally good condition	Replace					£2,793.00		£2,793.00	
Internal	2	Bungalow 1	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	75.00	£11.00	C	2	E	5	Within 2 years	825.00	Poor condition	Redecorate			£825.00				£825.00	
Internal	2	Bungalow 1	0	Internal finishes	Decorations	Emulsion paint to walls	m2	88.00	£11.00	C	2	E	5	Within 2 years	968.00	Poor condition	Redecorate			£968.00				£968.00	
Internal	2	Bungalow 1	0	Internal finishes	Floor finishes	Sheet vinyl	m2	11.00	£95.00	C	2	E	5	Within 2 years	1045.00	Poor condition	Replace				£1,045.00			£1,045.00	
Internal	2	Bungalow 1	0	Internal finishes	Floor finishes	Carpet Tiles	m2	64.00	£59.00	C	2	E	5	Within 2 years	3776.00	Poor condition	Replace				£3,776.00			£3,776.00	
Internal	2	Bungalow 1	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	6.00	832.00	C	2	E	25	Within 2 years	4992.00	Poor condition	Replace			£4,992.00				£4,992.00	
Internal	2	Bungalow 1	0	FF&E	FF&E	Kitchen Units	Item	1.00	5200.00	C	2	H	25	Within 2 years	5200.00	Poor condition	Replace			£5,200.00				£5,200.00	

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

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY												PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	Total	
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42		
Internal	2	Bungalow 1	0	Sanitaryware	WC	Vitreous China	Item	1.00	1197.00	C	2	H	20	Within 2 years	1197.00	Poor condition	Replace		£1,197.00						£1,197.00
Internal	2	Bungalow 1	0	Sanitaryware	WHB	Vitreous China	Item	1.00	525.00	C	2	H	21	Within 2 years	525.00	Poor condition	Replace		£525.00						£525.00
Internal	2	Bungalow 2	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	88.00	£11.00	C	2	E	5	Within 2 years	968.00	Poor condition	Redecorate		£968.00						£968.00
Internal	2	Bungalow 2	0	Internal finishes	Decorations	Emulsion paint to walls	m2	88.00	£11.00	C	2	E	5	Within 2 years	968.00	Poor condition	Redecorate		£968.00						£968.00
Internal	2	Bungalow 2	0	Internal finishes	Floor finishes	Sheet vinyl	m2	88.00	£95.00	C	2	E	5	Within 2 years	8360.00	Poor condition	Replace		£8,360.00						£8,360.00
Internal	2	Bungalow 2	0	Internal finishes	Floor finishes	Carpet Tiles	m2	64.00	£59.00	C	2	E	5	Within 2 years	3776.00	Poor condition	Replace		£3,776.00						£3,776.00
Internal	2	Bungalow 2	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	6.00	832.00	C	2	E	25	Within 2 years	4992.00	Poor condition	Replace		£4,992.00						£4,992.00
Internal	2	Bungalow 2	0	FF&E	FF&E	Kitchen Units	Item	1.00	5200.00	C	2	H	25	Within 2 years	5200.00	Poor condition	Replace		£5,200.00						£5,200.00
Internal	2	Bungalow 2	0	Sanitaryware	WC	Vitreous China	Item	1.00	1197.00	C	2	H	20	Within 2 years	1197.00	Poor condition	Replace		£1,197.00						£1,197.00
Internal	2	Bungalow 2	0	Sanitaryware	WHB	Vitreous China	Item	1.00	525.00	C	2	H	21	Within 2 years	525.00	Poor condition	Replace		£525.00						£525.00
Internal	1	Electrical Cupboard	1	Electrical Services	Mains Power	Mains Supply Switchgear	Unit rate	1	£3,000.00	C	1	R	25	Urgent	£3,000.00	Switchgear is obsolete and is not fully rated for the current supply	Replace the existing switchgear with a modern Panel board and install new cable containment from the service head to the new panel board.	£3,000.00							£3,000.00
Internal	1	Circulation areas	1	Electrical Services	Sub-mains switchgear	Distribution Boards	Unit rate	6	£1,000.00	C	1	R	25	Urgent	£6,000.00	Existing corridor distribution boards to be replaced as they are obsolete	Replace the existing distribution boards with modern Schneider Acti9 distribution boards to match the ones already replaced.	£6,000.00							£6,000.00
Internal	1	Laundry	G	Electrical Services	Sub-mains switchgear	Distribution Boards	Unit rate	1	£750.00	C	1	R	25	Urgent	£750.00	Existing distribution board to the conservatory to be replaced as panel is obsolete.	Replace the existing distribution boards with modern Schneider Acti9 distribution board to match the ones already replaced.	£750.00							£750.00
Internal	2	Bungalow	1	Electrical Services	Sub-mains switchgear	Distribution Boards	Unit rate	2	£1,000.00	C	3	R	25	3-5 years	£2,000.00	The bungalow distribution board is an old Dorman Smith consumer unit which is now obsolete and should be replaced	Replace the board with a new consumer unit.			£2,000.00					£2,000.00
Internal	1	Circulation areas	G	Electrical Services	Mains Power Supplies	SWA mains/sub distribution cables.	Unit rate	1	£5,000.00	C	2	R	25	Within 2 years	£5,000.00	Replace the existing sub-mains cable supplies to all distribution boards in the building	The existing mains cabling is nearing the end of its useful life and may be short when being reconnected into the new panel board. Cables are already being extended with different colour cables at remote end and the cable should be reinstalled and sized to suit the latest version of BS7671.	£5,000.00							£5,000.00
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Emergency lighting (Inc. key switch)	Unit rate	40	£200.00	C	1	R	5	Urgent	£8,000.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new kept test switch.	£8,000.00							£8,000.00
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	40	£40.00	C	1	R	20	Urgent	£1,600.00	The existing bedroom pendant luminaire should be provided with a dimmable LED lamp and the general lighting supplemented with additional LED recessed down lighters to provide good light levels	Install new LED luminaires to allow for the residents to be able to read and for nursing staff/doctors to be able to carry out medical examinations in the bed rooms.	£1,600.00							£1,600.00
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	40	£100.00	C	1	R	20	Urgent	£4,000.00	Provision of table lamps in bedrooms	Place a table lamp in each bedroom	£4,000.00							£4,000.00
Internal	1	Bedrooms	G	Electrical Services	Lighting Systems	Lighting control and management systems	Unit rate	1	£3,000.00	C	3	R	20	3-5 years	£3,000.00	Light switches should be replaced with new switches with colour contrast colour plates and new dimmer switches for the pendant luminaire should be installed.	Replace the existing light switches with new switches.			£3,000.00					£3,000.00
Internal	1	Bedrooms	G	Electrical Services	Protection Systems	Fire Alarm Installations (Inc., call points, sounders and detection)	Unit rate	1	£7,500.00	C	1	R	25	Urgent	£7,500.00	The bedroom smoke detector should be replaced with a new addressable detector with a sounder and a beacon/VAD.	Replace the fire alarm system with a new addressable system.	£7,500.00							£7,500.00
Internal	1	Corridor	G	Electrical Services	Lighting Systems	Emergency lighting (Inc. key switch)	Unit rate	1	£10,000.00	C	1	R	25	Urgent	£10,000.00	The corridors should be provided with illuminated emergency exit signs and installed at all turns and exits from internal rooms.	A review of the current exit signage should be carried out and where the signs do not comply with BS5266, new signs should be installed.	£10,000.00							£10,000.00
Internal	1	Corridor	G	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	1	£12,000.00	C	3	R	25	3-5 years	£12,000.00	The existing corridor and amenity area luminaires should be replaced with new LED luminaires to improve energy efficiency.	Install new LED luminaires.			£12,000.00					£12,000.00
Internal	1	Corridor	G	Electrical Services	Lighting Systems	Lighting control and management systems	Unit rate	1	£5,000.00	C	3	R	25	3-5 years	£5,000.00	The corridor lighting should be provided with a photocell lighting controls to make use of natural daylight.	All corridor lighting controls should be reviewed and where possible automatic lighting controls should be installed in the corridors.			£5,000.00					£5,000.00
Internal	1	Corridor	G	Electrical Services	Sub-mains switchgear	Switched socket outlet (SSO)	Unit rate	1	£5,000.00	C	3	R	25	3-5 years	£5,000.00	Existing small power outlet plates should be of a contrast colour to the walls.	All corridor small power accessories should be replaced with new accessories with a contrasting colour finish to the wall.			£5,000.00					£5,000.00
Internal	2	Bungalow	G	Electrical Services	Sub-mains switchgear	Sub distribution wiring and containment systems	Unit rate	2	£4,000.00	C	3	R	25	3-5 years	£8,000.00	bungalow wiring and accessories are nearing end of their life and need to be replaced	Rewire the two flats including new distribution boards, accessories and lighting.			£8,000.00					£8,000.00
Internal	1	Corridor	G	Electrical Services	Protection Systems	Fire Alarm Installations (Inc., call points, sounders and detection)	Unit rate	1	£10,000.00	C	1	R	25	Urgent	£10,000.00	The corridor smoke detector should be replaced with a new addressable detector with a sounder and a beacon/VAD.	Replace the fire alarm system with a new addressable system.	£10,000.00							£10,000.00
Internal	1	Boiler house	G	Mechanical Services	Heating Plant & Auxiliaries	Dosing Pots	Unit rate	5	£200.00	D	1	R	15	Urgent	£1,000.00	No dosing pots installed on heating systems.	Dosing pots to be installed on each heating system	£1,000.00							£1,000.00
Internal	1	Boiler house	G	Mechanical Services	Heating Plant & Auxiliaries	Magnetic Filters	Unit rate	5	£200.00	D	1	R	10	Urgent	£1,000.00	Newer boilers have been installed on existing old heating systems. Magnetic filters have been fitted in two of the boiler houses, the remainder should be installed to protect boilers/pumps	Magnetic filters to be installed on each heating system	£500.00							£500.00
Internal	1	Boiler house	G	Mechanical Services	Heating Plant & Auxiliaries	Pressure relief discharges/Tundish	Unit rate	15	£125.00	D	1	H	20	Urgent	£1,875.00	Many of the various pressure relief discharges do not discharge into tundishes but directly onto the floor. This is a health and safety hazard.	All discharges to terminate within a tundish and connected directly to a drain.	£1,875.00							£1,875.00
Internal	1	Boiler house	G	Mechanical Services	Heating Plant & Auxiliaries	Expansion Vessels	Unit rate	5	£250.00	D	1	R	15	Urgent	£1,250.00	Expansion vessels do not appear to have correct number of valves and drain off points. To be reviewed.	Expansion vessels need to be reviewed and valves drain off points installed if required.	£1,250.00							£1,250.00
Internal	1	Boiler house	G	Mechanical Services	Heating Distribution	Heating Services Thermal Insulation	Unit rate	5	£1,750.00	D	1	Q	30	Urgent	£1,750.00	Heating pipework within boiler houses have insulation to the majority of pipework, but there are a number of sections of missing insulation. All valves to be provided with insulated jackets	Install thermal insulation to all missing sections of pipework within boilerhouses and install insulation jackets to all valves.	£1,750.00							£1,750.00

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

Room Description				Room Fabric			Condition Survey												Predicted Replacement (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1						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	Throughout	G	Mechanical Services	Heating Distribution	Heating Distribution Pipework	Unit rate	1	£30,000.00	C	3	R	25	3-5 years	£30,000.00	Existing distribution is coming to end of life and is a one pipe heating circuit throughout.	Replace existing one pipe heating distribution system with a new 2 pipe heating distribution system.			£30,000.00			£30,000.00		
Internal	1	Throughout	G	Mechanical Services	Heating Distribution	Radiators	Unit rate	100	£500.00	C	3	R	20	3-5 years	£50,000.00	Existing panel and LST radiators are now at end of life and looking very tired and outdated.	Replace all existing radiators with new LST radiators and thermostatic mixing valves.			£50,000.00			£50,000.00		
Internal	1	Throughout	G	Mechanical Services	Hot & Cold Water Distribution Services	Hot and Cold Water Pipework	Unit rate	1	£25,000.00	C	3	R	25	3-5 years	£25,000.00	Existing distribution is coming to end of life.	Replace existing hot and cold water distribution system with a new.			£25,000.00			£25,000.00		
Internal	1	W.C.'s	G	Electrical Services	Communication Seervices	Toilets	Unit rate	8	£300.00	C	3	R	25	3-5 years	£2,400.00	Wi-Fi access to the internet for all bedrooms	Install 2 No IT/Data cables from the data rack to each of the bedroom corridors and install a Wi-Fi module in each corridor.			£2,400.00			£2,400.00		
Internal	1	Kitchen	G	Mechanical Services	Mechanical Ventilation	Kitchen Extract canopies/ Hoods (average)	Unit rate	1	£10,000.00	C	2	R	25	Within 2 years	£10,000.00	The kitchen cooking range and dishwasher canopies are not up to current standards	Install new kitchen canopies including all new kitchen supply and extract fans		£10,000.00				£10,000.00		
Internal	1	Throughout	G	Mechanical Services	Heating Distribution	Fan Convectors	Unit rate	9	£1,500.00	B	3	R	20	3-5 years	£13,500.00	fan convectors hearing the end of their useful life	replace the existing fan convectors with new units.			£13,500.00			£13,500.00		
Internal	2	Bungalow	G	Mechanical Services	Heating Plant & Auxiliaries	Gas fired boiler <100kw	Unit rate	1	£2,500.00	D	3	R	20	3-5 years	£2,500.00	The boiler in the accessible bungalow has been shutdown of some time. This boiler should be replaced with a new boiler	Replace the existing boiler system in the accessabile bungalow			£2,500.00			£2,500.00		
Internal	2	Bungalow	G	Mechanical Services	Heating Plant & Auxiliaries	Gas fired boiler <100kw	Unit rate	1	£2,500.00	D	3	R	20	3-5 years	£2,500.00	The gas fire in the accessible bungalow has been shutdown of some time. This fire should be replaced with a new boiler	Replace the existing gas fire in the accessabile bungalow with a new wall mounted boiler in the kitchen.			£2,500.00			£2,500.00		
Internal	2	Throughout	G	Mechanical Services	Heating Distribution	Heating Distribution Pipework	Unit rate	1	£5,000.00	D	3	R	25	3-5 years	£5,000.00	Install a new heating system in the bungalow	Install a new heating system in the bungalow			£5,000.00			£5,000.00		
Priority Totals																		£82,397.00	£157,118.00	£379,773.17	£448,982.17	£89,354.17	£219,718.17		
Overall Total																		£1,377,342.68							

Item	Description of Work	Quantity	Unit	Cost	Total Cost
	Holmlea HOP - 25 Yr Master Cost Plan				
1.00	Preliminaries	1	Item	£0.00	£0.00
2.00	Ceilings	1	Item	£0.00	£0.00
3.00	External walls, windows & Doors	1	Item	£188,104.00	£188,104.00
4.00	Floors and Stairs	1	Item	£143,803.00	£143,803.00
5.00	Internal Walls & Doors	1	Item	£110,224.00	£110,224.00
6.00	Redecorations	1	Item	£171,865.68	£171,865.68
7.00	Roofs	1	Item	£304,835.00	£304,835.00
8.00	Sanitary Services	1	Item	£99,396.00	£99,396.00
9.00	Fixed Furniture and Fittings	1	Item	£45,480.00	£45,480.00
9.00	External Areas	1	Item	£75,510.00	£75,510.00
10.00	Mechanical Services	1	Item	£144,875.00	£144,875.00
11.00	Electrical Services	1	Item	£93,250.00	£93,250.00
12.00	Sub-total				£1,377,342.68
13.00	Preliminaries People and Equipment (Based on 15%)				£206,601.40
14.00	Preliminaries Site Specific Costs (scaffold etc,,)				£30,000.00
15.00	Provisional Uplift for Sectional Works @ 25%				£403,486.02

16.00	Sub-total				£2,017,430.10
17.00	Pre Construction costs:EMPA @ 3.25%				£0.00
18.00	Sub-total				£2,017,430.10
19.00	Contractor Management Fee @ 3.25%				£0.00
20.00	Sub-total				£2,017,430.10
21.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£302,614.52
22.00	Sub-total				£2,320,044.62
23.00	Risk Allowance @ 10%				£232,004.46
24.00	Client Contingency @10%				£232,004.46
25.00	Sub-total				£2,784,053.54
26.00	Professional fees, surveys and stat fees (15%)				£417,608.03
27.00	Total Construction Cost				£3,201,661.57

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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