

DERBYSHIRE COUNTY COUNCIL

Ladycross House HOP

Condition Survey

1st October 2018



FAITHFUL
GOULD



Document Status					
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1.0 INTRODUCTION

1.1 CONDITION SURVEY

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

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

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

1.2 SCOPE OF SURVEY

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

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

The following items are not included: -

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

1.3 SUMMARY OF ESTIMATED COSTS

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



2.0 CONDITIONS OF THE REPORT

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

2.1 IMPROVEMENTS

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

2.2 STRUCTURE

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

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

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

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

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

2.3 ASBESTOS

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

2.4 FIRE PRECAUTIONS

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

2.5 SERVICES



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

Electrical

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

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

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

Mechanical

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

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

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

2.6 ACOUSTICS

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

2.7 EQUIPMENT

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



3.0 INSPECTOR'S ADVISORY NOTES / INFORMATION

3.1 **BUILDING**

External Decoration

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

Internal Decoration

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

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

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

Rainwater Goods

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

Flat Roof Areas

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

Fire Signage/Warning Signage

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

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

Emergency Egress

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



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

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

Work at Height Regulations 2005

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

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

3.2 ELECTRICAL (Related to electrical survey only)

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

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

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

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

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

3.3 MECHANICAL (Related to mechanical survey only)

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

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

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



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

3.4 KEY TO SURVEY TYPE

B - Building

E - Electrical Services

M - Mechanical Services

Key to Condition Grading/Priority Grading

Condition Grading

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

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

Examples of Application of Condition Classification

Example 1 - Flat Roof

Condition Grade

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

Example 2 - Heating Boiler

Condition Grade

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



3.5 PRIORITY GRADING

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

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

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

3.6 REPAIR TYPE CATEGORISATION

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

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



3.6 ADDITIONAL GRADING

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

Operational Effect Grading

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

Technical Effect Grading

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

H&S Effect Grading

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



4.0 WRITTEN CONDITION REPORT

4.1 Site

Ladycross House HOP is a 40-bedroom care home situated in Sandiacre, to the South 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, dining, staff and circulation areas to the ground floor with a small section of two storey comprising redundant flats.

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

The site is provided with parking to the front of the building adjacent the main entrance and there is a service road to the West of the site providing access for deliveries. To the north of the site there is an enclosed accessible garden for residents. Generally, the site is provided with perimeter footpaths around the building and soft landscaped infills.

4.2 Main Block

Fabric

The building is thought to be early 1970's construction and was unoccupied at the time of survey due to remedial works required to the electrical wiring.

Condition

Roofs

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

Flat roofs appear to have been recovered and rooflights replaced within the last 5-10 years and are generally in fair condition.

Pitched roofs are covered with a concrete interlocking tile which possibly original to the building. The roof finish is showing signs of deterioration, the mortar has failed to the ridge, there is moss build up in areas, tiles are deteriorating and there is evidence of historic repairs.

See structural engineers report for information relating to trussed rafters.

Rainwater Goods

Generally the building is provide with pre-cast concrete box gutters and PVC downpipes to all pitched roofs which are now ready for relining and downpipes suffering degradation.

Flat roofs are provided with formed gutters and internal outlets with areas of PVC perimeter gutter and downpipes to corridor roofs in fair condition.



External Walls

External walls comprise cavity masonry with block inner leaf and stretcher bond external leaf with blue engineering brick window cills. Areas of cracking were noted around the windows and at high level – see structural engineers report.

At high level there is a timber fascia and lead wall capping detail that has been replaced with powder coated a pressed metal profile. Where not replaced the timber and lead are in poor condition

Windows and Doors

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

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

Interior

Ceilings

The building is provided with open truss vaulted ceilings allowing natural light to corridor areas and flat plasterboard and skim ceilings generally to all other areas. Ceilings were found to be in good condition.

Floors and stairs

The ground and first-storey floor structure were found to be solid concrete slab with a combination of vinyl and carpet floor finishes. There were no obvious defects to the structure itself, however the floor finishes were in various states of condition ranging from satisfactory and performing as intended to poor or life expired, depending on location.

Internal Walls and Partitions

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

Internal Doors

Internal doors are glazed timber with glazed side screens and generally found to be fair condition however it is not clear what doors are fire doors and if they meet the fire performance requirements.

Decorations

The building is provided with emulsion painted ceilings, wallpaper walls and gloss internal joinery, decorations are generally tired and worn.

Sanitary Ware

The bathrooms and toilets have recently been fit out with new sanitary fittings, floor finishes and decorations

The bathrooms to the first-floor flats are antiquated and in poor condition.

Fixture and fittings

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

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



4.3 **External Areas**

Throughout the site there are hard-standing pathways interlinking with recreational areas, landscaped areas and access roads. Generally, the areas are in an acceptable condition, with no raised or sunken sections resulting in potential trip hazards.

4.4 **Summary of fabric**

The building and site could be considered dated but acceptable – with the only limited items of concern. Firstly, the deteriorated concrete roof tiles and the internal timber roof trusses, which is illustrated in the structural engineers report, should be considered and addressed. Also there is regular cracking to the external walls beneath the majority of windows, which again should be noted and observed.



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:	19th September 2018
Property:	Ladycross HOP
Building:	1
Block:	1
Client Organisation:	Derbyshire County Council
Overall Volume m3:	-
Overall area m2:	Approx 1300m2
Number of floors:	2

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

Summary Overview

Physical Condition:	The building is a traditionally-built 1970's structure with a combination of pitched / flat roofs and cavity walls. Whilst the building is considered to be in an acceptable condition at the time of survey, certain issues should be noted when considering the 20-year lifecycle of the survey. Firstly the existing flat, felt-covered roofs are currently water-tight and without ruckles and tears, however in the next 5-10 years they should be considered for recovering. It has also been noted that the trusses to the pitched roofs are not tied into the gable walls and also the gable walls are bowing. Further detail related to this is available in the associated structural report. Internally the building is dated and tired, with most areas requiring some aesthetical refurbishment work i.e. redecoration.
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Functional Suitability:	The building functions but doesn't meet current care home requirements. The design of the building is specifically tailored for its use, but due to its age the size of rooms are undersized and don't provide ensuite bathrooms.
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Space Utilisation:	During the time of survey, contractors were onsite undertaking work and consequently it was difficult to ascertain how the space is used etc. Certainly the site had specific purposes related to each room i.e. kitchen, lounge, residential, so the impression is it was well utilised. The second floor did have a dilapidated flat and that should be considered for refurbishment and reuse.
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Quality:	The quality of the site is functional but dated and would benefit from a programme of modernisation throughout.
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Statutory Compliance:	<p>From a fire perspective the building is managed well, with the fire log book records up to date showing regular drills and testing of apparatus etc. Certainly the physical measures are evident but could be improved, an example of this being that signage is poor and that the standard of fire alarm has been questioned (see associated mechanical and electrical report).</p> <p>The building is provided with a conventional zonal fire alarm system which is obsolete.</p> <p>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. Not all of the rooms have been provided with emergency lighting. It is important that all bedrooms are provided with emergency lighting to allow the cares to evacuate residents from the effected rooms.</p> <p>Generally the emergency escape signage is not illuminated or has an emergency luminaire adjacent to the sign. A review of the escape lighting needs to be carried out for compliance with BS6266.</p> <p>External lighting with emergency luminaires are required to all escape routes from the building to the external assembly point especially where there are changes in direction of the escape route</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> <p>Emergency lighting needs updating to all rooms including bedrooms.</p> <p>Illuminated exit signage is required throughout the building to ensure that all persons can clearly identify the escape routes.</p> <p>The kitchen ventilation system needs to be upgraded to current standards.</p>
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Environmental Management:	The DEC 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:	£42,500.00	(Contraventions of statutory compliance: immediate action recommended)
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Items of immediate concern

ITEM	DESCRIPTION
Fire Alarm	Coverage not L1 and compliance items identified.

Functional Suitability Survey

Survey Date:	19th September	Organisation/Name	Derbyshire County Council
Property:	Ladycross HOP	Overall Volume:	-
Building:	1	Overall area	Approx 1300mm
Block:	1	Number of floors	2

CLASSIFICATION CATEGORY:

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

1 DETAILED ASSESSMENT

1.1	INTERNAL SPACE RELATIONSHIPS (STANDARD 20 & 23)	RANK	COMMENTS (if C or D)
a	20.1 4.1m2 communal space per service user	B	In excess of 4.1m2 per resident
b	20.2 communal space provides variety activities and	B	
c	20.3 Outdoor space is provided and accessible for all, with	C	Space, colour contrast and activities limited
d	Outdoor space accessible/designed to meet user requirements	B	
e	Where intermediate care has a dedicated space	?	
f	Lighting in communal areas is domestic in character,	C	Mixed lighting, not all domestic
g	23.1 12m2 new 10m2 existing usable floor area	C	Rooms 8.7m2
h	Single rooms accommodating wheelchairs are at least 12m2	D	All rooms undersized
i	Room dimension/layout allow access to either side bed	C	Rooms undersized
j	Share rooms 16m2	NA	
h	80% room single	A	

1.2 SUPPORT FACILITIES (standard 21)

		RANK	COMMENTS (if C or D)
a	Accessible toilets for users, clearly marked and close to	B	
b	Ratio 1 assisted bath/shower to 8 users	B	
c	Each users has a toilet close to private accommodation	B	
d	En-suite to all post 2002 homes	NA	
e	Ensuite facilities should be accessible for wheelchair users	NA	
f	Sluices must be separate from WC/bathing facility.	B	

1.3 LOCATION and LAYOUT (STANDARD 19)

		RANK	COMMENTS (if C or D)
a	19.1 Is the layout of the home suitable	B	
b	Routine maintenance up to date and records kept.	B	
c	Grounds clean and tidy	B	
d	19.4 Physical environment compliance	B	
e	Complies with fire and environmental legislation	D	No L1 fire alarm provided
f	Use of CCTV restricted to entrance	B	

2 ASSESSMENT OF OVERALL EFFECTIVENESS

C

3 ADDITIONAL COMMENTS

Space Utilisation Survey

Survey Date:	19th September 2018	Organisation/Name	Derbyshire County Council
Property:	Ladycross HOP	Overall Volume:	-
Building:	1	Overall area	Approx 1300m2
Block:	1	Number of floors	2

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

1

CURRENT USE

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

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

During the time of inspection, the building was not occupied and contractors were onsite undertaking numerous tasks. Due to this it was difficult to ascertain whether the space within the building was utilised effectively and put to better use.

The nature of the building and the buildings design certainly uses the space effectively. There are 4nr residential 'wings' each with private bedrooms, lounge area and WC / bathroom. There is also a central area which houses offices, kitchen etc and again one could assume that these areas are utilised when the building is live.

A flat is located on the first floor which is dilapidated and appears unused. It could be argued that this is under-utilised and that it could be more useful as offices, freeing up space on the ground for for the rooms to be refurbished to create further residential suites etc.

2

USE OVER TIME

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

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

All

<u>Weekday</u>
<u>Weekend</u>
<u>Other comment</u> Site not occupied

3

OVERALL ASSESSMENT

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

B

Quality Survey

Survey Date:	19th September 2018	Organisation/Name	Derbyshire County Council
Property:	Ladycross HOP	Overall Volume:	-
Building:	1	Overall area	Approx 1300m2
Block:	1	Number of floors	2

CLASSIFICATION INDEX

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

Amenity	RANKING	General comments
First impressions of entrance/reception areas are welcoming?	B/C	Dated but functional
Attractive Reception and resident areas?	B/C	Dated but functional
Privacy and dignity issue have been addressed?	B	Private rooms for each resident throughout
Overall comfort and entertainment for residents?	B	Social rooms available for each block
Toilet facilities are well Provided?	B	Toilet facilities are available for each block but not on-suite for each room
Appropriate Storage Provision has been made?	B	Provision available in each room
Disabled users are catered for?	B	Accessible toilets available for each block
Appropriate facilities are provided for visitors?	B	WC available for staff and visitors
Seating and lounge areas are sufficient?	B	Lounge areas are in place for each block and a larger communal block was also available within the main central area
Appropriate safety and security measures are in place?	B	See associated mechanical and electrical report
Suitable signage is visible, legible and consistent?	C	A signage audit and design should be instigated ASAP
Adequate dining facilities?	B	The social rooms / main dining room are adequate.
Adequate refreshment facilities?	B	The social rooms / main dining room are adequate.

Comfort engineering	RANKING	General comments
Artificial lighting enhances overall design?	C	Current lighting is poor with fluorescent tubes evident onsite. See mechanical and electrical survey for further details
Is the heating/cooling system sufficient and useable?	C	Original single pipe heating system
Is the ventilation system sufficient and useable?	B	Natural vent
Acoustic privacy is achieved?	C	The site was not live so difficult to ascertain
Noise levels are acceptable?	-	The site was not live so difficult to ascertain
Persistent odours are absent?	B	No odours onsite

Design	RANKING	General comments
Colour is creatively and therapeutically used for definition and variety?	C	Colour scheme is dated and unattractive
Landscaping is attractive?	B	Attractive landscaping to front and rear
Planting is optimised for all seasons?	B	No obvious issues
Natural daylight is used to optimum effect?	B	natural daylight is evident in corridors, social areas and rooms
Appropriate finishes are used for floors, ceilings and walls?	B/C	Wallpaper is prominent and dated
Furniture co-ordinates well with overall design?	B/C	Furniture choice is dated
Art and craft work is integrated into overall design?	C	No evidence onsite
Interior is reassuring and non-clinical where appropriate	B/C	There is evidence of a recently refurbished bathroom onsite and this looks clinical in design
Where possible, patients and staff have pleasing views from both inside and outside of the building?	B	Where possible the sites provide a reasonable view.

OVERALL RANKING	B/C
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Fire Health and Safety

Fire, Health & Safety and Equality Act 2010						
1. FIRE			FIRE Ranking			
Fire Risk Assessment		Date:	19th September 2018			
		Comment:				
Item	Rating	Estimated Backlog Cost (£)	Comment			
COMPARTMENTATION	A	£0.00	The inspection was not an intrusive survey, however no obvious issues were noted.			
FIRE DOORS	B	£0.00	Fire doors are evident at various locations throughout the site e.g. resident bed-rooms and plant-rooms. The doors all had automatic hold-open devices, however during the time of survey electricians were onsite and therefore it was not possible to ascertain if they work.			
ALARM / DETECTION SYSTEMS	C	£17,500.00	An automatic fire-alarm system is in place and the fire-log book shows evidence of regular periodic testing. For further information related to the condition and standard of the alarm, please refer to the associated mechanical and electrical report.			
TEXTILES AND FURNITURE	C	£0.00	Generally acceptable but all wallpaper should be considered of removal as it is flammable and can cause fire spread.			
STORAGE FLAMMABLE SUBSTANCES	A	£0.00	COSHH certificates are available			
COMPLIANCE WITH FIRECODE (Survey in place)	C	£10,000.00	A previous Fire Risk Assessment is in place onsite but the building does not meet legislative requirements			
2. HEALTH & SAFETY			HEALTH & SAFETY Ranking			
Health and Safety Risk Assessment		Date:	19th September 2018			
		Comment:				
Item	Rating	Estimated Backlog Cost (£)	Comment			
ELECTRICAL SERVICES; SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	C	£0.00	The Main incoming switchboard needs to be replaced with new as the original equipment is now obsolete and at the end of its useful life. The wiring needs to be brought up to current standards.			
ASBESTOS	B	£0.00	Asbestos related information available onsite (confirm date of survey) but doesn't cover key areas such as the roof voids			
CONTROL OF LEGIONELLA	A	£0.00	Control of legionella related information available onsite			
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	B	£15,000.00	Internal glass not tested/identified as safety glazing.			
FOOD HYGIENE (Certificate)	-	£0.00	No certificate was available onsite. The main cooking kitchen was in a state of upheaval related to an upcoming kitchen refurbishment scheme.			
COSHH REGS (Information / storage)	A	£0.00	COSHH certificates are available onsite			
PRESSURISED SYSTEMS (Written scheme in place + monitored)	NA	£0.00				
M+O OF EQUIPMENT IN CONFINED SPACES (Access/ Ventilation/ Signage)	NA	£0.00				
SURFACE TEMPERATURE OF HEAT EMITTING DEVICES (Exposed pipework in reach (Boxing/ Guards))	B	£0.00	Generally rad and pipe covers in place, with the exception of a small number of rads.			
3. EQUALITY ACT 2010			DDA Ranking			
Access Audit		Date:	19th September 2018			
		Comment:				
	Rating	Estimated Backlog Cost (£)	Comment			
Car Park	B	£0.00	No accessible spaces are evident in the car park			
Main Entrance	B	£0.00	The main entrance has a flush threshold but a manual door			
External Stairs	A	£0.00	No external stairs located on site			
Means of Escape	A	£0.00	Means of escape is accessible			
Reception Area and Lobbies	A	£0.00	At the time of survey, the site was in a state of upheaval with various contractors onsite, with furniture stacked etc. Certainly the reception area was an adequate size with acceptable turning circles etc			
Corridors and Circulation Areas	B	£0.00	The corridors are not currently 1800mm, which is the recommended width for two wheelchairs to pass each other.			
Internal Doors	A	£0.00	The doors into WC / bathrooms and residential rooms are adequate width for wheelchair access			
Cost Total (B)		42,500				

SUMMARY - FIRE, HEALTH & SAFETY AND EQUALITY ACT 2010

	Total	A	B	C	D	E
Fire	£27,500.00	£0.00	£0.00	£27,500.00	£0.00	£0.00
Health and Safety	£15,000.00	£0.00	£15,000.00	£0.00	£0.00	£0.00
DDA	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
TOTAL	£42,500.00	£0.00	£15,000.00	£27,500.00	£0.00	£0.00

OVERALL STATUTORY RANKING

C

Energy Survey

Survey Date:	19th September 2018	Organisation/Name	Derbyshire County Council
Property:	Ladycross HOP	Overall Volume:	-
Building:	1	Overall area	Approx 1300m2
Block:	1	Number of floors	2

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

Energy usage for this block	-
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Ranking for this block	E
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Energy saving solutions onsite:-

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

New energy-efficient boilers are evident onsite

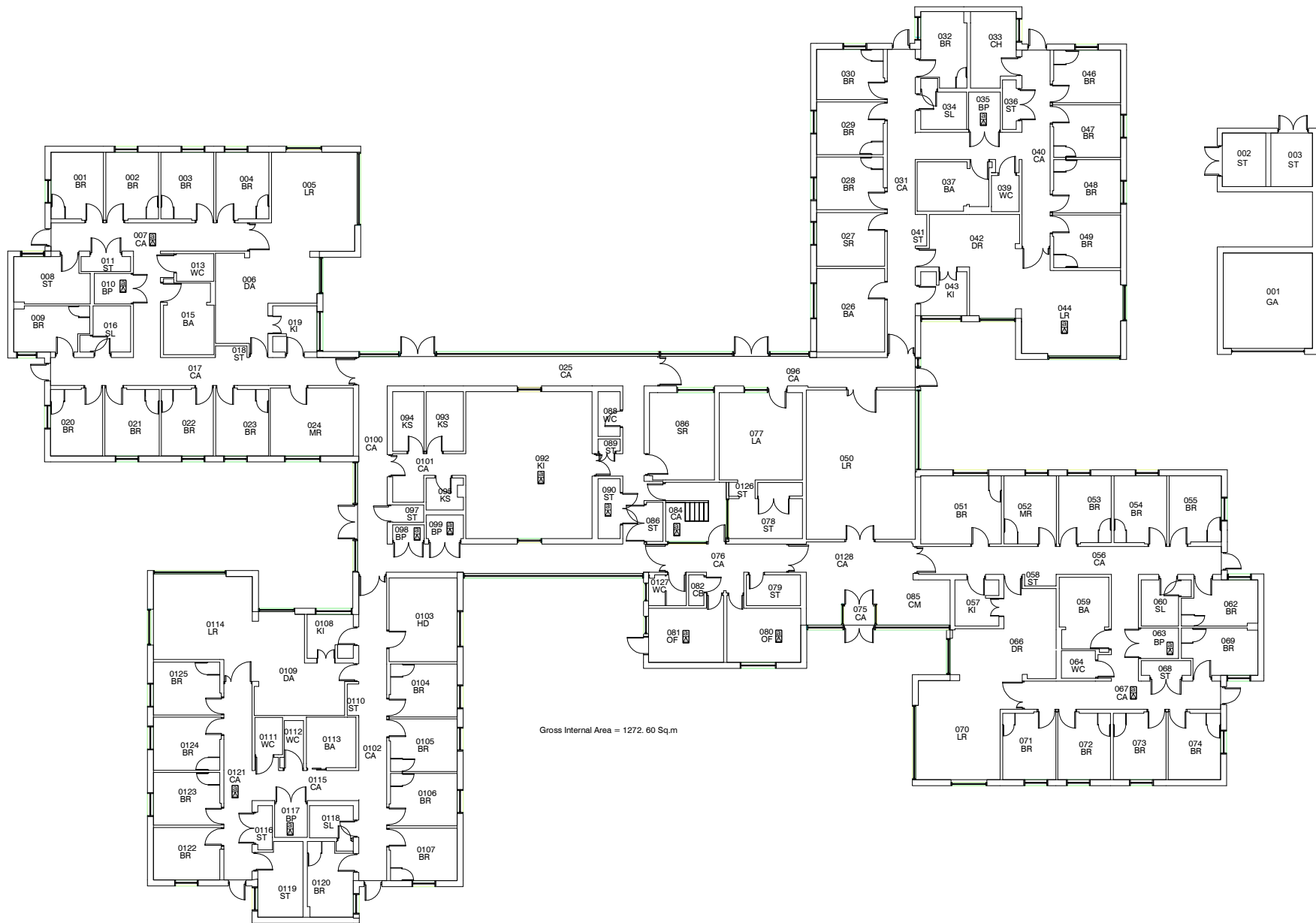
Some LEDs are also evident onsite

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

Appendix B

Building Floor Plan Drawings and Room Data Sheet





Gross Internal Area = 1272.60 Sq.m

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

Gross In

Gross In

LOCATION / KEY PLAN
N.T.S.

General Notes

Rev.	Details of Revision	Date	Initial
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Project	
LADYCROSS H.O.P SANDIACRE	
UPRN Number	
Drawing Number	
1626/01/01-GF/B/D001	
Revision	
Title	
SITE 01 BLOCK 01 GROUND FLOOR	

Scale	1:100	Drawn	F&G	Checked
Original Size	A1	Date	JUN 08	Date
Status				

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	1626-01			Property Name No. of Occupants	Ladycross House HOP						
01	0	001		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	002		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	003		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	004		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	005		Social Services - Leonard Cheshire	Living Room [X]	False	21.73	0.00	21.73	21.73	0
01	0	006		Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	False	18.20	0.00	18.20	18.20	0
01	0	007		Social Services - Leonard Cheshire	Circulation [X]	False	11.24	0.00	11.24	11.24	0
01	0	008		Social Services - Leonard Cheshire	Bedroom [X]	False	8.70	0.00	8.70	8.70	0
01	0	009		Social Services - Leonard Cheshire	Bedroom [X]	False	8.70	0.00	8.70	8.70	0
01	0	010		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	3.33	0.00	0.00	3.33	0
01	0	0100		Social Services - Leonard Cheshire	Circulation [X]	False	14.03	0.00	14.03	14.03	0
01	0	0101		Social Services - Leonard Cheshire	Circulation [X]	False	6.02	0.00	6.02	6.02	0
01	0	0102		Social Services - Leonard Cheshire	Circulation [X]	False	21.56	0.00	21.56	21.56	0
01	0	0103		Social Services - Leonard Cheshire	Hairdressing Room [X]	False	13.70	0.00	13.70	13.70	0
01	0	0104		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	0105		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	0106		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	0107		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	0108		Social Services - Leonard Cheshire	Kitchen [X]	False	6.20	0.00	6.20	6.20	0
01	0	0109		Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	False	17.75	0.00	17.75	17.75	0
01	0	011		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	1.92	0.00	1.92	1.92	0
01	0	0110		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	0.70	0.00	0.70	0.70	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	0111		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.52	0.00	0.00	2.52	0
01	0	0112		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	1.76	0.00	0.00	1.76	0
01	0	0113		Social Services - Leonard Cheshire	Bathroom [X]	False	6.25	0.00	6.25	6.25	0
01	0	0114		Social Services - Leonard Cheshire	Living Room [X]	False	23.14	0.00	23.14	23.14	0
01	0	0115		Social Services - Leonard Cheshire	Circulation [X]	False	8.89	0.00	8.89	8.89	0
01	0	0116		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	1.92	0.00	1.92	1.92	0
01	0	0117		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	3.33	0.00	0.00	3.33	0
01	0	0118		Social Services - Leonard Cheshire	Sluice Room [X]	False	5.23	0.00	0.00	5.23	0
01	0	0119		Social Services - Leonard Cheshire	Bedroom [X]	False	8.70	0.00	8.70	8.70	0
01	0	012		Social Services - Leonard Cheshire	Circulation [X]	False	8.89	0.00	8.89	8.89	0
01	0	0120		Social Services - Leonard Cheshire	Bedroom [X]	False	8.70	0.00	8.70	8.70	0
01	0	0121		Social Services - Leonard Cheshire	Circulation [X]	False	13.71	0.00	13.71	13.71	0
01	0	0122		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	0123		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	0124		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	0125		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	0126		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	1.25	0.00	1.25	1.25	0
01	0	0127		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.78	0.00	0.00	2.78	0
01	0	0128		Social Services - Leonard Cheshire	Circulation [X]	False	10.54	0.00	10.54	10.54	0
01	0	0129		Social Services - Leonard Cheshire	Circulation [X]	False	7.31	0.00	7.31	7.31	0
01	0	013		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.52	0.00	0.00	2.52	0
01	0	015		Social Services - Leonard Cheshire	Bathroom [X]	False	6.25	0.00	6.25	6.25	0
01	0	016		Social Services - Leonard Cheshire	Sluice Room [X]	False	5.23	0.00	0.00	5.23	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	017		Social Services - Leonard Cheshire	Circulation [X]	False	21.56	0.00	21.56	21.56	0
01	0	018		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	0.70	0.00	0.70	0.70	0
01	0	019		Social Services - Leonard Cheshire	Kitchen [X]	False	5.18	0.00	5.18	5.18	0
01	0	020		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	021		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	022		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	023		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	024		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	13.70	0.00	13.70	13.70	0
01	0	025		Social Services - Leonard Cheshire	Circulation [X]	False	22.58	0.00	22.58	22.58	0
01	0	026		Social Services - Leonard Cheshire	Bathroom [X]	False	13.70	0.00	13.70	13.70	0
01	0	027		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	028		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	029		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	030		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	031		Social Services - Leonard Cheshire	Circulation [X]	False	21.56	0.00	21.56	21.56	0
01	0	032		Social Services - Leonard Cheshire	Bedroom [X]	False	8.70	0.00	8.70	8.70	0
01	0	033		Social Services - Leonard Cheshire	Bedroom [X]	False	8.70	0.00	8.70	8.70	0
01	0	034		Social Services - Leonard Cheshire	Sluice Room [X]	False	5.23	0.00	0.00	5.23	0
01	0	035		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	3.33	0.00	0.00	3.33	0
01	0	036		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	1.92	0.00	1.92	1.92	0
01	0	037		Social Services - Leonard Cheshire	Bathroom [X]	False	6.25	0.00	6.25	6.25	0
01	0	038		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	1.76	0.00	0.00	1.76	0
01	0	039		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.52	0.00	0.00	2.52	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	040		Social Services - Leonard Cheshire	Circulation [X]	False	8.89	0.00	8.89	8.89	0
01	0	041		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	0.70	0.00	0.70	0.70	0
01	0	042		Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	False	18.20	0.00	18.20	18.20	0
01	0	043		Social Services - Leonard Cheshire	Kitchen [X]	False	5.18	0.00	5.18	5.18	0
01	0	044		Social Services - Leonard Cheshire	Living Room [X]	False	21.73	0.00	21.73	21.73	0
01	0	046		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	047		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	048		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	049		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	050		Social Services - Leonard Cheshire	Living Room [X]	False	36.98	0.00	36.98	36.98	0
01	0	051		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	13.70	0.00	13.70	13.70	0
01	0	052		Social Services - Leonard Cheshire	Medical Room [Pri-G,U] [Sec-G,U]	False	8.91	0.00	8.91	8.91	0
01	0	053		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	054		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	055		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	056		Social Services - Leonard Cheshire	Circulation [X]	False	21.56	0.00	21.56	21.56	0
01	0	057		Social Services - Leonard Cheshire	Kitchen [X]	False	5.18	0.00	5.18	5.18	0
01	0	058		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	0.70	0.00	0.70	0.70	0
01	0	059		Social Services - Leonard Cheshire	Bathroom [X]	False	6.25	0.00	6.25	6.25	0
01	0	061		Social Services - Leonard Cheshire	Sluice Room [X]	False	5.23	0.00	0.00	5.23	0
01	0	062		Social Services - Leonard Cheshire	Bedroom [X]	False	8.70	0.00	8.70	8.70	0
01	0	063		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	3.33	0.00	0.00	3.33	0
01	0	064		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.52	0.00	0.00	2.52	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	065		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	1.76	0.00	0.00	1.76	0
01	0	066		Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	False	18.20	0.00	18.20	18.20	0
01	0	067		Social Services - Leonard Cheshire	Circulation [X]	False	11.24	0.00	11.24	11.24	0
01	0	068		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	1.92	0.00	1.92	1.92	0
01	0	069		Social Services - Leonard Cheshire	Bedroom [X]	False	8.70	0.00	8.70	8.70	0
01	0	070		Social Services - Leonard Cheshire	Living Room [X]	False	21.73	0.00	21.73	21.73	0
01	0	071		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	072		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	073		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	074		Social Services - Leonard Cheshire	Bedroom [X]	False	8.91	0.00	8.91	8.91	0
01	0	075		Social Services - Leonard Cheshire	Circulation [X]	False	3.24	0.00	3.24	3.24	0
01	0	076		Social Services - Leonard Cheshire	Circulation [X]	False	10.56	0.00	10.56	10.56	0
01	0	077		Social Services - Leonard Cheshire	Laundry [Pri-G,NS] [Sec-G,NS]	False	18.38	0.00	18.38	18.38	0
01	0	078		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	10.53	0.00	10.53	10.53	0
01	0	079		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	4.09	0.00	4.09	4.09	0
01	0	080		Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	False	11.06	0.00	11.06	11.06	0
01	0	081		Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	False	10.42	0.00	10.42	10.42	0
01	0	082		Social Services - Leonard Cheshire	Cloakroom [Pri-G,U] [Sec-G,U]	False	1.24	0.00	1.24	1.24	0
01	0	083		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	14.42	0.00	14.42	14.42	0
01	0	084		Social Services - Leonard Cheshire	Circulation [X]	False	7.40	0.00	7.40	7.40	0
01	0	085		Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	False	16.39	0.00	16.39	16.39	0
01	0	086		Social Services - Leonard Cheshire	Staff Room [Pri-G,NS] [Sec-G,NS]	False	15.08	0.00	15.08	15.08	0
01	0	087		Social Services - Leonard Cheshire	Circulation [X]	False	9.77	0.00	9.77	9.77	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	088		Social Services - Leonard Cheshire	Toilets - Unisex [X]	False	2.45	0.00	0.00	2.45	0
01	0	089		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	0.55	0.00	0.55	0.55	0
01	0	090		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	3.19	0.00	3.19	3.19	0
01	0	091		Social Services - Leonard Cheshire	Circulation [X]	False	19.78	0.00	19.78	19.78	0
01	0	092		Social Services - Leonard Cheshire	Kitchen [X]	False	47.36	0.00	47.36	47.36	0
01	0	093		Social Services - Leonard Cheshire	Kitchen Store [X]	False	5.58	0.00	5.58	5.58	0
01	0	094		Social Services - Leonard Cheshire	Kitchen Store [X]	False	4.96	0.00	4.96	4.96	0
01	0	095		Social Services - Leonard Cheshire	Kitchen Store [X]	False	3.06	0.00	3.06	3.06	0
01	0	096		Social Services - Leonard Cheshire	Circulation [X]	False	19.35	0.00	19.35	19.35	0
01	0	097		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	1.27	0.00	1.27	1.27	0
01	0	098		Social Services - Leonard Cheshire	Electrical Room [X]	False	1.40	0.00	0.00	1.40	0
01	0	099		Social Services - Leonard Cheshire	Boiler / Plant Room [X]	False	2.52	0.00	0.00	2.52	0
01	1	101		Social Services - Leonard Cheshire	Living Room [X]	False	17.20	0.00	17.20	17.20	0
01	1	102		Social Services - Leonard Cheshire	Bedroom [X]	False	14.36	0.00	14.36	14.36	0
01	1	103		Social Services - Leonard Cheshire	Kitchen [X]	False	4.80	0.00	4.80	4.80	0
01	1	104		Social Services - Leonard Cheshire	Circulation [X]	False	3.12	0.00	3.12	3.12	0
01	1	105		Social Services - Leonard Cheshire	Bathroom [X]	False	4.00	0.00	4.00	4.00	0
01	1	106		Social Services - Leonard Cheshire	Circulation [X]	False	2.58	0.00	2.58	2.58	0
01	1	107		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	7.30	0.00	7.30	7.30	0
01	1	108		Social Services - Leonard Cheshire	Kitchen [X]	False	4.80	0.00	4.80	4.80	0
01	1	109		Social Services - Leonard Cheshire	Circulation [X]	False	3.12	0.00	3.12	3.12	0
01	1	110		Social Services - Leonard Cheshire	Bathroom [X]	False	4.00	0.00	4.00	4.00	0
01	1	111		Social Services - Leonard Cheshire	Living Room [X]	False	17.20	0.00	17.20	17.20	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	1	112		Social Services - Leonard Cheshire	Bedroom [X]	False	14.36	0.00	14.36	14.36	0
Total for Block 01							1,268.50	0.00	1,209.75	1,268.50	0
02	0	001		Social Services - Leonard Cheshire	Garage [Pri-G,U] [Sec-G,U]	False	21.60	0.00	0.00	21.60	0
02	0	002		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	5.78	0.00	5.78	5.78	0
02	0	003		Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	False	5.78	0.00	5.78	5.78	0
Total for Block 02							33.16	0.00	11.56	33.16	0
Total for Ladycross House HOP							1,301.66	0.00	1,221.31	1,301.66	0
Report Total							1,301.66	0.00	1,221.31	1,301.66	0

Appendix C

Building Photographs





Photo 1 – Main Entrance



Photo 2 – Car Park



Photo 3 – General Elevation



Photo 4 – Typical pitched roof



Photo 5 – Defective cladding



Photo 6 – Typical flat roof



Photo 7 – Debris to flat roof



Photo 8 – General view of outdoor space



Photo 9 – External wall cracking below window



Photo 10 – General external view



Photo 11 – Current gas safety shut off



Photo 12 – Typical bedroom



Photo 13 – Typical fixed furniture



Photo 14 – First floor disused space



Photo 15 – Typical circulation corridor



Photo 16 – First floor kitchen



Photo 17 – Typical fire exit



Photo 18 – First floor bathroom



Photo 19 – Typical toilet provision



Photo 20 – Typical bathroom

Appendix D

M&E Report





TROUP
BYWATERS
+ ANDERS

Bringing buildings to life
Ladycross House HOP
Engineering Services Condition Survey
YA3985-ME-CHS-RPT-001

October 2018



JOB

Ladycross House HOP, Travers Road, Sandiacre, Derbyshire

JOB NO

YA3985

REPORT

Engineering Services Condition Survey

DOCUMENT NUMBER (if applicable)

YA3985-ME-CHS-RPT-001

STATUS:

For Comment

DATE:

5th October 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	05/10/2018	KRM	
01		Draft Issue	09/10/2018	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>
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Date	
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Company	<Enter company>
Name	
Role	
Date	
Signature	

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Appendix 1 – Excel Spreadsheet Condition Report

Appendix 2 – Care Home Services Check List

1.0 Executive Summary

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

1.1 Mechanical Services

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

The heating system generally comprised of a single pipe heating system for each of the 5 No boiler systems in the building which appeared to be from the original installation. The radiators appeared to be the original radiators installed and appeared to be operational the majority of the radiators have been provided with thermostatic valves (although their operation was not checked).

One of the heating pressurisation units was an original unit and would benefit from being replaced with a new modern unit. The building would also benefit from the heating system pipework being replaced with a new 2 pipe heating flow and return system with all of the pipework correctly insulated throughout their length.

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

As the boiler houses were very hot due there being only high level vents through the roof penthouses louvres, mechanical ventilation should be included to remove the heat from the room. Also all of the pipework should be correctly insulated and the valves should be provided with thermal jackets to reduce heat gain in the space.

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.

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 does not have a compliant ventilation system interlinked with the cooking gas supplies and this needs to be installed. It is understood that there is kitchen ventilation works package being progressed for the installation of new kitchen ventilation.

1.2 Electrical Services

The electrical installation at the time of the inspection was having works carried out on defects identified on a condition report dated 1st August 2018. The works included replacement of certain distribution boards, repairs to the wiring identified within the report and replacement of emergency luminaires.

The incoming utility service head was an old Lucy (possibly resin filled) service head. The meter is a direct reading meter which then feed an old Dorman Smith main switch. From the main switch the initial mains distribution consists of redundant Dorman Smith MCBs. The existing main switch and

main switchgear should be replaced with a new Schneider panel board to feed the various distribution boards installed around the building.

Some of the old Dorman Smith distribution boards were being replaced with Schneider Acti9 type A distribution boards, the remainder of the distribution boards should also be replaced. It was noted that the new distribution boards have been completely provided with RCBO's including the lighting circuits.

The last test and inspection of the landlords fixed wiring installations was carried out in 1st August 2018 and work to the electrical installation was being carried out at the time of the inspection.

All lighting was operating but generally this was operating with GLS lamps in the bedrooms, some Fluorescent luminaires and in a couple of rooms LED luminaires had been installed. Consideration should be given to installing dimmable LED lamps where possible in the bedrooms and the fluorescent luminaires replaced with LED luminaires in the corridors and common areas.

It was not possible to fully identify the condition of the fixed wiring, but it was noted that the cabling at the new distribution boards was Blue and Brown, however, as some of the accessories had their wiring exposed, it was noted that this wiring appeared to be solid drawn red and black cabling. Whilst the wiring appears to have passed insulation resistance tests on the neutral/earth and live/earth, due to its age, we would recommend that the wiring should be replaced with a new modern wiring system, this would also allow for some of the rooms to be provided with lighting controls to improve energy usage.

It has been reported that the fixed wiring is not up to current standards and there are a number of issues with the wiring including cross neutrals and missing/partially wired earths. It is a recommendation that the building is rewired as soon as possible.

2.0 Introduction

Troup Bywaters + Anders were instructed by Faithful & Gould to carry out a condition survey of the mechanical and electrical services at Ladycross House HOP Care Home, Travers Road, Sandiacre, Derbyshire. The survey took place on 19th September 2018.

The building is generally a single storey building with a 1st floor flat area to the central section of the building which was originally constructed in circa the 1980's. There were no record drawings, or operating and maintenance manuals available however their maintenance record keeping was up to date. Access was available to the majority of the areas; hence, this report is based upon a non-intrusive visual inspection only.

3.0 Summary of Existing Services

3.1 Existing Building Details

The building has been constructed with 4 no self-contained bedroom wings each containing their own boiler plant and hot water generation system located within separate boiler houses. The bedroom wings are connected to a central amenity area which also has been provided with a 5th Boiler house. Each wing area has a resident's lounge area and certain wings have been provided with a smoking room, hairdressing salon, medical room and sluice rooms.

The Central amenity area consists of the main entrance area, general offices main kitchen, dining/common room, laundry, staff room and 2 No first floor flats.

3.2 Existing Incoming Services

Mechanical Services

The incoming gas, has been routed in the driveway between the main building and the garage/bin storage area and into the meter which is located within an external ventilated cubical just outside of the kitchenette room 108. The meter cubical was locked and we were not able to review the metering equipment within the cubical.

The gas pipework is distributed over the roof to each of the boiler houses and the main kitchen. The pipework appears to have been wrapped in a protective grey tape, so the final condition of the pipework is not clear and the pipe needs to be provided with gas identification labels.

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

Within the kitchen, the gas system is not currently linked to the kitchen ventilation system and does not have a gas proving /interlock system installed. This is done manually with a sign on the wall requesting staff to open windows and switch fans on before lighting any gas equipment. It is understood that at the time of our inspection the kitchen ventilation system, and the gas interlock system was being upgraded under a separate package of works.

The MCWS appears to enter the building in the amenity boiler house 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.

The distribution pipework is below the slab into this plantroom, and it was not possible to fully identify the main incoming valve and if there is external MCWS pipework feeding each plantroom/wing of the building. This needs to be identified and recorded.

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

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



Photograph No 1 – Incoming Gas meter cubical.



Photograph No 2 – The Gas mains exiting the gas meter room has been wrapped and needs to be labelled correctly.



Photograph No 3 – Typical Gas pipework entering the plantrooms is routed through the penthouse ventilation housing and has a manual gas isolation valve in the boiler house.



Photograph No 4 – The Gas enters into the main kitchen via a roof light note there is an isolation valve located at high level.



Photograph No 5 – The Incoming MCWS appears to enter the building in the central boiler house (room No 099), there was no evidence of a water meter.

Electrical Services

The electrical incoming utility supply enters the building in room 098 and terminates into an old Lucy service head, this room contains the incoming service head and utility meter. The nursing home appears to have a 3 phase 100A supply as the meter is a direct reading meter. The meter tails have not been supported from the meter to the mains trunking and have been left hanging.



Photograph No 6 – The Incoming electrical utility supply is located in room 098.



Photograph No 7 – The incoming utility meter for the care home.

Existing Mechanical Services

Low Temperature Hot Water Boilers

The building has been provided with 5 No boiler houses one per bedroom wing and one in the Amenity section of the building. Each boiler house has a Remeha Quinta-Pro 65s Boiler, these have been installed in the past couple of years. There is no evidence of any boiler testing having been carried out as there are no test results on the boiler casings or within the available manuals on site.

Each boiler has its own shunt pump, a variable temperature heating pump and a primary HWS pump. These are mainly twinhead pumps for run and standby but in some boiler rooms they are only single pumps with no run and standby facility. In most instances the insulation is generally missing and there are no insulated valve covers currently installed, these need to be installed.

The boiler condensate connections have just been pushed into the top of a plastic pipe and these should be correctly terminated. The condensate is discharged into plastic drainage pipework which connects into the drainage system, it was not possible to fully identify if the pipework has an air/water trap fitted in all instances and this needs to be investigated further. It was also not possible to fully identify which drainage connection this condensate has been connected to, again this should be identified.

All of the pressure relief pipework discharges water onto the floor rather than being taken to a gully. This could lead to 100°C water discharging into the corridor where the elderly residents could be moving around. These pipes should be connected back to a drainage stack to stop flooding of the corridor from occurring.

One of the boilers (Boiler House BP010) within the Buckingham Bungalow is in fault and calling for a service. It is not clear as to when the boilers were last serviced and it would be a recommendation that all of the boilers and the boiler pipework should be serviced and all test results taped to the boiler casing after inspection as well as being logged in the site log books.

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



Photograph No 8 – Typical Boiler within the boiler plantrooms



Photograph No 9 – Grundfos Boiler shunt pump - Note the pressure relief pipework discharging onto the floor.



Photograph No 10 – Radiator Circulation Pumps



Photograph No 11 – HWS Primary Circulation Pumps



Photograph No 12 – Mikrofill EFD heating system pressurisation unit – Note water drain off pipe not correctly connected to any pipework



Photograph No 13 – Boiler connected to a small low loss header, note no insulation installed to pipework



Photograph No 14 – High level penthouse ventilation housing to each boiler house. There is no low level ventilation into the room through the corridor doors.



Photograph No 15 – Typical boiler flue installation through old flue and onto roof.



Photograph No 16 – Boiler in plantroom No BP010 has service alarm indicated on the boiler control panel. This boiler needs to be serviced.



Photograph No 17 – LTHW and domestic hot water expansion vessels installed within the boiler houses.



Photograph No 18 – One of the LTHW pressurisation units is an old Mikrofill unit, it would be prudent to replace this unit with a new modern version of this unit.

Domestic Water Services

Hot water to each area of the building is provided by an LTHW heated Calorifier, these are located within the boiler house in each bungalow and in an adjacent room to the boiler house within the Amenity block. These units are older than the boilers but are in a fairly good condition and were operational but coming to the end of their life and should be considered to be replaced in 3-4 years. The Calorifier has a diverting valve on the heating system from the boiler to maintain the temperature in the Calorifier.

The Calorifier pressure relief pipework to the cylinder and automatic air vent located in room 097 (Amenity block) are open ended and drain directly onto the floor of the cupboard, this could allow 100°C water spreading under the door into corridor where elderly persons could be walking.

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

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

There are no cold water storage tanks installed and the cold water generally is all from the mains cold water (MCWS) throughout and there are no issues with the distribution pipework. It is not clear if the domestic MCWS and DHWS service pipework is adequately insulated and labelled correctly

above the false ceilings. This needs to be verified so that there is no heat loss or heat gain to these domestic service pipes when running alongside each other and with the LTHW pipes.

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

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.

Within the WC's adjacent to the bathrooms in each Bungalow the cisterns had an overflow which was not piped to discharge into a drain and these were left to overflow onto the floor of the room itself.

The Amenity block has been provided with a laundry (this room was not inspected as the room could not be accessed) and each bedroom wing has a central bathroom with motorised bath and a sluice room. One bathroom has a defective motorised bath and the remaining bathrooms have been refurbished.

Some of the toilet cisterns are made of an unknown plastic material, these may contain asbestos and will need to be replaced with a modern toilet/cistern, and the new toilets should be designed to provide a minimum flush to provide water conservation.



Photograph No 19 – Typical Beeston HR Calorifier for the domestic HWS generation



Photograph No 20 – Calorifier pressure relief and automatic air vent discharge pipework draining directly onto the floor and unsupported.



Photograph No 21 – LTHW control diverting valve to control the Calorifier temperature. Please note, that the LTHW steel pipework and the domestic HWS copper pipework is not adequately insulated or labelled.



Photograph No 22 – Typical HWS secondary pump installed within the boiler houses, note there is some scale forming by the pipework joints



Photograph No 23 – Typical bedroom sink with thermostatic mixing valve installed below the sink.



Photograph No 24 – Typical stainless steel sluice in sluice rooms.



Photograph No 25 – Typical motorised baths in bedroom block central bathrooms.



Photograph No 26 – Some of the Toilets have plastic cisterns which may contain asbestos and will need to be replaced.

Heating Controls System

The boilers are generally controlled by a time clock and by manually switching between pumps, there appears to be no heat metering or monitoring of the systems and the only control is a space sensor located outside of the boiler house. This system appears to be a slightly larger domestic control system.

Consideration should be given to replacing the controls with an efficient controls system that incorporates optimisation software, a new variable temperature heating system, pump switching for equal loads and operation. It may also be worth investigating if the provision of EC variable speed pumps would benefit the EPC certificate for the building.

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



Photograph No 27 – Typical boiler and HWS plant control system



Photograph No 28 – Boiler plantroom No 010 - Boiler and HWS plant control system with trunking lid missing.

Internal Heating

The heating within the building is generally LST radiators installed on a single pipe heating system, although in other areas accessible by the occupants 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 with a new 2 pipe flow and return system. The heating system should be configured as a variable temperature system and linked to a new compensated heating control system.

All of the radiators appear to be from the original install and in a poor condition and should be replaced 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 29 – Typical wall mounted LST radiators with pipework boxed out.



Photograph No 30 – Typical Floor mounted corridor LST radiator.



Photograph No 31 – Panel radiators installed in the amenity common room.

Ventilation

The toilets have all been provided with either wall mounted or ceiling mounted extract fans located within the roof lights, some of the fans appeared not to be operational and they need to be checked for operation. In WC 088 there is a fan controller installed but no evidence of an extract fan. There is a kitchen extract fan located within end wall windows, these fans were not tested during our visual inspection.

The kitchen ventilation currently operates via 3 No. extract fans through the high level windows and a fan through the roof above the main cooking area. These fans draw make-up air through a metal duct installed from the amenity corridor through the kitchen store rooms into the corner of the kitchen. This duct has also been provided with a heating coil to temper the air into the kitchen. This duct appears not to have any fire dampers fitted into the corridor walls.

The kitchen ventilation does not comply for a modern kitchen and is not interlocked with the kitchen gas system. A cooker hood and a kitchen supply and extract ventilation system needs to be installed into the main kitchen. This should then be interlocked with the gas system in the kitchen.

There is a Gilbert's damper control panel located just outside the main kitchen in the corridor (adjacent to (Store 090), it is not known what this powers and this needs further investigation.



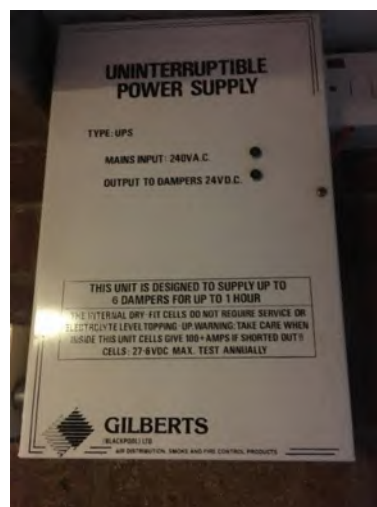
Photograph No 32 – This photograph indicates ceiling mounted kitchen extract fan. Note there is no cooker ventilation hood currently installed.



Photograph No 33 – Window mounted additional kitchen extract fans. Note that the openable window has been provided with an insect screen so that the openable window can be opened for additional ventilation.



Photograph No 34 – Typical toilet and bathroom extract fan.



Photograph No 35 – There is a Gilberts damper control panel installed just outside of the main kitchen, it is not known what this is used to power.



Photograph No 36 – Kitchen make-up air duct with LTHW heater installed.

Existing Electrical Services

Electrical Distribution

Located within the electrical cupboard (room 098) is the main electrical distribution board, this is an old outdated Dorman MCB distribution board, this distribution board feeds a series of distribution boards located throughout the building. Generally the distribution boards have been manufactured by Dorman, but there is a couple of Crabtree C50 range of distribution boards currently installed in the electrical cupboard and possibly within the Laundry (we did not have access to the laundry to verify). A couple of the distribution boards have been replaced in the week of our inspection and works were being carried out on the electrical installation to bring parts of the system up to standard as indicated in line the test report dated 1st August 2018.

At the time of our inspection it was not clear as to the full extent of the works being carried out by the electricians, it can only be assumed that the bedroom wing distribution boards were being replaced. If this is the case then the main distribution board should also be replaced with a panel board containing MCCB's to feed the distribution board, these can then be sized to suit the supplies to the remote distribution boards.

The new Schneider Acti9 distribution boards have been fully fitted out with RCBO's throughout the boards that have been replaced, this includes all of the lighting circuits, this is a Council requirement and this will also be a requirement from the next edition of the BS7671.

It was noted that the existing wiring had been extended from the existing distribution board into the new board, this had been carried out utilising brown and blue cabling and it was not clear how the cabling had been jointed in the old distribution board. There were signs of through crimps being utilised in the corner of the new distribution board.

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

There were a few switches which had been released from the wall to carry out remedial works in one of the bedrooms, this showed that the existing twin and earth wiring appears to be solid drawn cabling in red and black colour (the earth sleeve is the old solid green colour) configuration which indicates that this is the original wiring for the building. We would recommend that, although this wiring has recently passed a condition inspection/report, that the existing cabling be replaced with new, as there have been modifications carried out on the system and these should be investigated and all redundant cabling replaced.

It has been reported that the existing wiring has issues with certain circuits which are to be rewired. The neutrals have been found to be mixed up and with cross connections. The Earths need urgent attention as these are not up to current standards. The wiring in the building needs to be replaced as soon as possible.



Photograph No 37 – Main MEM distribution board located within the boiler house showing MCB sizes.



Photograph No 38 – Sub-board - Dorman main distribution board. Note - fire alarm panel supply is not fed from this board. Fire alarm supply fed from distribution board B



Photograph No 39 – New distribution board installed directly under the original distribution board, note all but one circuit has an RCBO fitted and the cable colours are brown/blue, if you look closely in the top right corner there are through crimps installed.



Photograph No 40 – Existing dimmer switch with twin & Earth cable installed, please note the earth sleeving is a sold green colour and that some of the cables have been left taped up in the back of the switch box.

Internal Lighting

Generally within the bedrooms the lighting consists of a central pendent lamp holder with a GLS lamp and shade fitted which is controlled by a dimmer switch. Over the sink there is a fluorescent mirror/shaver light. Over the bed there is a pull cord switch which was for switching off the central light, it was not checked if this was still connected, but looking at the photograph of the dimmer switch this pull cord switch may have been taken out of the circuit.

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

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



Photograph No 41 – Typical bedroom central pendant luminaire



Photograph No 42 – Typical bedroom mirror luminaire.



Photograph No 43 – Amenity area corridor lighting



Photograph No 44 – Typical Bedroom Corridor lighting.



Photograph No 45 – Main Kitchen Lighting



Photograph No 46 – Amenity area common room lighting.



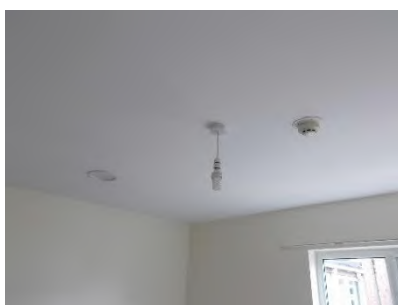
Photograph No 47 – Amenity area entrance corridor notice board lighting.

The lighting in the building should be reviewed to ascertain the best options for providing energy efficient luminaires and lighting controls. As the building is provided with primarily circulation spaces

and bedrooms the use the colour temperature of the lamps should be considered as a warmer light would be more beneficial for the residents. The corridors could be provided with photocell control to make the best use of natural light during the day with artificial lighting being used once the light levels drop to a particular level and would be on during the night. It may also be beneficial to have a series of night lights on manual switches to reduce the corridor lighting to a minimal access level during the night.

There is one bedroom that has been refurbished and has been provided with a central pendant luminaire and two LED recessed downlighters. This should be considered for all bedrooms to allow two different illumination levels for the residents.

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.



Photograph No 48 – Refurbished bedroom pendant luminaire with recessed down lighter. Note the pendant luminaire has a fluorescent lamp, this should be replaced with a dimmable LED lamp.

Emergency Lighting

Emergency lighting within common area is generally provided by means of separate self-contained emergency luminaires operating for a period of 3 hours duration during mains failure of the normal lighting. During our inspection a number of the fluorescent luminaires were being replaced with new LED luminaires. It was not clear how many of the luminaires were being replaced.

There was a bedroom which had been refurbished, which we assume is a test bedroom, this bedroom has been provided with an emergency luminaire adjacent to the entrance door. It is assumed that this is being proposed for all of the bedrooms.

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

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



Photograph No 49 – Typical corridor with curtains over the emergency exit doors. Note the sign over the door has a non-maintained emergency luminaire in front of the sign. It may not be possible to see the signs at night if the corridor lights are switched off.

External Lighting

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



Photograph No 50 – There are a few lighting column on the site illuminating the main entrance areas.



Photograph No 51 – Typical wall mounted bulkhead luminaire over some of the fire exit doors with yellowing and dirty diffusers. It was not clear if these were fully operational and working.

The perimeter walkways around the side of the building should be provided with lighting to allow the staff and residents to escape to a safe area during the hours of darkness, there are a number of turns to get past the building and out onto the street, however the lighting should not cause issues to the adjacent houses by increasing the lighting during the night.

Small Power

The small power is generally either twin switched socket outlets installed on the walls wall mounted socket outlets. Additional small power outlets have been installed for the extract fans, power supplies for kitchen equipment, laundry equipment and some office equipment.



Photograph No 52 – Refurbished bedroom with sockets increased in height off the floor and in a contrast colour to the walls, this should be considered for all bedrooms.

The general condition of the accessories is acceptable and has passed the recent electrical inspection. Generally the accessories have been installed at a suitable height but could be increased in height off the floors in the bedrooms to the elderly residents.



Photograph No 53 – Typical toilet extract fan power supply and controls

Data

The building is provided with data points from a data rack in the office room No 080 and consists of cable installed in a similar way to the small power outlets.



Photograph No 54 – Data rack installed in room No 080.

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 and is visible from outside with the blinds open. There are no faults indicated on the panel and appears to be operating correctly.

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

From our visual inspection not all of the areas have been provided with automatic detection, generally all of the bedrooms have been provided with automatic detectors, but it is not clear if these are fully operational and working, due to their age and condition. It was noted that some of the detectors have been replaced with newer detectors and it was noted that a corridor outside the boiler house (room 035) did not have any automatic detection installed. It was not clear if the kitchen, the boiler houses, some of the toilets had been provided with automatic detection.

It is of concern that the main kitchen did not appear to have an automatic detection installed and that there was no gas shut off system within the kitchen or at the main incoming gas meter. A gas shut off system should be installed especially as the gas pipework is routed across the roof of the building.

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.

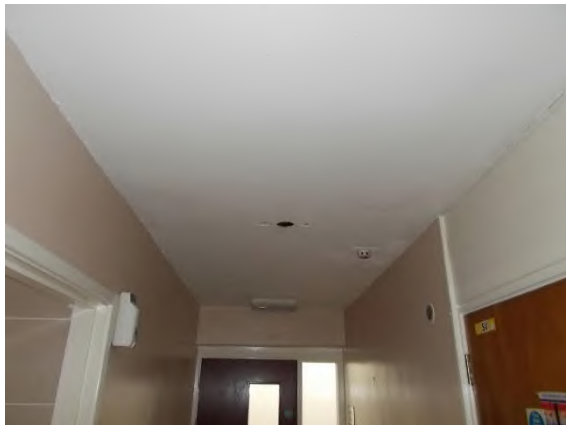
The fire alarm control panel does not comply with EN54 for the control panel and it is not clear how long the battery autonomy is rated at. This panel has reported issues which cannot be resolved as the panel is obsolete and should be replaced with a new addressable system.

The fire alarm wiring in some instances has been extended utilising MICC cable with an orange sheath. 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 55 – Conventional fire alarm panel located in the main entrance.



Photograph No 56 – Corridor with smoke detector missing



Photograph No 57 – In the boiler houses there is what appears to be some form of fire alarm detection equipment fed by MICC cable with orange sheath. It is not clear if this is fully operational and working.



Photograph No 58 – Some of the smoke detectors have been partially recessed into a fire board, this detector is in the electrical intake room (room 099) and does not comply with BS5839 in terms of the detection head off the soffit. Note the fire board contains asbestos.



Photograph No 59 – Fire Alarm cabling installed in orange MICC cabling in the store 090.

Security

It appears that an intruder alarm system has been installed in the building consisting of door contacts and PIR detection to all external doors. There is also a First Q Wander guard system installed on all external doors to monitor if a person opens an external door.

The main entrance lobby door to the reception area restricts access into the main part of the building by an access controlled system, consisting of a key pad in the entrance with a push to exit. It was not clear if a green emergency break glass had been installed on the secure side of the door. Some of the door contacts need to be re-fixed back to the structure.



Photograph No 60 – Main entrance door access system and security key pad control.

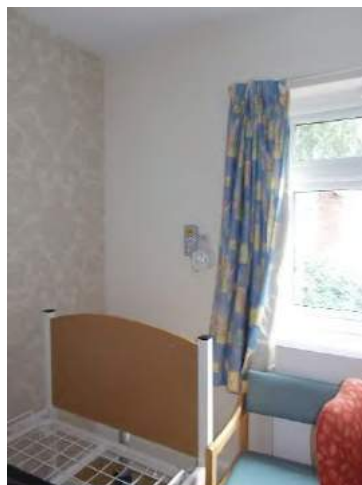


Photograph No 61 – Fire exit door with a First Q Wander Guard Alarm fitted.

Nurse Call System

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

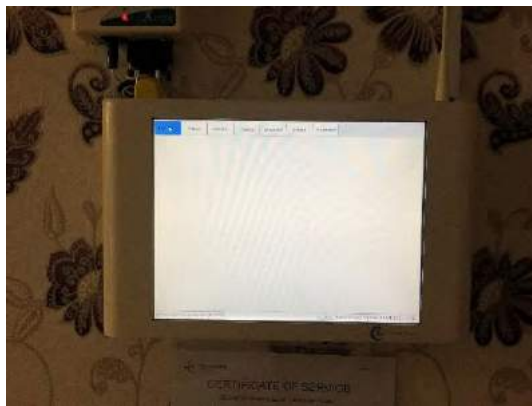
It is understood that the First Q Wander Guard is linked to the nurse call system to form a common monitoring system.



Photograph No 62 – Typical bedroom showing nurse call system.



Photograph No 63 – Bedroom monitor by the entrance to each wing. It is not clear if this is for the nurse call system or the First Q Wander Guard system.



Photograph No 64 – Master Nurse Call system monitor located by the offices.

4.0 Recommended Replacement Works

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

Year One Works

Electrical Services

- Replace the fire alarm system to bring the system up to the current standards of BS5839.
- Replacement of the bedroom block distribution boards with new Schneider Acti9 boards.
- Install dimmable LED lamps to the central pendent luminaires and where necessary replace the dimmer switch with a suitable dimmer switch for the LED Lamps.
- Upgrade the corridor escape signage for maintained illuminated signs at all fire exits and changes in direction.
- Ensure that all of the bedroom fire door closers are operating correctly and linked to the fire alarm system.
- Rewire the bedroom blocks on a block by block basis to bring the electrical system in line with the latest version of BS7671.
- Replace the existing distribution boards to the central amenity building.
- Test the existing electrical installation within the amenity block and carry out all necessary repairs to the wiring.
- 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
- Replace the main sub-board with a new Schneider panel board and rewire all of the sub-mains cabling between the new panel board and the remote distribution boards
- 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

- Service all of the boilers to ensure that they are operating correctly. All boilers to have test results tapped to the boiler casing.
- 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.
- Install covers on existing steel panel radiators in Amenity area to ensure they are LST radiators.
- Check all pressures from water outlets and taps and reduce if necessary
- Install a new kitchen ventilation cooking hood and associated ventilation plant.
- Install gas system interlock system in the main kitchen with the new kitchen ventilation system.
- Install a new gas solenoid valve to the main incoming gas pipe and interlink the valve to the fire alarm system.
- Install a new extract fan in WC 088.

Year Two Works

Mechanical Services

- Replace the black plastic toilet cisterns and toilets with new close coupled toilets with built in overflows in lieu of the cisterns with the overflow pipework discharging onto the floor.
- Replace aging pressurisation unit in Balmoral Bungalow

Year Three Works

Mechanical Services

- Start to replace the heating distribution pipework and radiators on a bedroom block by block basis which will allow the building to operate by shutting down a bedroom block whilst leaving the remaining bedroom blocks operational.
- Install a two pipe heating system and new LST radiators to the bedroom blocks on a block by block basis.
- Replace aging calorifiers in each boiler house.
- Replace the boiler controls and control valves on a bedroom block by block basis to provide an optimised control system and possibly variable speed pumps.
- Replace the domestic hot and cold water services within the bedroom blocks on a 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.

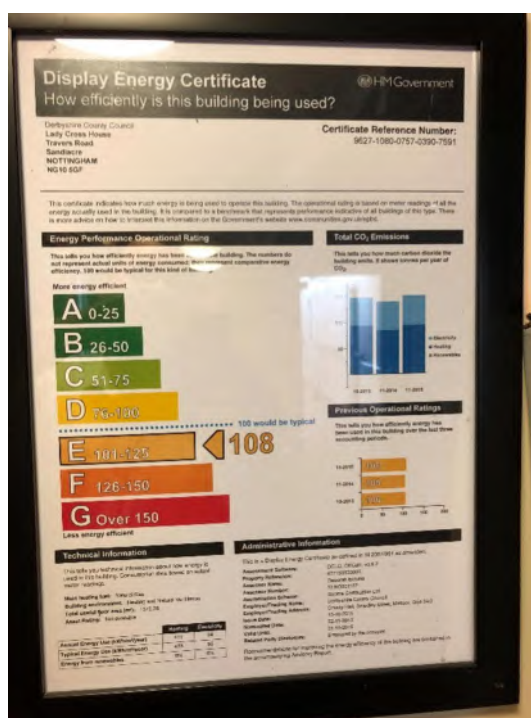
6.0 Energy Efficiency

Currently the building has an energy certificate (EPC certificate) with a Rating of E (101 -125) 108. This certificate is dated 13th October 2015, it is not clear if this certificate includes the new boilers 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 boilers, if not the certificate should be re-run with the new boilers 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.

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 59 – Current EPC Certificate with a rating of E - 108

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

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

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

Consideration should be given to replacing the existing boiler and Calorifier plant 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

Appendix 2

Care Home Services Check List

Care Home Services Check List Ladycross House HOP

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 have a form of heating control but this appears not to be an optimised system, the controls should be replaced with a formal optimised control system.
Central Domestic Water Generation	✓	✓		1 No calorifier per bedroom block and 1 No calorifier for the Amenity Area.
LST Radiators with Thermostatic Valves	✓	✓		The majority of the building has LST radiators, but some rooms have panel radiators which at one point had covers which are now missing. All radiators should be LST
En-suite toilets with Wash Hand Basins	✓		✓	No bedrooms have been provided with En-suite facilities
Wash hand Basins in bedrooms		✓		
Thermostatic Mixing Valves to Wash Hand Basins	✓	✓		

Communal Toilets + Wash Hand Basins	✓	✓		2 No communal toilets per bedroom wing provided,
Communal Assisted Bathrooms	✓	✓		1 No assisted bathroom per bedroom wing provided,
Toilet Extract Fans with PIR Control	✓	✓		It was not clear if the toilet extract fans had been switched off, these need to be checked to ensure that the fans are fully operational and working.
Bedrooms Naturally Ventilated	✓	✓		
Sluice Rooms with Hand Wash Facilities	✓	✓		Stainless steel sluice with sink installed in a separate room to the resident's washing/toilet facilities.
Water Fittings and Equipment Complies With Water Supply Regulations	✓		✓	It was not clear if all of the installed flexible connections and supplies to Laundry equipment or kitchen equipment and external taps meet these requirements and this needs to be verified.
G3 Regulations – Discharge pipes/condensate drains.	✓		✓	Some discharge pipework do not drain to a gully but just onto the floor which could leak out into corridors.
Kitchen Supply and Extract Ventilation System	✓		✓	No ventilation system to current standards installed. We understand that a scheme is being detailed for the installation of a Kitchen ventilation system

Gas Interlock system with Kitchen Ventilation System.	✓		✓	No Interlocks fitted. To form part of the ventilation system above.
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			✓	Switchgear obsolete and not suitable to feed other Distribution boards. This needs to be replaced as a matter of urgency.
Remote Distribution Boards up to Current Standards			✓	All remote distribution boards are now obsolete and are currently being replaced with new boards at the time of inspection the actual number of boards to be replaced was not known.
Electrical Wiring Has Been Regularly Tested and Report Issued		✓	✓	Bedroom areas tested but not the Amenity Area, Amenity area to be retested and any repairs carried to be out. The building should be rewired to bring the electrical system up to current standards.
Fire Alarm System installed to BS5839 P1 - L1 + M	✓		✓	System is not to BS5839 L1 standard, but this may be due to the Managed fire detection and evacuation process for the care home. We understand that there is a

				project being detailed to replace the existing fire alarm system with a new system.
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.
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. The general twin sockets should be installed at a higher level and should be of a contrast colour to the walls.
Small power for table lamps and hospital beds		✓	✓	Bedrooms should be provided with a power supply for a hospital bed and for a table lamp and possible use of a television. All accessories should be provided with a colour contrast plate finish.
Door Guard Systems to external Doors		✓		All external doors have been provided with First Q Wander guard system.
Door Access Controls to External Doors		✓		The main entrance doors have been provided with a door access system.
Emergency Lighting to Corridors and Communal Areas	✓	✓		
Illuminated Emergency Exit Signage to All Escape Routes	✓		✓	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	✓			Not sure what the arrangement for the residents use of a provide telephone, this would need to be discussed with the centre staff.
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 Centre Staff will need to access each residents care needs to establish if any bedroom hoists/lifts would be required.
CCTV Cameras to Main Entrance and around building	✓			Not sure if any CCTV had been installed for this building.

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Appendix E

Structural Report



CONSULTING CIVIL, STRUCTURAL,
HIGHWAY AND TRANSPORTATION ENGINEERS

GCA



Specific Structural Appraisal

at

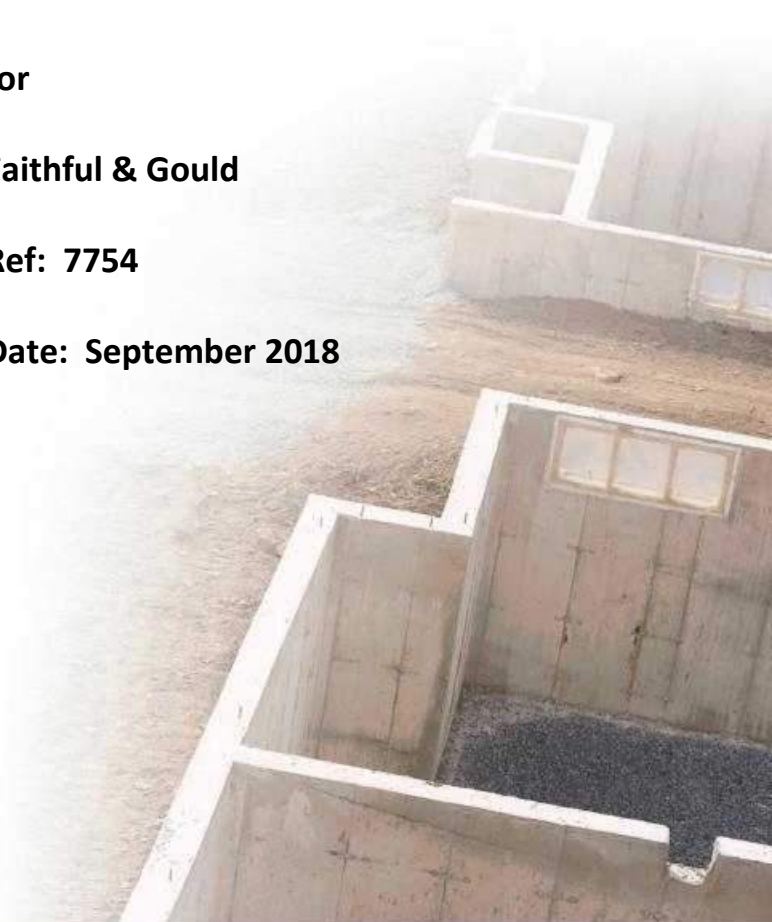
**Ladycross House HOP
Travers Road
Sandiacre
Nottingham
NG10 5GF**

for

Faithful & Gould

Ref: 7754

Date: September 2018



CONTENTS

- 1. Introduction**
- 2. General Observations**
- 3. Two Storey Section -Roof Inspection**
- 4. Right Hand Front Wing – External Front Wall Crack**
- 5. Conclusions & Recommendations**

Appendix - Photographs, Google map sketch-SK01

Specific Structural Appraisal at

Ladycross House HOP, Travers Road, Sandiacre, Nottingham, NG10 5GF

1. Introduction

101. Our brief was to undertake a specific structural appraisal of the premises as outlined below:
- Investigate the robustness of the roof structure over the two storey section only.
 - Inspect external wall crack in the front wall of the single storey right hand front wing.
(See GCA Sketch 01)
102. We were instructed to undertake the above investigation by Faithful & Gould.
103. We have been requested to report on any apparent defect, giving an opinion as to cause and structural significance, together with recommendations for further investigations if required, or where appropriate suggest in outline only the scope of any necessary remedial works, including general advice about the likely effects and need to treat any nearby trees and vegetation where it could affect the structure.
104. We have been given a copy of the Asbestos Management Plan for the premises.
105. External inspection of the roof and wall crack have been carried out from ground level by visual and optical sighting and without special access arrangements we cannot confirm that obscured parts are free from defect.
106. For access into the roof space, we assume that the hatch will be safely accessible, be at least 700x550mm and crawl boards in place. If the hatch is too small or if crawl-boards are not in place an inspection will be conducted as far as is considered safe, this may be limited to a visual inspection from the loft hatch.
107. The inspecting Engineer has not investigated the extraction of minerals.
108. The premises and site have not been tested for any form of contamination, pollution or any other environmental impairment, including the presence of invasive non-native plants, and we are unable to make any comment in this regard.
109. Whilst we have used all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the inspected areas will be free from future defects or that existing ones will not suffer from further deterioration.
110. All observations are referenced as left or right hand as though observed from outside the front of the premises viewing towards the front elevation, and all observations in the roof space or dark spaces were made with the aid of a hand held torch light.

2. GENERAL OBSERVATIONS

- 201. The premises were visited by a Chartered Structural Engineer from GCA (UK) Ltd on the morning of 19th September 2018 and at the time of the inspection the weather was clear and mild.
- 202. The premises comprise a two storey building of concrete and masonry construction thought to have been built some 40 years ago and single storey wings abutting the rear, right and left hand side elevations of the two storey section. **(See Photo 01 and GCA sketch Sk01)**
- 203. Our inspection was limited to the concrete tiled pitch roof over the two storey section and a crack in the front elevation wall of the single storey front right hand wing. **(See Photo 02)**
- 204. The ground in front of the premises slopes up gently from front to rear and has a bitumen paved drive, lawns and trees in close proximity to the single storey right hand wing. **(See Photo 02)**

3. TWO STOREY SECTION - ROOF INSPECTION

External Observations

- 301. The duo pitch roof over the section shows no evidence of significant distortion to the ridges and pitches, however there is significant moss growth on the concrete tiles.
- 302. The front elevation is the gable and comprises one uPVC window each at ground and first floors, there is an exposed concrete string at first floor level and metal cladding panels above the windows; there are no structurally significant distortion of the front gable. **(See Photo 03)**
- 303. The left and right hand side elevations have pre-cast concrete guttering at eaves level and uPVC windows; and there is no evidence of significant distortion or bowing of the elevations. **(See Photos 04 & 05)**
- 304. The rear elevation is a gable and has no openings; and there is no evidence of bowing or significant distortion in the exposed upper gable. **(See Photo 06)**

Internal Observations

- 305. The roof was inspected from a hatch in the passage at first floor.
- 306. The roof is underdrawn with a plastic reinforced sarking felt and comprises proprietary light timber trusses spaced 600mm apart. The timbers of the truss are approximately 90mm deep and 30mm thick. **(See Photo 07)**
- 307. The timber truss structure is poorly insulated and does not have sufficient diagonal bracing, however there is no evidence of racking or general distortion of the structure.
- 308. The timber truss diagonal members has been modified to support metal plumbing pipes by introducing timber horizontal supports between. **(See Photo 08)**
- 309. There is a tear in the plastic sarking felt under the right hand pitch. **(See Photo 09)**

4. RIGHT HAND FRONT WING -EXTERNAL CRACK IN FRONT WALL

- 401. The wing has a mono-pitch roof covered with concrete interlocking tiles and pre-cast concrete guttering on the eaves with a down pipe at the right hand end; the roof pitch exceeds 30 degrees and there is no evidence of significant distortion. **(See Photo 02)**
- 402. There is a bitumen paved foot path adjacent to the front elevation and trees some 3m from the elevation.
- 403. The elevation has four uPVC windows with the left most window extending down to internal ground floor level.
- 404. The elevation has been re-pointed perhaps in the last 10 years and there is a 1mm stepped crack and spalling of the repointing in the brickwork below the right hand end window **(See Photo 10)**. There is also a minor gap and spalling of the pointing at the junction between pre-cast concrete guttering units above the window **(See Photo 11)**.
- 405. There is 1mm further cracking and pointing loss of the repointing at the top front panel of the right hand elevation. **(See Photo 12)**

5. **CONCLUSIONS RECOMMENDATIONS**

Roof Structure

501. Our inspection has not revealed any significant defect to the roof structure, however proprietary light timber trusses are known to lack sufficient sideways robustness. Local wind speeds and location of the building can affect the vulnerability of a roof structure to horizontal wind forces.
502. We recommend that consideration should be given to improving the robustness of the roof structure by introducing diagonal timber bracings along the right and left hand pitches.
503. We recommend that a new support is provided for the metal pipes in the roof space or as a minimum no additional weight should be introduced on the horizontal support members between the trusses.
504. The tear in the roof sarking felt could be due to an accidental damage or broken roof tile, we recommend that the moss growing on the roof covering is removed and the concrete tiles inspected by a competent contractor for cracks.
505. We recommend that consideration should be given to improving the insulation in the roof space to avoid the risk of condensation in the rooms at upper floor.

Right Hand Wing – Front Wall

506. The crack in the front wall is thought to be due to slight foundation movement due to drainage leaks and/or the trees in close proximity to the foundation.
507. The crack in the right hand front panel is thought to be due to thermal effects and minor roof or foundation movement.
508. Foundations in clay and at insufficient depth are susceptible to the cyclical expansion and shrinkage of the soils which is exacerbated by the presence of trees or water leakages.
509. We recommend that the Insurers of the property are notified of a possible subsidence claim and they may sponsor the investigations related to subsidence.
510. We recommend a CCTV survey of the drains within 20m of the crack which should include a detailed report. A structural engineer should review the results of the survey and propose any necessary remedial works or further investigations.

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

Checked by

GTC

File Ref: 7754
Date: 28/09/2018

Appendix - Photographs, Google map sketch-SK01



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



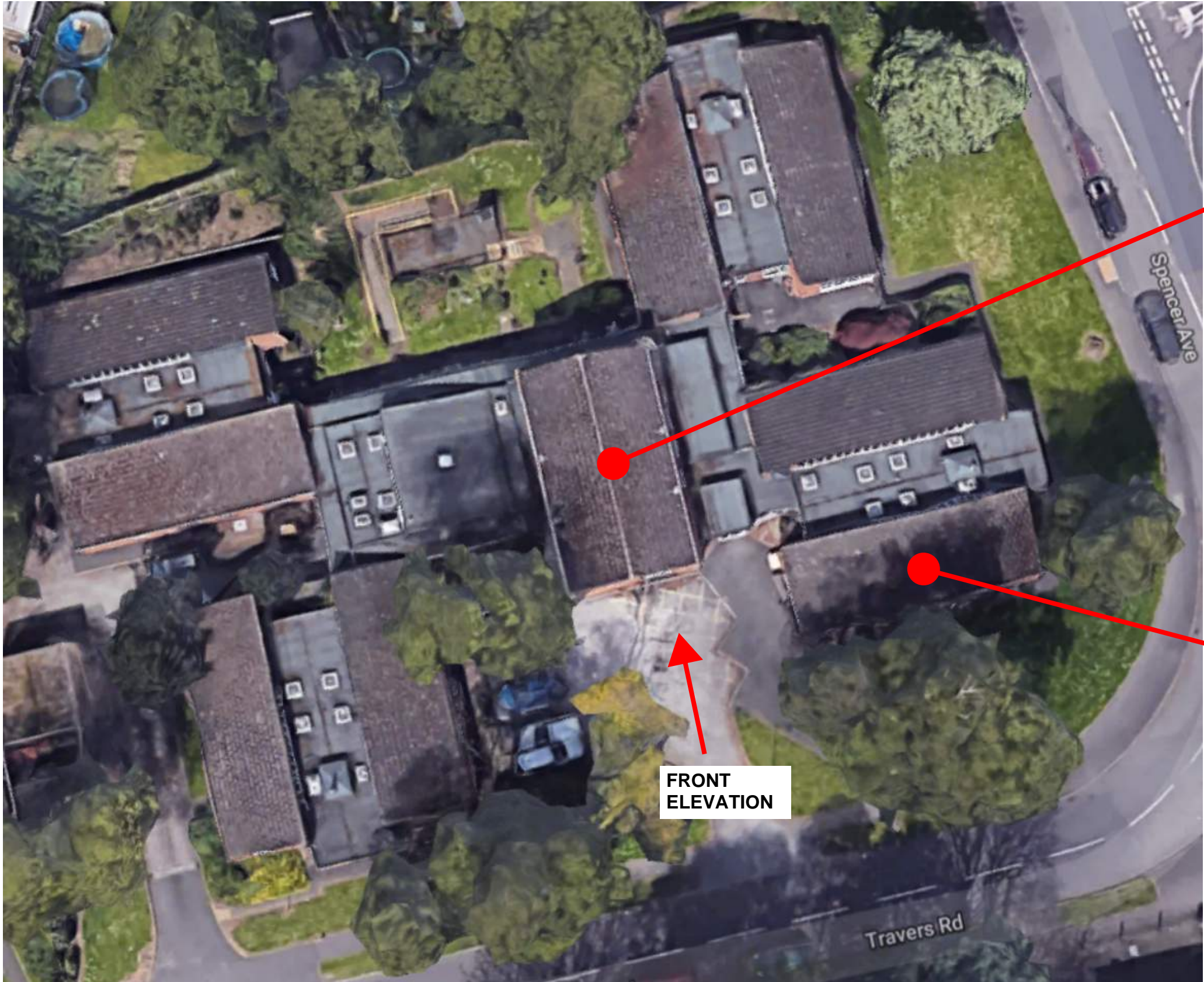
Photo 11



Photo 12

Project Ladycross House HOP				Job No. 7754	
Title Specific Structural Investigation				Drawing No./Rev. SK 01	
Drawn by EN	Date 28/09/18	Chk'd by EN	Date 28/09/18	App'd by EN	Date 28/09/18

NOT TO SCALE



TWO STOREY
SECTION

SINGLE STOREY
RIGHT HAND FRONT
WING

FRONT
ELEVATION

GOOGLE MAP VIEW OF LOCATION

Appendix F

Cost Data & Cost Summary Sheets



A				A = Good - Performing as intended and operating efficiently										Urgent			E			Environmental												
ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY																	PREDICTED REPLACEMENT (£1s)								Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25										
																	Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42										
Internal	1	Kitchens	1	Sanitary ware	Sink	Vitreous China	4	£289.34	B	2	R	20	2	£1,157.36	Each serving kitchen has a vitreous china WHB - which is in acceptable condition	The vitreous china sink will need replacing in due course		£1,157.36						£1,157.36								
Internal	1	Kitchens	1	FF+E	FF+E	Worktops and units	1	£500.00	B	2	R	10	6	£500.00	Each serving kitchen has worktop and units (base and wall)	The worktop and units (base and wall) will need replacing in due course		£500.00						£500.00								
Internal	1	WC / Bath	1	Internal finishes	Ceiling finishes	Plaster	57	£32.00	B	4	R	35	5 to 10 years	£1,824.00	Plastered ceilings to WC / bathrooms corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£1,824.00			£1,824.00									
Internal	1	WC / Bath	1	Internal finishes	Wall finishes	Plaster	143	£32.00	B	4	R	35	5 to 10 years	£4,576.00	Plastered walls to WC / bathrooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£4,576.00			£4,576.00									
Internal	1	WC / Bath	1	Internal finishes	Floor finishes	Sheet vinyl	57	£32.00	B	3	R	10	3 to 5 years	£1,824.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£1,824.00				£1,824.00									
Internal	1	WC / Bath	1	Door	Door	Solid veneer faced timber door (Single)	8	£157.52	B	4	R	35	5 to 10 years	£1,260.16	Timber doors to all WC / bathrooms	Upon inspection, every room had a timber door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£1,260.16			£1,260.16									
Internal	1	WC / Bath	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	143	£27.41	B	2	R	5	2	£3,919.63	Each WC / bathrooms have plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£3,919.63						£3,919.63								
Internal	1	WC / Bath	1	Sanitary ware	Sink	Vitreous China	14	£289.34	B	5	R	20	10	£4,050.76	Each WC / bathrooms has vitreous china WHB	Currently the vitreous china WHB is in good condition, however it need upgrading in due course.					£4,050.76			£4,050.76								
Internal	1	WC / Bath	1	Sanitary ware	WC	Vitreous China	14	£307.91	B	5	R	20	10	£4,310.74	Each WC / bathrooms has vitreous china WC	Currently the vitreous china WC is in good condition, however it need upgrading in due course.					£4,310.74			£4,310.74								
Internal	1	Cooking kitchen	1	Internal finishes	Ceiling finishes	Plaster	47	£32.00	B	4	R	35	5 to 10 years	£1,504.00	Plastered ceilings to cooking kitchen are in good condition	Currently the ceilings are in a reasonable condition, but there may be a necessity to replaster the surfaces in the coming years.					£1,504.00			£1,504.00								
Internal	1	Cooking kitchen	1	Internal finishes	Wall finishes	Plaster	118	£32.00	B	4	R	35	5 to 10 years	£3,776.00	Plastered walls to cooking kitchen are in good condition	Currently the walls are in a reasonable condition, but there may be a necessity to replaster the surfaces in the coming years.					£3,776.00			£3,776.00								
Internal	1	Cooking kitchen	1	Internal finishes	Floor finishes	Sheet vinyl	47	£32.00	B	2	R	10	Within 2 years	£1,504.00	Cooking kitchen has vinyl sheet flooring	Currently the vinyl sheet floor covering to the cooking kitchen is in a reasonable to poor condition, also due to the nature of the room its condition will deteriorate.		£1,504.00						£1,504.00								
Internal	1	Cooking kitchen	1	Door	Door	Solid veneer faced timber door (Single)	1	£157.52	B	4	R	35	5 to 10 years	£157.52	Timber fire doors to all circulation rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£157.52				£157.52								
Internal	1	Cooking kitchen	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	118	£27.41	B	2	R	5	2	£3,234.38	Cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£3,234.38						£3,234.38								
Internal	1	Cooking kitchen	1	Sanitary ware	Sink	Stainless steel	4	£473.50	B	2	R	20	2	£1,894.00	Cooking kitchen has a stainless-steel sink - which is in acceptable condition	The stainless-steel sinks will need replacing in due course		£1,894.00						£1,894.00								
Internal	1	Cooking kitchen	1	Sanitary ware	Sink	Vitreous China	1	£289.34	B	2	R	20	2	£289.34	Cooking kitchen has a stainless steel WHB - which is in acceptable condition	The vitreous china sink will need replacing in due course		£289.34						£289.34								
Internal	1	Cooking kitchen	1	FF+E	FF+E	Stainless-steel worktops and units	1	£1,000.00	B	4	R	10	6	£1,000.00	Cooking kitchen has stainless steel worktops and units (base and wall)	The worktop and units (base and wall) will need replacing in due course					£1,000.00			£1,000.00								
Internal	1	Offices / ancillary rooms	1	Internal finishes	Ceiling finishes	Plaster	71	£32.00	B	4	R	35	5 to 10 years	£2,272.00	Plastered ceilings to offices / ancillary rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.					£2,272.00			£2,272.00								
Internal	1	Offices / ancillary rooms	1	Internal finishes	Wall finishes	Plaster	178	£32.00	B	4	R	35	5 to 10 years	£5,696.00	Plastered walls to offices / ancillary rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.					£5,696.00			£5,696.00								
Internal	1	Offices / ancillary rooms	1	Internal finishes	Floor finishes	Carpet Sheet	71	£32.00	B	3	R	10	3 to 5 years	£2,272.00	Offices ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering to the circulation rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£2,272.00					£2,272.00								
Internal	1	Offices / ancillary rooms	1	Door	Door	Solid veneer faced timber door (Single)	6	£157.52	B	4	R	35	5 to 10 years	£945.12	Timber fire doors to all offices / ancillary rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.					£945.12			£945.12								
Internal	1	Offices / ancillary rooms	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	178	£27.41	B	2	R	5	2	£4,878.98	Each office / ancillary room, has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£4,878.98						£4,878.98								

A				A = Good - Performing as intended and operating efficiently										E										Environmental										
ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY																			PREDICTED REPLACEMENT (£1s)								Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25												
																	Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42												
Internal	1	Storage (inc kitchen)	1	Internal finishes	Ceiling finishes	Plaster	49	£32.00	B	5	R	35	10 to 15 years	£1,568.00	Plastered ceilings to stores	Currently the ceilings are in an acceptable condition.						£1,568.00	£1,568.00											
Internal	1	Storage (inc kitchen)	1	Internal finishes	Wall finishes	Plaster	123	£32.00	B	4	R	35	5 to 10 years	£3,936.00	Plastered walls to stores is in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£3,936.00			£3,936.00											
Internal	1	Storage (inc kitchen)	1	Internal finishes	Floor finishes	Vinyl	49	£32.00	B	3	R	15	3 to 5 years	£1,568.00	Stores have vinyl sheet floor covering	Currently the carpet sheet floor covering to the Lobby is in good condition, however due to the nature of the rooms their condition will deteriorate.			£1,568.00				£1,568.00											
Internal	1	Storage (inc kitchen)	1	Door	Door	Solid veneer faced timber door (single)	16	£157.52	B	4	R	35	5 to 10 years	£2,520.32	Timber doors to stores	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£2,520.32			£2,520.32											
Internal	1	Storage (inc kitchen)	1	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	123	£27.41	B	2	R	5	2	£3,371.43	Each store has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£3,371.43					£3,371.43											
External	1	External	1	Roof	Roof pitched	Concrete tiles	1004	£93.00	B	4	R	40	5 to 10 years	£93,372.00	Concrete roof tiles evident to all pitched roofs	Whilst it is evident that the concrete roof tiles are technically at the end of their useful shelf life, there is no evidence of them failing internally or externally.				£93,372.00			£93,372.00											
External	1	External	1	Roof	Roof flat	Built-up felt system	489	£164.00	B	4	R	20	5 to 10 years	£80,196.00	Built-up felt system roof covering covers all flat roofs	Whilst there is no evidence as to when the flat roofs were last recovered, there is evidence of some patch repair. There is however, no evidence of water ingress within the building				£80,196.00			£80,196.00											
External	1	External	1	External Wall	Wall finishes	Proprietary cladding	140	£767.00	B	5	R	35	10 to 15 years	£107,380.00	External doors are uPVC double glazed units	Composite cladding panels - performing well					£107,380.00		£107,380.00											
External	1	External	1	Roof	Roof drainage	Aluminium gutters and downpipes	39	£185.00	B	4	R	30	5 to 10 years	£7,215.00	Aluminium downpipes	Apart from 1nr missing bracket the downpipes are performing adequately with no signs of water egress				£7,215.00			£7,215.00											
External	1	External	1	Roof	Roof drainage	uPVC downpipes	21	£96.00	B	4	R	25	5 to 10 years	£2,016.00	uPVC downpipes	All downpipes performing well				£2,016.00			£2,016.00											
External	1	External	1	Building superstructure	Doors	uPVC double glazed units	18	£1,279.00	B	5	R	30	10 to 15 years	£23,022.00	External doors are uPVC double glazed units	All doors performing well					£23,022.00		£23,022.00											
External	1	External	1	Building superstructure	Windows	uPVC double glazed units	140	£767.00	B	5	R	35	10 to 15 years	£107,380.00	External doors are uPVC double glazed units	All windows performing well					£107,380.00		£107,380.00											
External	1	External	1	Building superstructure	Wall structure	Brickwork	35	£27.00	B	6	R	85	15 - 25 years	£945.00	External cavity brickwork construction throughout	There is evidence of stepped cracking beneath a number of windows, it is recommended to repoint these areas and refer to the associated structural survey						£945.00	£945.00											
Internal	1	Throughout	1	Mechanical Services	Heating Distribution	Heating Distribution Pipework	1	£30,000.00	C	4	R	25	5 to 10 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	1	Mechanical Services	Heating Distribution	Radiators	100	£500.00	C	4	R	20	5 to 10 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	Boilerhouse	1	Mechanical Services	Heating Controls	BMS	1	£10,000.00	C	4	R	20	5 to 10 years	£10,000.00	Existing controls are old and very basic	The existing basic controls should be considered to be replaced with a more energy efficient BMS system to control all heating and hot water systems.				£10,000.00			£10,000.00											
Internal	1	Boilerhouse	1	Mechanical Services	Hot Water Plant & Equipment	Calorifiers	5	£2,000.00	B	4	R	20	5 to 10 years	£10,000.00	The calorifiers are coming to the end of their life and are no longer manufactured.	We would recommend to look at replacing the existing calorifiers with new more energy efficient models.				£10,000.00			£10,000.00											
Internal	1	Kitchen	1	Mechanical Services	Mechanical Ventilation	Kitchen Extract Canopies and ventilation system.	1	£15,000.00	D	1	R	25	Urgent	£15,000.00	There are no kitchen extract canopies currently installed within the kitchen and the ventilation system is not to current standards.	The kitchen is outdated and not to current standards and a kitchen ventilation system and extract canopy should be installed.	£15,000.00						£15,000.00											
Internal	1	Throughout	1	Mechanical Services	Hot & Cold Water Distribution Services	Hot and Cold Water Pipework	1	£25,000.00	C	4	R	25	5 to 10 years	£25,000.00	Existing distribution is coming to end of life.	Replace existing hot and cold water distribution system with a new.				£25,000.00			£25,000.00											
Internal	1	W.C.'s	1	Mechanical Services	Hot & Cold Water Distribution Services	Toilets	6	£400.00	C	6	R	25	within 2 years	£2,400.00	Existing black toilet cisterns may contain asbestos, also the overflow discharges onto the floor.	Replace black toilet cistern and toilets with new close coupled toilets with built in overflows.					£2,400.00		£2,400.00											
Internal	1	Amenity Centre	1	Mechanical Services	Heating Distribution	Radiators	5	£250.00	C	5	R	20	Urgent	£1,250.00	Existing panel radiators are not LST rads	Install covers on existing radiators to make LST.					£1,250.00		£1,250.00											
Internal	1	Electrical Cupboard	1	Electrical Services	Mains Power	Mains Supply Switchgear	1	£2,000.00	C	2	R	25	5 to 10 years	£2,000.00	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.				£2,000.00			£2,000.00											
Internal	1	Circulation areas	1	Electrical Services	Sub-mains switchgear	Distribution Boards	2	£1,000.00	C	2	R	25	Urgent	£2,000.00	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.	£2,000.00						£2,000.00											
Internal	1	Laundry	1	Electrical Services	Sub-mains switchgear	Distribution Boards	1	£1,000.00	C	2	R	25	within 2 years	£1,000.00	Existing distribution boards to the Laundry to be replaced as panel is obsolete.	Replace the existing distribution boards with modern Schneider Acti9 distribution boards to match the ones already replaced.						£1,000.00	£1,000.00											
Internal	1	Amenity Area	1	Electrical Services	Sub-mains switchgear	Distribution Boards	6	£1,000.00	C	2	R	25	within 2 years	£6,000.00	Existing distribution boards to the Amenity Area to be replaced as panels 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	Amenity Area	1	Electrical Services	Sub-mains switchgear	Sub distribution wiring and containment systems	1	£3,000.00	C	2	R	25	within 2 years	£3,000.00	Test the existing wiring within the Amenity area and identify all defects	Repair the defects identified by the condition report		£3,000.00					£3,000.00											

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ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY										PREDICTED REPLACEMENT (£1s)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Item quantity (m2)	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	Total
																	Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42	
Internal	1	Circulation areas	1	Electrical Services	Mains Power Supplies	SWA mains/sub distribution cables.	1	£5,000.00	C	4	R	25	5 to 10 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	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	40	£200.00	C	4	R	5	5 to 10 years	£8,000.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new ket test switch.				£8,000.00			£8,000.00
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	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	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	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	1	Electrical Services	Lighting Systems	Lighting control and management systems	1	£3,000.00	C	4	R	20	5 to 10 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	1	Electrical Services	Sub-mains switchgear	Switched socket outlet (SSO)	40	£300.00	C	4	R	20	5 to 10 years	£12,000.00	Existing sockets should be raised further off the floor for elderly residents to use easily and the plates should be of a contrast colour to the walls.	Replace the existing small power accessories in the rooms and raise the sockets higher off the floor.				£12,000.00			£12,000.00
Internal	1	Bedrooms	1	Electrical Services	Protection Systems	Fire Alarm Installations (inc, call points, sounders and detection)	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	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	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	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	1	£12,000.00	C	4	R	25	5 to 10 years	£12,000.00	The existing corridor and amenity area luminaires should be replaced with new LED luminaires to improve energy efficiency.	Install new LED luminaires.				£12,000.00			£12,000.00
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Lighting control and management systems	1	£5,000.00	C	4	R	25	5 to 10 years	£5,000.00	The corridor lighting should be provided with a photocell lighting controls to make use of natural daylight.	all corridor lighting controls should be reviewed and where possible automatic lighting controls should be installed in the corridors.				£5,000.00			£5,000.00
Internal	1	Corridor	1	Electrical Services	Sub-mains switchgear	Switched socket outlet (SSO)	1	£5,000.00	C	4	R	25	5 to 10 years	£5,000.00	Existing small power outlet plates should be of a contrast colour to the walls.	All corridor small power accessories should be replaced with new accessories with a contrasting colour finish to the wall.				£5,000.00			£5,000.00
Internal	1	1st Floor Flats	1	Electrical Services	Sub-mains switchgear	Sub distribution wiring and containment systems	2	£4,000.00	C	4	R	25	5 to 10 years	£8,000.00	Flats 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	1	Electrical Services	Protection Systems	Fire Alarm Installations (inc, call points, sounders and detection)	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
External Areas	1	Car Park and access road		External landscaping	Hard Landscaping	Car Park	100	£85.00	C	2	R	20	within 2 years	£8,500.00	Existing tarmac surface is deteriorating and requires resurfacing.	Plain -off surface adjust levels and resurface.		£8,500.00					£8,500.00
External Areas	1	Car Park and access road		External landscaping	Hard Landscaping	Car Park	1	£750.00	C	2	R	10	within 2 years	750	The existing line marking is deteriorated.	Replace line marking.		£750.00					£750.00
External Areas	1	Perimeter fencing		External landscaping	Hard Landscaping	Footpaths	50	£86.00	C	3	S	15	3 to 5 years	4300	Low level timber fencing has rot in areas and reaching the end of its useful life.	Replace fencing, posts and rails			£4,300.00				£4,300.00
Priority Totals																	£50,100.00	£111,007.90	£42,700.00	£513,875.40	£261,561.50	£18,233.32	
Overall Total																	£997,478.12						

Item	Description of Work	Quantity	Unit	Cost	Total Cost
	LadyCross House - 25 year Full refurbishment				
1.00	Preliminaries	1	Item	£0.00	£0.00
2.00	Ceilings	1	Item	£44,440.00	£44,440.00
3.00	External walls, windows & Doors	1	Item	£238,727.00	£238,727.00
4.00	Floors and Stairs	1	Item	£39,904.00	£39,904.00
5.00	Internal Walls & Doors	1	Item	£114,804.40	£114,804.40
6.00	Redecorations	1	Item	£85,519.20	£85,519.20
7.00	Roofs	1	Item	£182,799.00	£182,799.00
8.00	Sanitary Services	1	Item	£27,484.52	£27,484.52
9.00	Fixed Furniture and Fittings	1	Item	£1,500.00	£1,500.00
9.00	External Areas	1	Item	£13,550.00	£13,550.00
10.00	Mechanical Services	1	Item	£143,650.00	£143,650.00
11.00	Electrical Services	1	Item	£105,100.00	£105,100.00
12.00	Sub-total				£997,478.12
13.00	Preliminaries People and Equipment (Based on 15%)				£149,621.72
14.00	Preliminaries Site Specific Costs (scaffold etc)				£30,000.00
15.00	Provisional Uplift for Sectional Works @ 25%				£249,369.53
15.00	Sub-total				£428,991.25
16.00	Pre Construction costs:EMPA @ 3.25%				£0.00
17.00	Sub-total				£428,991.25

18.00	Contractor Management Fee @ 3.25%				£0.00
19.00	Sub-total				£428,991.25
20.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£64,348.69
21.00	Sub-total				£493,339.94
22.00	Risk Allowance @ 10%				£49,333.99
23.00	Client Contingency @10%				£49,333.99
24.00	Sub-total				£592,007.92
25.00	Professional fees, surveys and stat fees (15%)				£88,801.19
26.00	Total Construction Cost				£680,809.11

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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