

DERBYSHIRE COUNTY COUNCIL

New Bassett House HOP

Condition Survey

13 November 2018



FAITHFUL
GOULD



Document Status					
Revision	Date	Status or comment	Prepared by	Checked by	Authorised by
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1.0 INTRODUCTION

1.1 CONDITION SURVEY

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

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

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

1.2 SCOPE OF SURVEY

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

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

The following items are not included: -

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

1.3 SUMMARY OF ESTIMATED COSTS

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



2.0 CONDITIONS OF THE REPORT

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

2.1 IMPROVEMENTS

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

2.2 STRUCTURE

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

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

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

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

2.3 ASBESTOS

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

2.4 FIRE PRECAUTIONS

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



2.5 SERVICES

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

Electrical

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

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

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

Mechanical

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

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

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

2.6 ACOUSTICS

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

2.7 EQUIPMENT

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



3.0 INSPECTOR'S ADVISORY NOTES / INFORMATION

3.1 **BUILDING**

External Decoration

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

Internal Decoration

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

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

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

Rainwater Goods

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

Flat Roof Areas

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

Fire Signage/Warning Signage

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

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

Emergency Egress

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



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

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

Work at Height Regulations 2005

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

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

3.2 ELECTRICAL (Related to electrical survey only)

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

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

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

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

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

3.3 MECHANICAL (Related to mechanical survey only)

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

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

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



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

3.4 KEY TO SURVEY TYPE

B - Building

E - Electrical Services

M - Mechanical Services

Key to Condition Grading/Priority Grading

Condition Grading

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

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

Examples of Application of Condition Classification

Example 1 - Flat Roof

Condition Grade

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

Example 2 - Heating Boiler

Condition Grade

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



3.5 PRIORITY GRADING

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

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

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

3.6 REPAIR TYPE CATEGORISATION

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

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



4.0 WRITTEN CONDITION REPORT

4.1 Site

New Bassett House HOP is a 40-bedroom care home situated in Shirebrook to the east of the county. The surrounding area comprises of residential properties.

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

The site has onsite parking, adjacent the main entrance. The car park has no marked disabled bays and no hatched area for ambulances but has suitable parking for approximately 8 cars.

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

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

4.2 Main Block

Fabric

The building is predominately single storey, with two flats on the first floor. It is thought to be constructed in the 1980's and was occupied as a residential care home at the time of the survey. It has a combination of duo and mono pitched roofs, with interconnecting flat roofs over circulation areas. The walls are cavity clay brick with plastered blockwork internally. It has both single glazed timber and double glazed PVCu north lights, polycarbonate rooflights, single glazed timber windows to the ground floor and a combination of timber and aluminium doors.

Condition

Roofs

The pitched roofs have concrete interlocking tiles throughout and from the survey there appeared to be general weathering, but no obvious major defects and replacement is likely to be required within 15 years.

Rainwater Goods

The rainwater goods are all PVC with no major defects, its likely they will not require renewal for around 15 years.

External Walls

The superstructure is formed with solid clay brickwork walls with cement mortar pointing and a painted cement render to part walls, the cavity is assumed to be 100mm, and likely to be insulated, with assumed blockwork inner leaf's all with a plaster coat.

Generally, the external walls were in a good condition and performing as intended for a building of this age and construction, typically exhibiting minor weathering and staining of brickwork.



Windows and External Doors

The external windows and doors throughout the ground floor are single glazed timber with part double glazed PVCu to some north lights. The PVCu windows are in a good condition and will not due for replacement for around 25 years, however the timber windows are deteriorating and will require renewal within 5 years.

The main entrance doors are double glazed powder coated aluminium, which is performing as intended and not required for replacement for over 25 years.

Interior

Ceilings

The ceilings throughout the property are predominately plasterboard with a plaster skim and paint finish and all are in a generally good condition and other than the possibility of reskimming the boards in the future are likely to not require any works.

Floors and stairs

The floor is a concrete ground bearing slab and exhibited no obvious defects. The floor finishes throughout the building depended on location and use, typically, bathrooms, toilets, wet areas and the kitchen had non-slip vinyl, as did some bedrooms, whilst the remaining areas received a carpet finish. The floor finishes were in various states of condition ranging from good condition and performing as intended to poor or life expired.

Internal Walls and Partitions

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

Internal Doors

The doors throughout the building are either solid core timber doorsets or glazed timber doorsets, though depending on position and use may or may not be fire rated doorsets. Bathrooms and toilets for example are not fire rated due to the low risk of fire occurring in these rooms, however the kitchen, living rooms, bedrooms, stores etc are all fire rated, some with Georgian wired vision panels and all with fire and smoke seals. The circulation areas have 1.5 leaf fire doorsets for compartmentation with glazed vision panels in the primary leaf.

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

Some doorsets have furniture that requires replacement, and all are showing typical wear and scuffs associated with products of this age, construction and use and most are likely to require replacement within the next 5 years.

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

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



Decorations

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

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

Sanitary Ware

There are no en-suite facilities though all residents have a wash basin in their rooms. There are 10nr public toilets, 3nr public wheelchair accessible toilets, 3no public bathrooms. All facilities appeared in a generally fair condition and likely due for replacement within 10 years.

Fixture and fittings

The bedrooms are populated with loose storage drawers.

The staff areas are populated with further storage facilities, desks etc and generally good and considered dated but acceptable.

4.3 External Areas

The site has tarmac car parking for approximately 8 cars with no hatched markings for ambulances and no marked disabled parking bays. The car park tarmac appeared in a generally good condition, with no evidence of potholes or deterioration of the tarmac and likely to require resurfacing in around 10 years.

Throughout the site there are tarmac and paved paths which interlink recreational areas and landscaped areas. The footpaths around the site are generally in a good condition.

The boundary is unsecure, allowing free access and egress for both on site residents and the public. It is highly recommended to consider securing the boundary to restrict unauthorised access and egress.

4.4 Summary of fabric

The building was constructed c1980's and was purposely designed as a care home. The building has clearly received cyclical repairs and maintenance over the years but the majority of elements are aging and likely due for replacement over the coming years but appear to be performing currently as intended.

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



5.0 CONDITION DATA



6.0 APPENDICES

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

Appendix A

Facet Survey



6 Facet Summary

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

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

Summary Overview

Functional Suitability:	The functionality of the building as a care home is considered acceptable. The design of the building in the 1980's was specifically tailored for its use, however some areas such as bedrooms, toilets and circulation etc fall short of the current requirements but the regulations require that if it didn't meet the requirements before 31st March 2002 it is currently deemed acceptable.
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Space Utilisation:	The building had specific purposes related to each room i.e. kitchen, lounge, residential, so the impression is it was well utilised as a care home. There was 4nr bedrooms unoccupied but no other unused areas, which provides very little opportunity in further utilisation without extensions or building alterations.
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Quality:	The quality of the site is functional, generally reasonable decorated but dated and would benefit from a programme of modernisation internally, including consideration for colour contrast to aide the visually impaired. Externally the recreational areas should be reviewed and more use made of the external space available along with the access and egress ramps which require upgrading, possibly so does the security to the site, which currently allows unauthorised access and unaided egress off site.
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Statutory Compliance:	The building is provided with a conventional zonal fire alarm system which is obsolete. The fire alarm system is currently an L2 + M and 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 areas had been installed with automatic detection. The building is lacking the correct number of illuminated exit signs to ensure that the escape routes are clearly identified. Emergency lighting needs updating to all rooms including bedrooms and illuminated exit signage is required throughout the building to ensure that all persons can clearly identify the escape routes. Hearing loops need to be provided to specific areas around the building such as lounges, office areas dining areas and communal areas.
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Environmental Management:	The EPC rating for the site is E which could be improved upon. Even though the building has double-glazed window and door units and new boilers, other measures could be taken in the form of improving the amount of insulation in the roof space, the installation of solar and PV tiles and the replacement of some existing outdated lighting with LED light fittings.
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Statutory Compliance Costs:	£126,321.00
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(Contraventions of statutory compliance: immediate action recommended)

Items of immediate concern

ITEM	DESCRIPTION
Fire Alarm	The fire alarm system needs updating to BS5839 level P1 - L1 + M. The fire exit signage requires updating. Emergency lighting requires updating

Functional Suitability Survey

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

CLASSIFICATION CATEGORY:

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

1 DETAILED ASSESSMENT

- 1.1 INTERNAL SPACE RELATIONSHIPS (STANDARD 20 & 23)
- a 20.1 4.1m2 communal space per service user
- b 20.2 communal space provides variety activities and dinning space for all users and smoke free sitting room
- c 20.3 Outdoor space is provided and accessible for all, with seating and deisgn to meet all needs
- d Outdoor space accessible/designed to meet user requirements
- e Where intermediate care is provided, dedicated space is available for this services group
- f Lighting in communal areas is domestic in character, sufficiently brightand suitability positioned for activities
- g 23.1 Bedrooms provide 12m2 post 2002 and 10m2 pre 2002 of usable floor space
- h Single rooms accomodating wheelchairs are at least 12m2 floor space
- i Room dimension/layout allow access to either side bed
- j Shared rooms provide 16m2 floor space
- h 80% of rooms provide single occupancy

RANK	COMMENTS (if C or D)
A	Compliant as constructed prior to 31st March 2002.
A	Unknown provision of activities, but suitable dining and lounge areas provided.
B	Access and egress could be improved, external spaces uses limited areas and site is not secure.
C	Narrow paths around site, site not secure.
B	Unknown
C	Suitable for use but manually switched, replacement with LED and presence detectors advised
C	Bedrooms undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
C	Bedrooms undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
C	Bedrooms undersized but beds on wheels to provide access either side.
N/A	No shared rooms
A	

1.2 SUPPORT FACILITIES (standard 21)

- a Accessible toilets for users, clearly marked and close to communal areas
- b Ratio 1 assisted bath/shower to 8 users
- c Each users has a toiler close to private accomodation
- d En-suite to all post 2002 homes
- e Ensuite facilities should be accessible for wheelchair users if the
- f Sluices must be seprate from WC/bathing facility.

RANK	COMMENTS (if C or D)
B	Two toilets per 10 residents. In centralised areas of each wing.
C	1 bathroom per 14 not 8
A	Centralised in each wing
NA	N/A
C	No en-suite facilities available
A	

1.3 LOCATION and LAYOUT (STANDARD 19)

- a 19.1 Is the layout of the home suitable
- b Routine maintenace up to date and records kept.
- c Grounds clean and tidy
- d 19.4 Physical environment compliance
- e Complies with fire and environmetal legislation
- f Use of CCTV restricted to entrance

RANK	COMMENTS (if C or D)
C	Some rooms undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
A	Information on site
B	Generally clean and tidy
B	
C	Fire alarm requires upgrading
C	No CCTV

2 ASSESSMENT OF OVERALL EFFECTIVENESS

B/C

3 ADDITIONAL COMMENTS: None

Space Utilisation Survey

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

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

1	<p>CURRENT USE How intensively is the space being used at time of survey? List below any rooms or areas within the dept. / facility not used to optimum capacity How efficient is the existing space?</p> <div style="border: 1px solid black; padding: 5px;"> <p>The nature of the building and the buildings design uses the space effectively for a building constructed pre 2002. There are 3nr residential 'wings' each with private bedrooms, lounge area and WC's and bathrooms. There is also a central area which houses the offices and kitchen with a separate building providing two self contained bungalows. During the survey the site had all but 4nr bedrooms were in use.</p> </div>
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2	<p>USE OVER TIME How does usage vary over time (that is, over a working day or week)</p> <table border="1" style="display: inline-table; vertical-align: top;"> <thead> <tr> <th></th> <th>AM</th> <th>PM</th> </tr> </thead> <tbody> <tr><td>Monday</td><td>-</td><td>-</td></tr> <tr><td>Tuesday</td><td>-</td><td>-</td></tr> <tr><td>Wednesday</td><td>-</td><td>-</td></tr> <tr><td>Thursday</td><td>-</td><td>-</td></tr> <tr><td>Friday</td><td>-</td><td>-</td></tr> <tr><td>Saturday</td><td>-</td><td>-</td></tr> <tr><td>Sunday</td><td>-</td><td>-</td></tr> </tbody> </table> <table border="1" style="display: inline-table; vertical-align: top; margin-left: 20px;"> <tr><td>All</td></tr> <tr><td><u>Weekday</u></td></tr> <tr><td><u>Weekend</u></td></tr> <tr><td><u>Other comment</u></td></tr> <tr><td>N/A</td></tr> </table>		AM	PM	Monday	-	-	Tuesday	-	-	Wednesday	-	-	Thursday	-	-	Friday	-	-	Saturday	-	-	Sunday	-	-	All	<u>Weekday</u>	<u>Weekend</u>	<u>Other comment</u>	N/A
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<u>Weekend</u>																														
<u>Other comment</u>																														
N/A																														

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

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

CLASSIFICATION INDEX

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

Amenity	RANKING	General comments
First impressions of entrance/reception areas are welcoming?	B	Dated but functional
Attractive Reception and resident areas?	B	Dated but functional
Privacy and dignity issue have been addressed?	A	Private rooms for each resident throughout
Overall comfort and entertainment for residents?	A	Social rooms available on each wing
Toilet facilities are well provided?	B	Toilet facilities are available for each wing but not en-suite for each room
Appropriate Storage Provision has been made?	B	Wardrobe and drawers available in each resident room, though dated. Staff have rooms dedicated for storage.
Disabled users are catered for?	C	Accessible toilets available for each block, only 1nr disabled accessible toilet in the building.
Appropriate facilities are provided for visitors?	B	2nr WC's available for staff and visitors on each wing
Seating and lounge areas are sufficient?	A	Lounge areas centralised near the main entrance.
Appropriate safety and security measures are in place?	C	Building requires fire alarm, emergency lighting, illuminated signage updating and a CCTV system installed.
Suitable signage is visible, legible and consistent?	C	The illuminated exit signage and fire exit signage requires a review and updating.
Adequate dining facilities?	A	Lounge areas centralised near the main entrance.
Adequate refreshment facilities?	C	Each wing has a kitchenette, but they require replacement due to age and the space available for the facility is not maximised.

Comfort engineering		
Artificial lighting enhances overall design?	C	Lighting not LED and manually switched.
Is the heating/cooling system sufficient and useable?	B	Heating is suitable but the pipework is aged and consider replacement with new LST's in the future.
Is the ventilation system sufficient and useable?	B	Kitchen extract discharge location causing cooking odour issues. Some toilet extract fans need checking for operation.
Acoustic privacy is achieved?	A	The building internal walls are masonry and therefore deemed to provide a suitable acoustic
Noise levels are acceptable?	A	The building was occupied and noise levels was at a satisfactory level.
Persistent odours are absent?	B	Cooking smells evident at entrance and if windows nearby are open.
Design		
Colour is creatively and therapeutically used for definition and variety?	B	Colour scheme is dated, busy and unattractive. Some areas may not have the required LRV contrast of 30 points.
Landscaping is attractive?	B	Predominately grassed areas, with pot plants.
Planting is optimised for all seasons?	B	Winter survey so plant colour limited.
Natural daylight is used to optimum effect?	B	Natural daylight is evident in corridors, restricted natural lighting in social areas and bedrooms
Appropriate finishes are used for floors, ceilings and walls?	C	Most finishes are clean and durable, though some finishes appear to not provide suitable LRV values between elements and decorations can be visually busy and dated.
Furniture co-ordinates well with overall design?	A	Furniture choice is appears domestic in appearance
Art and craft work is integrated into overall design?	B	Pictures evident on walls
Interior is reassuring and non-clinical where appropriate	A	Communal areas and bedrooms don't appear clinical.
Where possible, patients and staff have pleasing views from both inside and outside of the building?	C	Limited views available from external seating areas, more use of external space could be provided. Limited views from bedrooms and communal areas, though these are restricted by the external surrounds.

OVERALL RANKING	B
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Fire Health and Safety

Fire, Health & Safety and Equality Act 2010					
1. FIRE			FIRE Ranking		B
Fire Risk Assessment	Date:	13.11.18	Comment:	Review fire alarms and signage onsite	
Item	Rating	Estimated Backlog Cost (£)	Comment		
COMPARTMENTATION	A	£0.00	The inspection was not an intrusive survey, however no major issues were noted.		
FIRE DOORS	B	£0.00	Fire doors are evident at various locations throughout the site e.g. resident bed-rooms, circulation areas, kitchen etc The doors predominately had automatic hold-open devices but the self closing wasn't tested throughout the site. The circulation doors have been retrospectively installed and were generally in a good condition, fire doors to bedrooms and other areas appeared to be original and although functional were aged and generally in a fair condition.		
ALARM / DETECTION SYSTEMS	C	£12,500.00	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 automatic detection, interfaces with door hold open devices, gas valves, etc.		
TEXTILES AND FURNITURE	A	£0.00	Generally acceptable but all wallpaper should be considered for removal as it is not class 0 and can cause fire spread.		
STORAGE FLAMMABLE SUBSTANCES	A	£0.00	All COSHH materials stored in a locked cupboard with keypad entry		
COMPLIANCE WITH FIRECODE (Survey in place)	C	£30,500.00	A signage update is required for illuminated exits signs at all fire escape routes. Emergency lighting requires updating throughout.		
2. HEALTH & SAFETY			HEALTH & SAFETY Ranking		C
Health and Safety Risk Assessment	Date:	13.11.18	Comment:		
Item	Rating	Estimated Backlog Cost (£)	Comment		
ELECTRICAL SERVICES; SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	C	£27,000.00	The distribution system is at the end of its useful life and the protective devices are obsolete. The building needs re-wiring and all distribution boards replaced.		
ASBESTOS	A	£0.00	Asbestos survey onsite dated September 2015		
CONTROL OF LEGIONELLA	A	£0.00	Control of legionella related information available onsite dated 17/08/2018		
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	C	£0.00	Ventilation would appear to be compliant		
FOOD HYGIENE (Certificate)	A	£0.00	Displayed on site		
COSHH REGS (Information / storage)	A	£0.00	All COSHH materials stored in a locked cupboard with keypad entry		
PRESSURISED SYSTEMS (Written scheme in place + monitored)	NA	£0.00	N/A		
M+O OF EQUIPMENT IN CONFINED SPACES (Access/ Ventilation/ Signage)	NA	£0.00	N/A		
SURFACE TEMPERATURE OF HEAT EMITTING DEVICES (Exposed pipework in reach (Boxing/ Guards)	C	£40,000.00	Consideration should be given to replacing the existing radiators with new LST radiators and thermostatic mixing valves to ensure that the heating system can operate correctly and be controllable.		
3. EQUALITY ACT 2010			DDA Ranking		B
Access Audit	Date:	13.11.18	Comment:		
	Rating	Estimated Backlog Cost (£)	Comment		
Car Park	B	£0.00	Unmarked parking on site, public use it for adjacent doctors surgery		
Main Entrance	C	£3,821.00	Complaints from site management that ambulance crews have difficulty negotiating the lobby and raised threshold		
External Stairs	N/A	£0.00	No external stairs located on site		
Means of Escape	C	£12,500.00	External means of escape routes are unfit, the ramps have no landing, no handrails, can be steep and potentially slippery when wet.		
Reception Area and Lobbies	A	£0.00	The reception area had an obvious reception counter, was clean and clear.		
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	Internal doors are generally an adequate width for wheelchair access.		
Cost Total (B)			£126,321.00		

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

SUMMARY - FIRE, HEALTH & SAFETY AND EQUALITY ACT 2010						
	Total	A	B	C	D	E
Fire	£43,000.00	£0.00	£0.00	£20,000.00	£0.00	£0.00
Health and Safety	£67,000.00	£0.00	£0.00	£73,600.00	£0.00	£0.00
DDA	£16,321.00	£0.00	£0.00	£16,321.00	£0.00	£0.00

OVERALL STATUTORY RANKING	B/C
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Energy Survey

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

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

Energy usage for this block	Heating - 379 kWh/m2/year Electricity - 99 kWh/m2/year
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Ranking for this block	E (109)
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Energy saving solutions onsite:-

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

New energy-efficient boilers are evident onsite

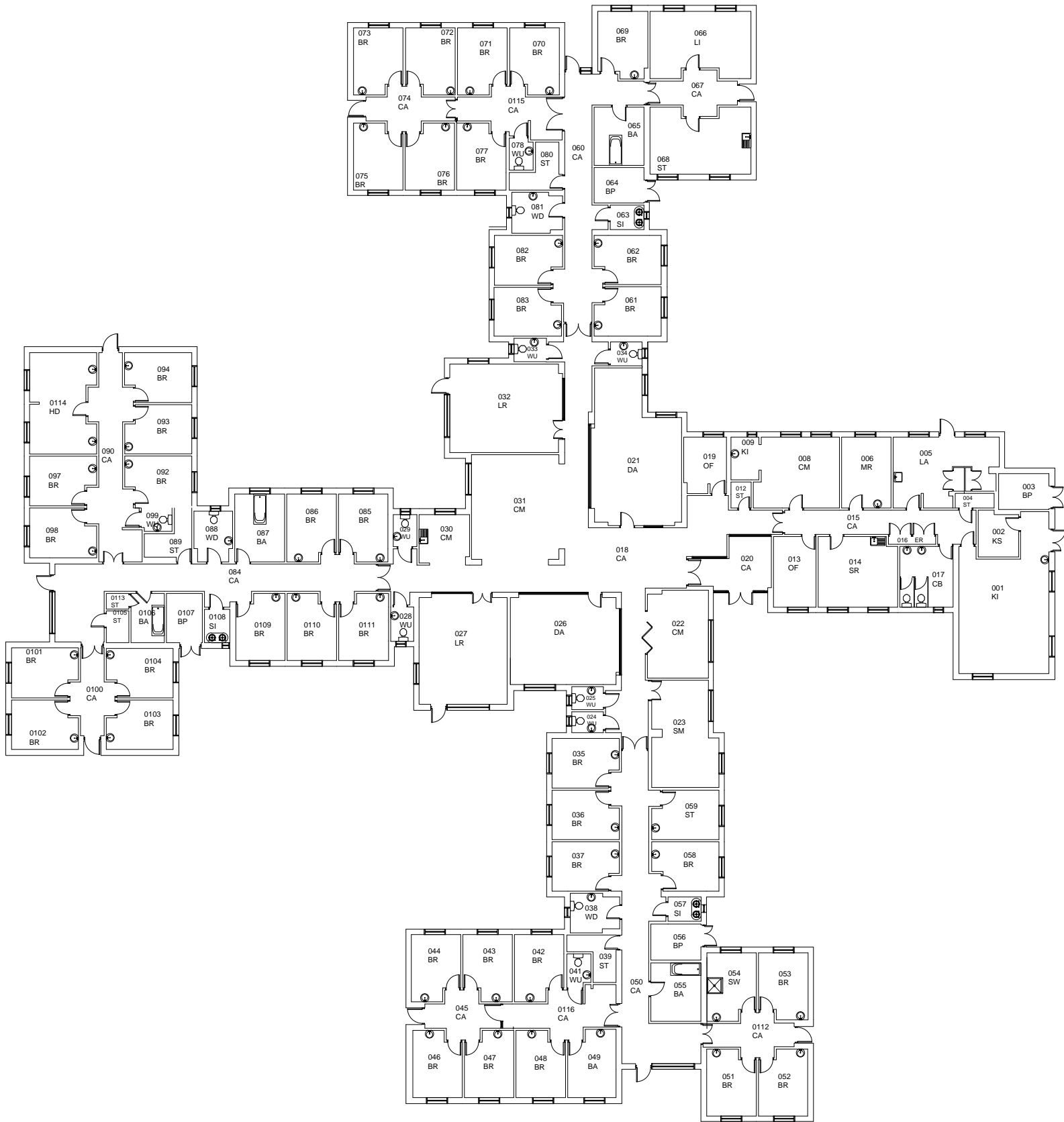
Some LEDs are also evident onsite

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

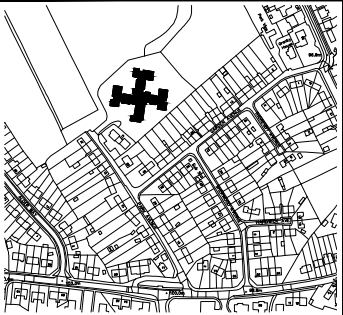
Appendix B

Building Floor Plan Drawings and Room Data Sheet





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



LOCATION / KEY PLAN
N.T.S.

General Notes

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

Project
**NEW BASSETT HOUSE
H.O.P.**

UPRN Number
1604/01/01-GF/B/D001

Drawing Number
Revision

Title
**SITE 01
BLOCK 01
GROUND FLOOR**

Scale 1:100	Drawn SPO	Checked NSB
Original Size A0	Date 30/06/2008	Date 8.7.08

Status
A



UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Type	Gross Area (sq.M)
1604-01	New Bassett House HOP	01	0	001	Kitchen [X]	37.32
1604-01	New Bassett House HOP	01	0	002	Kitchen Store [X]	6.23
1604-01	New Bassett House HOP	01	0	003	Boiler / Plant Room [X]	5.77
1604-01	New Bassett House HOP	01	0	004	Storage [Pri-G,U] [Sec-G,U]	1.82
1604-01	New Bassett House HOP	01	0	005	Laundry [Pri-G,NS] [Sec-G,NS]	21.72
1604-01	New Bassett House HOP	01	0	006	Medical Room [Pri-G,U] [Sec-G,U]	11.39
1604-01	New Bassett House HOP	01	0	008	Communal Area [Pri-G,NS] [Sec-G,NS]	17.93
1604-01	New Bassett House HOP	01	0	009	Kitchen [X]	3.86
1604-01	New Bassett House HOP	01	0	0100	Circulation [X]	8.99
1604-01	New Bassett House HOP	01	0	0101	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	0102	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	0103	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	0104	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	0105	Storage [Pri-G,U] [Sec-G,U]	2.67
1604-01	New Bassett House HOP	01	0	0106	Bathroom [X]	5.29
1604-01	New Bassett House HOP	01	0	0107	Boiler / Plant Room [X]	5.77
1604-01	New Bassett House HOP	01	0	0108	Sluice Room [X]	3.07
1604-01	New Bassett House HOP	01	0	0109	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	0110	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	0111	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	0112	Circulation [X]	9.57
1604-01	New Bassett House HOP	01	0	0113	Storage [Pri-G,NS] [Sec-G,NS]	1.15
1604-01	New Bassett House HOP	01	0	0114	Hairdressing Room [X]	20.61
1604-01	New Bassett House HOP	01	0	0115	Circulation [X]	12.34
1604-01	New Bassett House HOP	01	0	0116	Circulation [X]	13.15
1604-01	New Bassett House HOP	01	0	0117	Circulation [X]	13.14
1604-01	New Bassett House HOP	01	0	0118	Storage [Pri-G,NS] [Sec-G,NS]	1.55
1604-01	New Bassett House HOP	01	0	0119	Circulation [X]	12.42
1604-01	New Bassett House HOP	01	0	012	Storage [Pri-G,U] [Sec-G,U]	1.75
1604-01	New Bassett House HOP	01	0	013	Office [Pri-G,U] [Sec-G,U]	9.48
1604-01	New Bassett House HOP	01	0	014	Staff Room [Pri-G,NS] [Sec-G,NS]	14.67
1604-01	New Bassett House HOP	01	0	015	Circulation [X]	16.07
1604-01	New Bassett House HOP	01	0	016	Electrical Room [X]	1.85
1604-01	New Bassett House HOP	01	0	017	Cloakroom [Pri-G,U] [Sec-G,U]	10.32
1604-01	New Bassett House HOP	01	0	018	Circulation [X]	89.49

UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Type	Gross Area (sq.M)
1604-01	New Bassett House HOP	01	0	019	Office [Pri-G,U] [Sec-G,U]	7.84
1604-01	New Bassett House HOP	01	0	020	Circulation [X]	11.36
1604-01	New Bassett House HOP	01	0	021	Dining Area [Pri-S,NS] [Sec-L&P,NS]	39.08
1604-01	New Bassett House HOP	01	0	022	Communal Area [Pri-G,NS] [Sec-G,NS]	17.08
1604-01	New Bassett House HOP	01	0	023	Smoking Room [X]	21.56
1604-01	New Bassett House HOP	01	0	024	Toilets - Unisex [X]	2.42
1604-01	New Bassett House HOP	01	0	025	Toilets - Unisex [X]	2.42
1604-01	New Bassett House HOP	01	0	026	Dining Area [Pri-S,NS] [Sec-L&P,NS]	31.84
1604-01	New Bassett House HOP	01	0	027	Living Room [X]	32.58
1604-01	New Bassett House HOP	01	0	028	Toilets - Unisex [X]	2.36
1604-01	New Bassett House HOP	01	0	029	Toilets - Unisex [X]	2.47
1604-01	New Bassett House HOP	01	0	030	Communal Area [Pri-G,NS] [Sec-L&P,NS]	7.93
1604-01	New Bassett House HOP	01	0	031	Communal Area [Pri-G,NS] [Sec-G,NS]	32.57
1604-01	New Bassett House HOP	01	0	032	Living Room [X]	33.36
1604-01	New Bassett House HOP	01	0	033	Toilets - Unisex [X]	2.45
1604-01	New Bassett House HOP	01	0	034	Toilets - Unisex [X]	2.47
1604-01	New Bassett House HOP	01	0	035	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	036	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	037	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	038	Toilets - Disabled [X]	5.96
1604-01	New Bassett House HOP	01	0	039	Storage [Pri-G,U] [Sec-G,U]	5.16
1604-01	New Bassett House HOP	01	0	041	Toilets - Unisex [X]	2.34
1604-01	New Bassett House HOP	01	0	042	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	043	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	044	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	045	Circulation [X]	8.77
1604-01	New Bassett House HOP	01	0	046	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	047	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	048	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	049	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	050	Circulation [X]	37.89
1604-01	New Bassett House HOP	01	0	051	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	052	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	053	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	054	Shower Room [X]	10.29

UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Type	Gross Area (sq.M)
1604-01	New Bassett House HOP	01	0	055	Bathroom [X]	9.33
1604-01	New Bassett House HOP	01	0	056	Boiler / Plant Room [X]	5.77
1604-01	New Bassett House HOP	01	0	057	Sluice Room [X]	2.68
1604-01	New Bassett House HOP	01	0	058	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	059	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	060	Circulation [X]	30.24
1604-01	New Bassett House HOP	01	0	061	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	062	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	063	Sluice Room [X]	2.67
1604-01	New Bassett House HOP	01	0	064	Boiler / Plant Room [X]	5.77
1604-01	New Bassett House HOP	01	0	065	Bathroom [X]	9.33
1604-01	New Bassett House HOP	01	0	066	Living Room [X]	20.91
1604-01	New Bassett House HOP	01	0	067	Circulation [X]	9.57
1604-01	New Bassett House HOP	01	0	068	Storage [Pri-G,NS] [Sec-G,NS]	20.91
1604-01	New Bassett House HOP	01	0	069	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	070	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	071	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	072	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	073	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	074	Circulation [X]	9.26
1604-01	New Bassett House HOP	01	0	075	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	076	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	077	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	078	Toilets - Unisex [X]	2.51
1604-01	New Bassett House HOP	01	0	080	Storage [Pri-G,U] [Sec-G,U]	5.16
1604-01	New Bassett House HOP	01	0	081	Toilets - Disabled [X]	5.96
1604-01	New Bassett House HOP	01	0	082	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	083	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	084	Circulation [X]	40.30
1604-01	New Bassett House HOP	01	0	085	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	086	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	087	Bathroom [X]	10.96
1604-01	New Bassett House HOP	01	0	088	Toilets - Disabled [X]	5.96
1604-01	New Bassett House HOP	01	0	089	Storage [Pri-G,U] [Sec-G,U]	5.16
1604-01	New Bassett House HOP	01	0	090	Circulation [X]	21.98

UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Type	Gross Area (sq.M)
1604-01	New Bassett House HOP	01	0	092	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	093	Bedroom [X]	10.14
1604-01	New Bassett House HOP	01	0	094	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	097	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	098	Bedroom [X]	10.29
1604-01	New Bassett House HOP	01	0	099	Toilets - Unisex [X]	2.42

Appendix C

Building Photographs





New Basset House HOP

Photo Schedule



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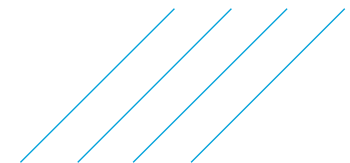
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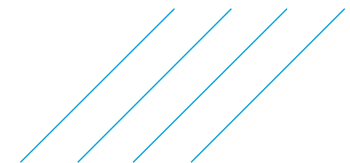
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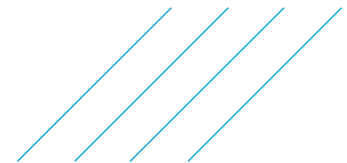
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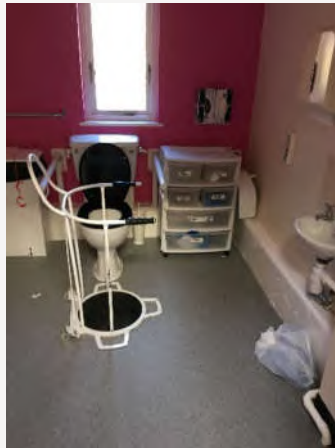




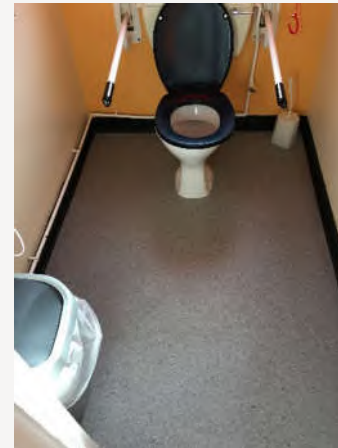
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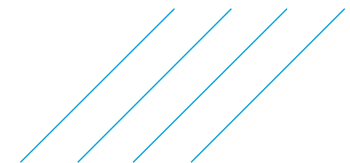
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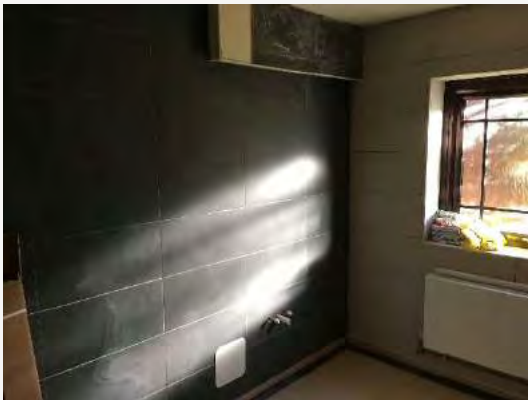




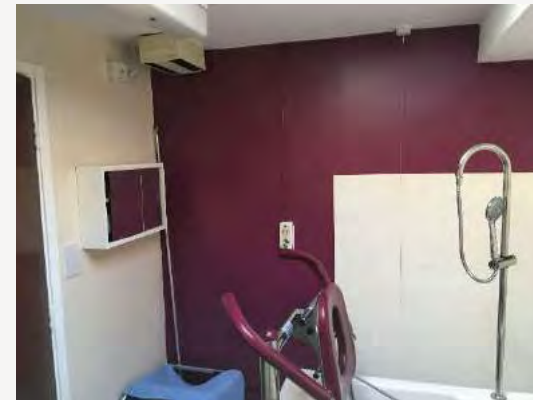
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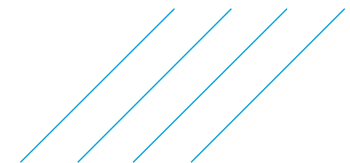
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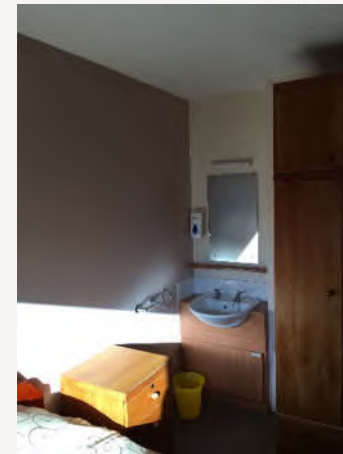
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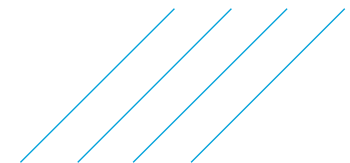
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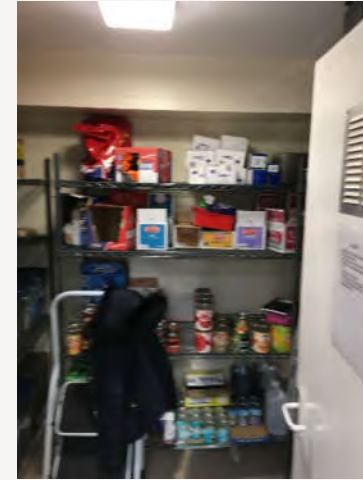


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Appendix D

M&E Report





TROUP
BYWATERS
+ ANDERS

Bringing buildings to life
New Bassett House HOP
Engineering Services Condition Survey
YA3985-ME-CHS-RPT-006

November 2018



JOB

New Bassett House HOP, Park Avenue, Shirebrook, Derbyshire. NG20 8JW.

JOB NO

YA3985

REPORT

Engineering Services Condition Survey

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This report has been authorised by:

.....
Gareth Davies
Associate

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1.0 Executive Summary

This report has been commissioned and produced to identify the current condition of the existing mechanical and electrical services within New Bassett House HOP Care Home, Park Avenue, Shirebrook, Derbyshire. NG20 8JW.

1.1 Mechanical Services

The mechanical services were in varying states of order/condition, with the 4 No boiler house each containing 2 No boilers, pumps and hot water calorifier which have been recently replaced and are in a good condition.

The existing HWS Calorifiers although appeared to be in good condition and operational at the time of the inspection.

The heating system is generally comprised of separate heating systems to each wing of 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).

It was not possible to review the condition of the heating pipework as the pipework is boxed in throughout the building.

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

The pipework has been insulated and has sections missing and as a minimum these need to be replaced with new, but due to the age of the insulation it would be beneficial to replace all of the insulation with new. All valves should be provided with insulated valve covers.

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

The boiler house have been provided with both wooden and metal fully louvered doors which are split into top and bottom louvres. The amount of high and low level ventilation should be checked to ensure compliance with the gas 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 has a compliant ventilation system interlinked with the cooking gas supplies. The supply and extract fans are located in the roof space above the kitchen area, the supply and extract discharge out through the side of the building and are very close together. Originally it is understood that the extract was through the roof but due to noise complaints from the adjacent properties the extract now discharges over the roof of the care home and noticeable cooking smells are present by the main entrance to the building and if windows are open inside the building.

1.2 Electrical Services

The incoming utility service head is a 100A Delta service head. The meter is a direct reading meter located in a meter chamber of the main switchboard. The supply from the meter feeds the main Crabtree switchboard. The electrical installation was last tested on 18th January 2018.

Generally the existing distribution boards are Crabtree C50 recessed distribution boards with a Schneider Multi 9 distribution board and a Schneider Acti9 distribution board in the kitchen.

All lighting is a mixture of GLS, Fluorescent and LED luminaires all of varying age. The building have been provided with a central battery emergency lighting system which also consists of a series of original GLS lamps and fluorescent lamps. It is not clear where the central battery system is supplied from as these are installed off local distribution boards.

The building has just undergone a refurbishment to all areas, where the electrical services has been rewired completely. The final bedroom wing was under refurbishment and was due to be completed in the near future.

All luminaires are manually switched, in the bedrooms the switches have need replaced with dimmer switches.

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

The Fire alarm system is the original 10 zone conventional panel with the system being split into 5 zones. The building has a variety of automatic detectors currently installed. The fire alarm system does not include for the installation of sounders and VSD's in the bedrooms and it is not clear if the correct audio levels is obtained at the bedheads of the bed rooms.

2.0 Introduction

Troup Bywaters + Anders were instructed by Faithful & Gould to carry out a condition survey of the mechanical and electrical services at New Bassett House HOP Care Home, Park Avenue, Shirebrook, Derbyshire. NG20 8JW. The survey took place on 13th November 2018.

The building is generally a single storey building which was originally constructed in circ. 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 but not to all bedrooms; hence, this report is based upon a non-intrusive visual inspection only.

3.0 Summary of Existing Services

3.1 Existing Building Details

The building has been constructed with 3 No bedroom wings each with access to either an assisted bathroom or shower room. Each wing area has a resident's lounge area, storage rooms, toilets and sluice rooms. The North wing has been provided with a hairdresser's salon.

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

3.2 Existing Incoming Services

Mechanical Services

The incoming gas, has been routed in the driveway to the front of the building, to the meter which is located within an external brick built enclosure in the garden of one of the bungalows to the front of the building. The bungalows formed part of the original care home development and were used by live in carers, it is not clear if these have been sold to private residents. From the meter cupboard the gas pipe is routed into the 4 No boiler houses and the kitchen within the soft finishes around the building.

The gas distribution system within the building has a series of manual gas valves and is not linked to the fire alarm system to shut off the gas under fire conditions. Manual shut off systems have been installed in the boiler house, the kitchen has been provided with a solenoid valve to shut the gas system off under fire conditions.

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

The MCWS appears to enter the building in the 4 No boiler houses each of which has a water meter inside the building. The main incoming valve was not labelled/identified, which makes it difficult to fully identify which is the main incoming valve. This valve needs to be identified and incorporated into the building manual for the means to isolate the whole building if a leak is detected.

Currently the building does not any sprinklers installed and consideration should be given 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.



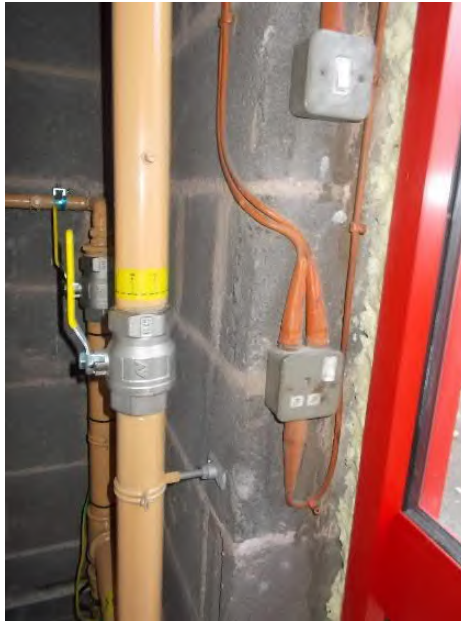
Photograph No 1 – Incoming Gas meter brick enclosure located in garden of adjacent bungalow.



Photograph No 2 – The Gas mains entering one of the boiler houses.



Photograph No 3 – The Gas pipework inside boiler house (room No 003) showing kitchen gas shut-off valve.



Photograph No 4 – The Gas pipework inside boiler house (room No 003) showing incoming gas shut off valves, the gas supply in all of the boiler houses is manual shut-off only.



Photograph No 5 – MCWS enters the building in the boiler houses.

Electrical Services

The electrical incoming utility supply enters the building in room 016 and terminates into an old Delta service head, this room contains the incoming service head and utility meter located inside the main switchboard. The nursing home appears to have a 3 phase 100A supply as the meter is a direct reading meter.



Photograph No 6 – The Incoming electrical utility supply is located in room 016.



Photograph No 7 – The Incoming electrical meter located within the main LV switchboard located in room 016.



Photograph No 8 – Main Earth bar, this should be replaced with a new earth bar incorporating a test link and all earthing and bonding cables brought up to current standards.

Existing Mechanical Services

Low Temperature Hot Water Boilers

The building has been provided with 4 No boiler houses one per bedroom wing. 3 No boiler houses have 2 No Worcester Greenstar 40CDi Conventional boilers with the remaining boiler house having 2 No Remeha Quinta-Pro 45s Boilers, these have been installed in recent years. The boilers were last tested in January 2018.

Each boiler generally has its own shunt pump, a heating pump and a primary HWS pump. In boiler house 003 there are two VT heating circuits. The pumps are mainly single pumps with no run and standby facility. In most instances the insulation is generally has sections 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.

The boilers (Boiler House room No 003) within are indicating faults with one boiler calling for an “A” service and the other is calling for a “C” service.

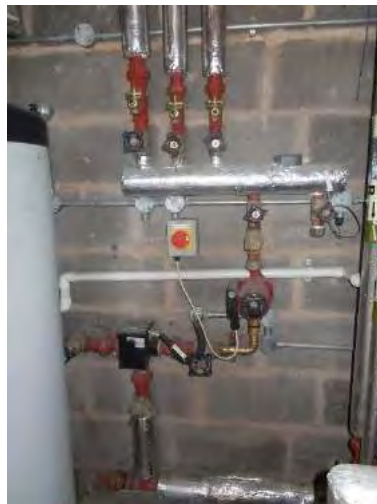
The LTHW heating and domestic HWS systems have been provided with expansion vessels. It is not clear if the domestic HWS vessel has been provided with the correct number of valves and drain off points to allow the vessel to be cleaned correctly. This needs to be reviewed and all HWS and any MCWS pressure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



Photograph No 9 – Typical Boiler houses - 2 No boilers – Worcester Greenstar 40CDi Conventional.



Photograph No 10 – Typical Boiler house – Boiler shunt pump



Photograph No 11 – Typical Boiler House Room – HWS primary pump.



Photograph No 12 – Typical Boiler House Room – Heating pump.



Photograph No 13 – Typical Mikrofill EFD heating system pressurisation unit – note this unit the drain has not been piped to a drain. Boiler house room No 107 has the latest electronic version installed.



Photograph No 14 – Boiler house room No 003 - 2 No condensing boilers – Remeha Quinta Pro 45S.



Photograph No 15 – Boiler House Room No 003 – boiler shunt pump.



Photograph No 16 – Boiler House Room No 003 – HWS primary pump.



Photograph No 17 – Boiler House Room No 003 – low loss header, note this needs to be insulated.



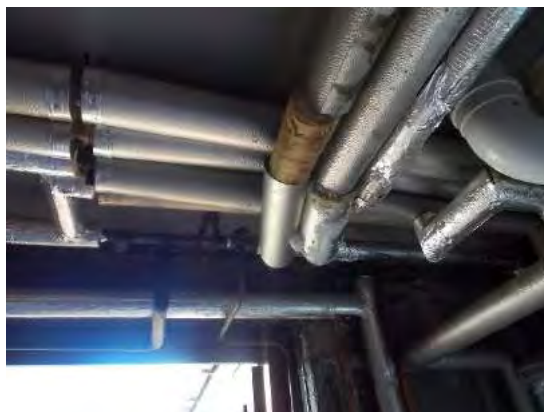
Photograph No 18 – Boiler house Room No 003 – VT heating pump (possibly underfloor heating circuit).



Photograph No 19 – Typical boiler house – VT heating pump (possibly radiator system).



Photograph No 20 – Mikrofill EFD heating system pressurisation unit – Note, this is an old unit installed in boiler house room No 003 and should be replaced by its modern version.



Photograph No 21 – Boiler house Room No 107 – Pipework insulation with metal finish missing and signs of corrosion forming on metal finish.

Domestic Water Services

Hot water to each wing of the building is provided by an LTHW heated Calorifier, these are located within the boiler houses in each wing. These units are in good condition. The Calorifier has a diverting valve on the heating system from the boiler to maintain the temperature in the Calorifier.

The Calorifier pressure relief pipework and automatic air vent located in room discharge directly onto the floor, these should be taken back to a local drain or drainage system.

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 care home has been provided with a laundry, hairdresser and each bedroom wing has a central bathroom/shower room, disabled toilets, ambulant toilets and a sluice room.



Photograph No 22 –Typical boiler house – ACV Calorifier for the domestic HWS generation.



Photograph No 23 – Typical boiler house - Calorifier pressure relief and automatic air vent discharge pipework which drains directly onto the floor.



Photograph No 24 – Typical Boiler HWS secondary pump installed within the boiler houses.



Photograph No 25 – Typical refurbished bedroom sink with thermostatic mixing valve installed below the sink.



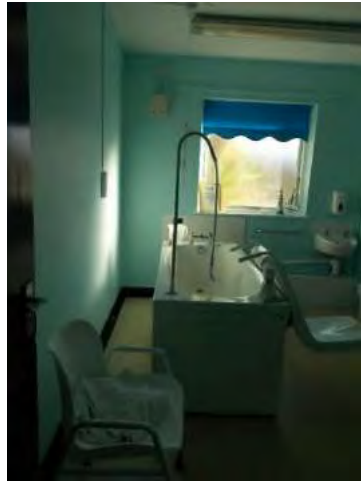
Photograph No 26 – Typical stainless steel sluice in sluice rooms.



Photograph No 27 – Typical ceramic wash hand basin in sluice rooms.



Photograph No 28 – Combined bucket sink and wash hand basin in sluice rooms.



Photograph No 29 – Typical refurbished motorised assisted bathrooms.



Photograph No 30 – Typical refurbished toilet.



Photograph No 31 – Typical hairdressing sink in salon.



Photograph No 32 – Kitchen hand wash sink with knee operated tap system and thermostatic mixing valve.



Photograph No 33 – Bucket sink and wash hand basin located in room No 004.



Photograph No 34 – Bucket sink with thermostatic mixing valve fitted.

Heating Controls System

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

Consideration should be given to replacing the controls with 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 35 – Typical Boiler house boiler and HWS plant control system



Photograph No 36 –Typical boiler house – Coster DTE 611 Controller.



Photograph No 37 – Boiler house room No 003 - Boiler and HWS plant control system.



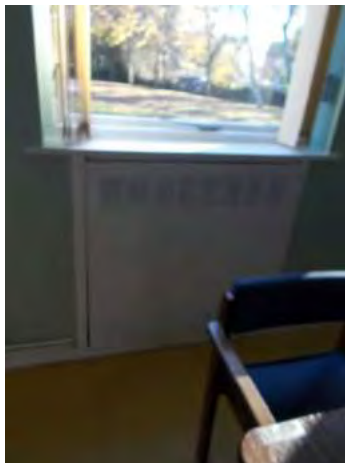
Photograph No 38 – Boiler house room No 003 – Coster DTE 611 + Coster DSE 600 Controller.

Internal Heating

The heating within the building is generally LST radiators recessed into the structure with remote monitored thermostatic valves. Due to the age of this system it would be beneficial to replace the heating pipework to ensure a 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 an average condition as the covers have been painted and it is not clear if the units have been cleaned out at any time. The existing radiators 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 39 – Wall mounted LST radiator build into the structure with remote thermostatic valve.



Photograph No 40 – Typical Floor mounted corridor LST radiator.



Photograph No 41 – Typical LST radiator installed in the common room.



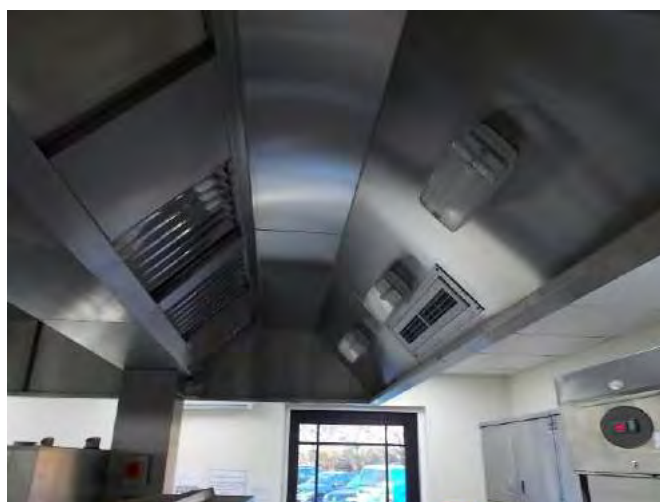
Photograph No 42 – Typical LST radiators installed in the bedrooms.

Ventilation

The toilets have all been provided with either wall mounted or ceiling mounted extract, some of the fans appeared not to be operational and they need to be checked and made fully operational.

The kitchen ventilation currently operates via supply and extract fans installed above the kitchen hood. Originally the extract was taken through the roof with the supply through the gable end, but due to noise complaints from the local residents around the care home the extract has been rerouted through the gable end adjacent to the supply fan. Cooking smells can be detected outside the main entrance and with the windows open inside the building.

The kitchen ventilation complies for a modern kitchen and is interlocked with the kitchen gas system via a CaterSense V2 system.



Photograph No 43 – This photograph indicates ceiling mounted kitchen central cooker hood with supply and extract grilles fitted.



Photograph No 44 – Kitchen ventilation system interlinked with Gas system by the CaterSense V2 system.



Photograph No 45 – Redundant kitchen extract fan through the roof.



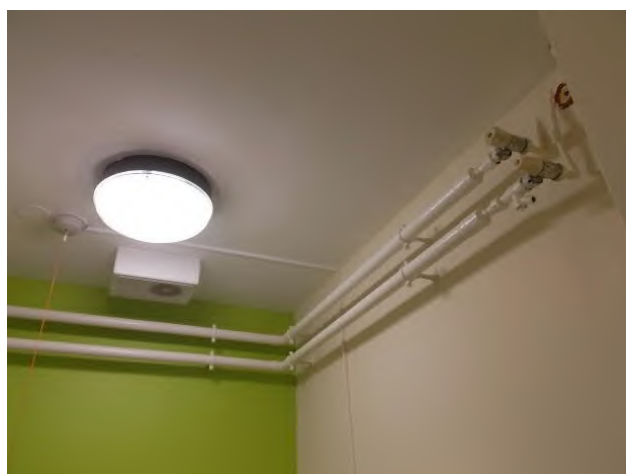
Photograph No 46 – Kitchen supply and extract fan discharges, note the kitchen supply is very close to the supply and kitchen smells were noticed coming back into the building.



Photograph No 47 – Typical toilet and bathroom extract fan.



Photograph No 48 – Laundry extract fan.



Photograph No 49 – Typical ambulant extract fan with heating loop installed at high level.

Laundry

The building has a laundry currently installed for washing the resident's cloths. The laundry consists of 2 No industrial washing machines, these are an Electrolux W475H and a W465H and 2 No electric dryers manufactured by Huebush. The dryers have been ducted to atmosphere by the use of metal circular ductwork. The ductwork discharges externally directly onto the floor below the ducts, there is evidence of fibres being deposited on the floor, it is not clear if the circular ducts have been cleaned to ensure that there is no build-up of lint within the ducts restricting the discharge of air from the dryer.



Photograph No 50 – Laundry washing machine No 1.



Photograph No 51 – Laundry washing machine No 2.



Photograph No 52 – Laundry Electric Dryers.



Photograph No 53 – Laundry electric dryer connection to outside.



Photograph No 54 – Washing machine connections behind the units, note the lack of access to the drainage U-bends and lack of rodding points.



Photograph No 55 – Laundry Dryers with fibre deposits on the floor, the ducts from the dryers to atmosphere should be checked for build-up of fibres in the ductwork especially where there are 90° bends in the ducts behind the dryers.

Comfort Cooling

The Medical room is provided with a DX wall mounted cooling unit which was manufactured in July 2016. The external condenser unit was also manufactured in July 2016. The system is operating with R410A gas.



Photograph No 56 – Mitsubishi Electric – MSZ-DM35VA indoor unit.



Photograph No 57 – Mitsubishi Electric – MUZ-DM35VA indoor unit.

Existing Electrical Services

Electrical Distribution

Located within the electrical cupboard (room 016) is the main electrical switchboard, this is an old outdated Crabtree C50 MCB distribution board installed on a HRC switch fuse switchboard, this switchboard feeds a series of distribution boards located throughout the building. Generally the distribution boards have been manufactured from the Crabtree C50 range of distribution boards, these boards are generally recessed into the structure.

There are a couple of Schneider distribution boards currently installed, one is a Multi9 board and the other is an Acti9 board installed in the kitchen.

The electrical installation was tested in January 2018 but it is not clear if any remedial works have been carried out based on that inspection.

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 not possible to verify the cable installation generally throughout the building, but it was noted that at the main switchboard there was a series of orange covered MICC cables. It was not clear if this is the same for all wings of the building.



Photograph No 58 – Crabtree Main LV switchboard board incoming main switch.



Photograph No 59 – Main LV switchboard board located within room No 016.



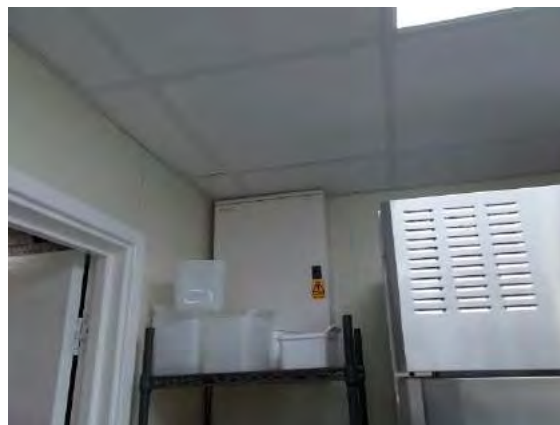
Photograph No 60 – Main LV switchboards with redundant supplies to the bungalows.



Photograph No 61 – Distribution board DB D – South wing distribution board forming part of the main LV switchboard.



Photograph No 62 – Existing mains MICC cabling feeding services within the south wing.



Photograph No 63 – New Schneider Acti9 distribution board installed in the Kitchen.



Photograph No 64 – Existing Crabtree C50 distribution board DB E installed in the corridor room No 018.



Photograph No 65 – Recessed Crabtree C50 distribution board DB B installed in the store room No 089.



Photograph No 66 – Surface fixed Schneider Multi 9 distribution board DB A located in store room No 080.

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.

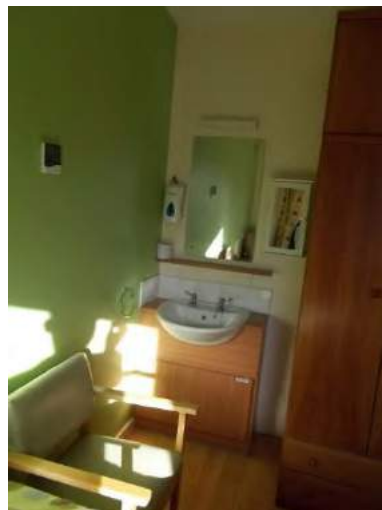
Throughout the amenity areas and corridors the lighting is provided by means of GLS and fluorescent luminaires employing various lamp types and sizes there appears to be an odd number of LED luminaires installed. The lighting was operational and working but only manually switched.

The lighting has been provided with a variety of luminaires, generally the building has a variety of GLS and fluorescent lamps in various types of luminaires, the majority of the luminaires are GLS pendant

fittings in the bedrooms. There are also some surface fixed Cat 2 luminaires, Design Plan vandal resistant and surface fixed bulk head luminaires.



Photograph No 67 – Typical bedroom central pendant luminaire



Photograph No 68 – Typical bedroom mirror luminaire.



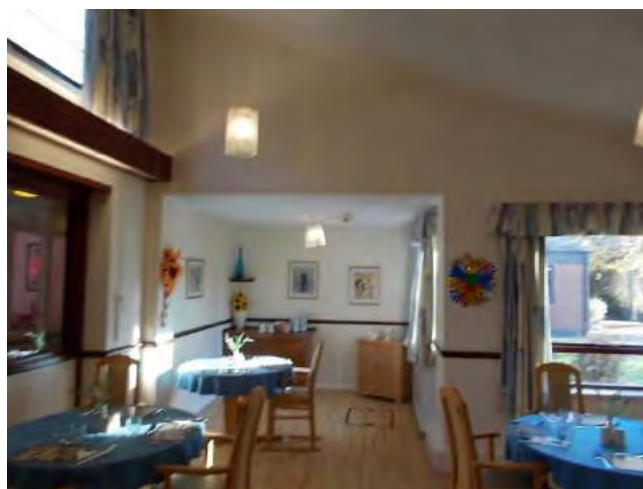
Photograph No 69 – Typical amenity area corridor lighting.



Photograph No 70 – Typical ambulant toilet lighting.



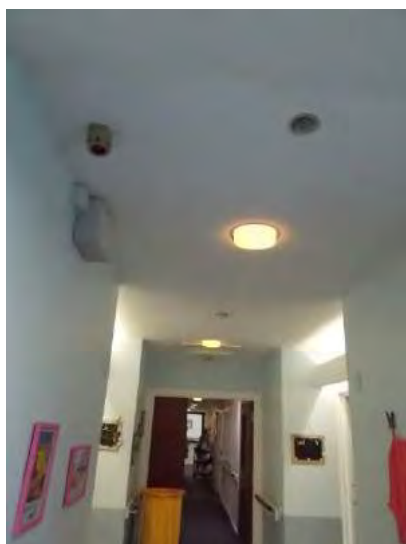
Photograph No 71 – Typical assisted bathroom/shower room lighting.



Photograph No 72 – Typical common room/dining room lighting.



Photograph No 73 – Typical Common room/dining room pelmet lighting.



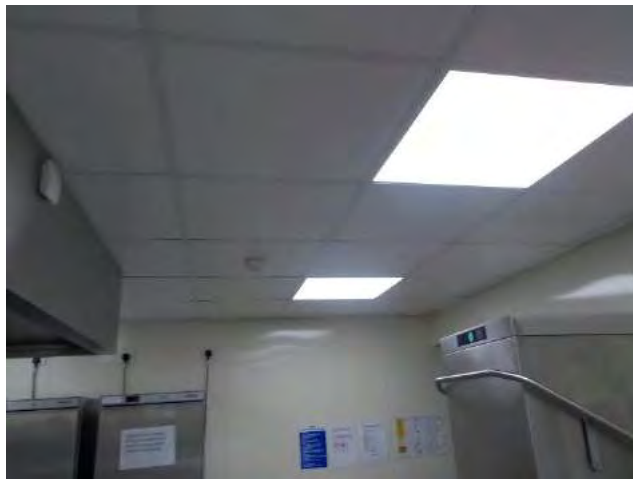
Photograph No 74 – Typical Bedroom Corridor lighting.



Photograph No 75 – Typical Bedroom Corridor lighting.



Photograph No 76 – Typical corridor pelmet lighting over the bedroom doors.



Photograph No 77 – Main kitchen LED lighting.



Photograph No 78 – Typical sluice room lighting.

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

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

Emergency Lighting

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

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

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

Not all of the 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 79 – Emergency lighting central battery units located in room 016.



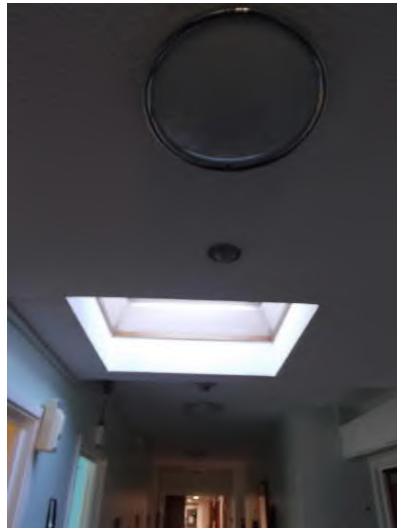
Photograph No 80 – 2 No emergency lighting central battery units located in plantrooms 056 & 107.



Photograph No 81 – Emergency lighting batteries in room No 066 showing signs of corrosion on the terminals.



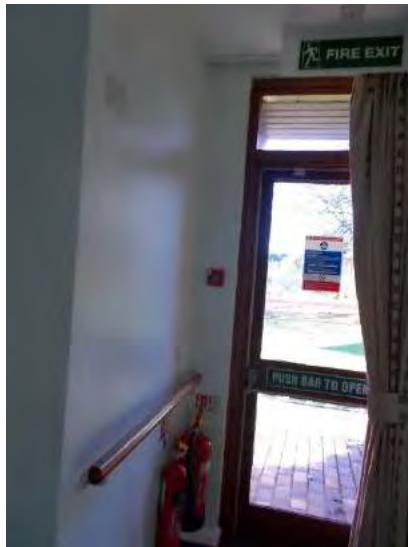
Photograph No 82 – Emergency lighting batteries in room No 066 showing differing levels of electrolyte the LHS battery is midway between the high and low level marks.



Photograph No 83 – Typical corridor central battery GLS luminaire.



Photograph No 84 – Typical corridor central battery fluorescent slave luminaire.



Photograph No 85 – Typical door to outside with no illuminated exit sign.

External Lighting

The car park has been provided with a couple of column mounted external luminaires, the lamp type was not clear at the time of our inspection. However, generally around the building there are a number of emergency luminaires located over the escape doors but there are no general luminaires to allow a person to move around the building after dark. Not all of the doors have been provided with emergency luminaires. The external lighting should be reviewed with the Fire Officer to ensure the correct lighting is installed.

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.

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



Photograph No 86 – There are a few lighting column on the site illuminating the main entrance areas.



Photograph No 87 – There are a few external doors with 2 sets of lights over the exit doors.



Photograph No 88 – Typical wall mounted bulkhead luminaire over some of the fire exit doors. It was not clear if these were fully operational and working off the central battery system.



Photograph No 89 – Boiler house with no lighting or emergency lighting over the door.

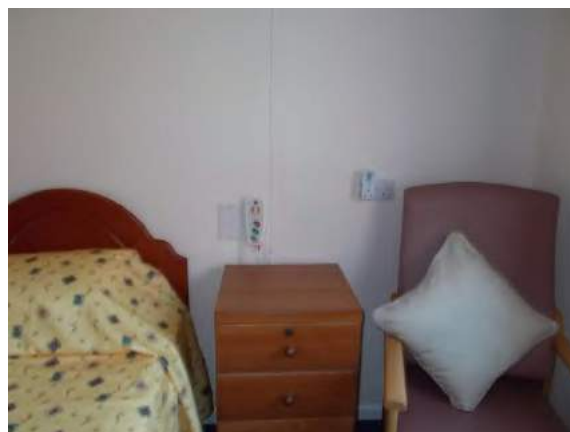
The perimeter walkways around the side of the building should be provided with lighting to allow the staff and residents to escape to a safe area during the hours of darkness, there are a number of turns to get past the building and out onto the street, however the lighting should not cause issues to 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 90 – Bedroom with sockets for a Television or a desk.



Photograph No 91 – Bedroom with sockets by the bed for table lamp and hospital bed.

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 92 – Assisted Bathroom bath power supply.



Photograph No 93 – Typical toilet extract fan power supply and built in PIR control.



Photograph No 94 – Wheel chair/electric vehicle power supply socket located within the corridor 018.

Data

The building is provided with data points from a data rack in the office room No 014 and consists of cable installed in a similar way to the small power outlets.



Photograph No 95 – Data rack installed in room No 014.

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 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 96 – Conventional fire alarm panel located in the main entrance.



Photograph No 97 – Bedroom with old smoke detector installed.



Photograph No 98 – In the boiler houses there is what appears to be some form of fire alarm detection equipment. It is not clear if this is fully operational and working.



Photograph No 99 – replacement of an automatic detector installed on a wooden plate covering the hole from the older detector.

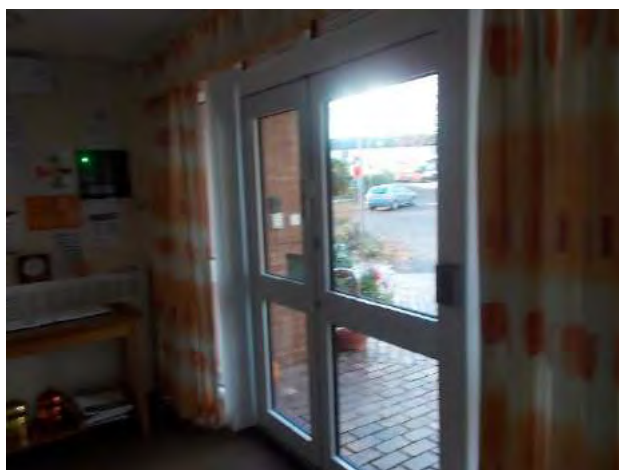


Photograph No 100 – Fire Alarm detector installed in in the store 090.

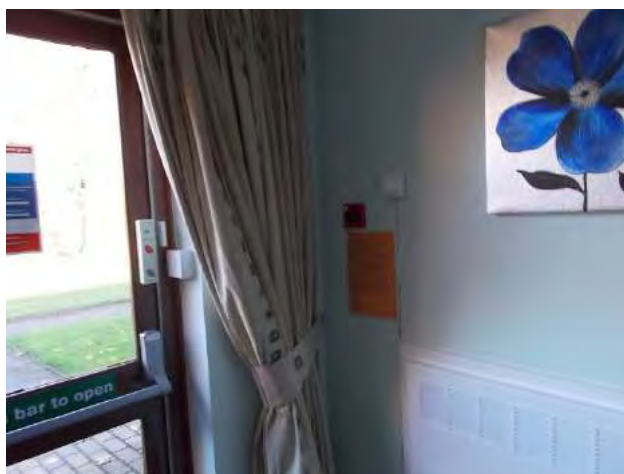
Security

It appears that the building does not have an intruder alarm system in the building. There is also a Medicare nurse call system installed on all external doors to monitor if a person opens an external door.

The main entrance lobby door to the reception area restricts access into the main part of the building by an access controlled system, consisting of a key pad in the entrance. It was not clear if a green emergency break glass had been installed on the secure side of the door.



Photograph No 101 – Main entrance door access system and security key pad control.



Photograph No 102 – Fire exit door with a Medicare nurse call system fitted.

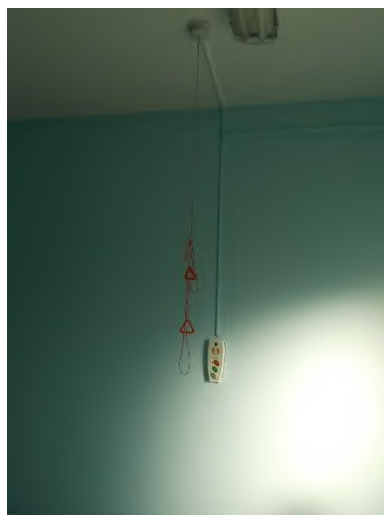
Nurse Call System

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 doors are linked to the Medicare nurse call system to form a common monitoring system.



Photograph No 103 – Typical bedroom showing nurse call system.



Photograph No 104 – Typical Assisted bathroom pull cord switch and wall unit.

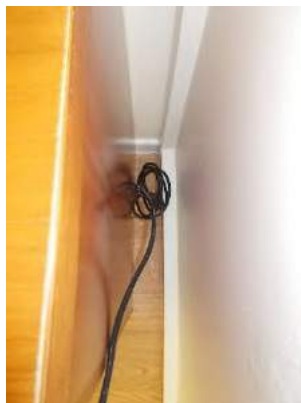


Photograph No 105 – Typical nurse call system located in dining areas/common rooms.

Television Aerial Systems

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

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



Photograph No 106 – TV aerial cable left behind chest of draws for a television to be connected.

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 main switchboard and distribution board to the central amenity building.
- 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

Mechanical Services

- Service all of the boilers to ensure that they are operating correctly. All boilers to have test results taped to the boiler casing.
- Insulate and label the pipework within all of the boiler plantrooms and install insulation covers to the valves.

- Install valve schedule and label all valves in all plantrooms.
- Replace all valves/joints that are showing signs of leaks.
- Install a dosing pot onto the system and chemically dose the heating systems.
- Install magnetic filters on each heating system prior to the boilers.
- Install the boiler and HWS Calorifier pressure relief pipework into the condensate drain rather than discharging onto the floor.
- Review and install correct valves and drain points for the expansion vessels.
- Check all pressures from water outlets and taps and reduce if necessary
- Install a new gas solenoid valve to the main incoming gas pipe and interlink the valve to the fire alarm system.

Year Two Works

Electrical Services

- 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.
- Install external lighting around the perimeter of the building, including emergency lighting and lighting controls.
- Install new data outlets for Wi-Fi outlets to the bedroom wings.

Mechanical Services

- Replace 3 No existing Mikrofil pressurisation units with new electronic versions including taking drain pipe to a drain.
- Start to replace the heating distribution pipework and radiators on a bedroom block by block basis which will allow the building to operate by shutting down a bedroom block whilst leaving the remaining bedroom blocks operational.
- Install a two pipe heating system and new LST radiators to the bedroom blocks on a block by block basis.
- Replace the 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.

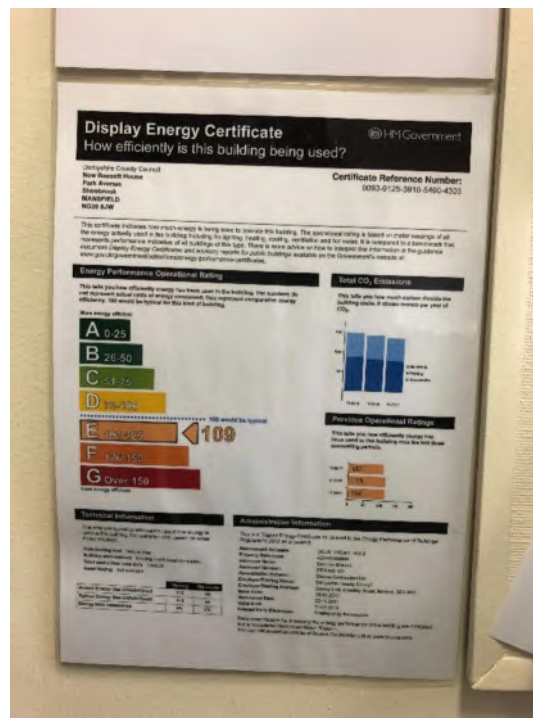
Kitchen ventilation systems linked to a gas proving system and a gas solenoid system.

6.0 Energy Efficiency

Currently the building has an energy certificate (EPC certificate) with a Rating of E (101 -125) 109. This certificate is dated 22nd November 2017, it is not clear if this certificate includes the new boilers currently installed.

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 107 – Current EPC Certificate with a rating of E - 109

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

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

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

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

Condition Report Spreadsheet in Appendix F

Appendix 2

Care Home Services Check List

Care Home Services Check List Holmlea HOP

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

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

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

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

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

Care Home Services Check List

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

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

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Appendix E

Structural Report



CONSULTING CIVIL, STRUCTURAL,
HIGHWAY AND TRANSPORTATION ENGINEERS

GCA



Specific Structural Appraisal

of

**New Bassett House
Park Avenue
Shirebrook
Mansfield
NG20 8JW**

for

Faithful + Gould

Ref: 7754a

Date: 28th November 2018



CONTENTS

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

Appendix A – Photographs

Appendix B – Sketch 01

Specific Structural Appraisal

New Bassett House, Park Avenue, Shirebrook, Mansfield, NG20 8JW

1. Introduction

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

2. GENERAL OBSERVATIONS

- 201. The premises were visited on the afternoon of Monday the 26th of November 2018 by a Chartered Engineer from GCA (UK) Ltd and at the time of the inspection the weather was cold and clear.
- 202. The premises comprise an extensive bungalow of traditional masonry construction thought to be some 30 years old. It comprises several wings which will be referred to as the North, South East, and West Wings in this report. **(See GCA SK01)**
- 203. The main access to the premises is through a bitumen paved drive leading towards the South and West wings of the bungalow and the adjacent car park area. **(See Photo 01)**
- 204. The wings, generally have a left, right hand and rear segments. **(See GCA SK01)**
- 205. The roofs over the wings comprise duo/mono-pitch, hip and flat roofs, the pitch roofs are covered with concrete interlocking tiles.

3. EXTERNAL OBSERVATIONS

North Wing

301. The wing comprises duo-pitch, mono-pitch and flat roofs which show no evidence of significant distortion, however they are overgrown with moss and there is a slight distortion of the front most ridge tile on the mono-pitched rear segment of the wing. **(See Photos 02 & 03)**
302. There is no evidence of significant structural distortion to the gables.

West Wing

303. The wing comprises duo-pitch and flat roofs which show no evidence of significant distortion, however the roof is overgrown with moss.
304. There is no evidence of significant structural distortion to the gables.
305. There is a wetting of the brickwork at the left hand junction between the rear and front segments apparently due to defective rainwater goods. **(See Photo 04)**

East Wing

306. The wing comprises duo-pitch, mono-pitch and flat roof sections which show no evidence of significant distortion, however there is moss growing on the covering and tree litter from the large tree growing adjacent to the right hand roof verge. **(See Photo 05)**
307. The climbing plants on the right hand gable have been cut back. **(See Photo 06)**
308. There is no evidence of significant distortion to the gables.

South Wing (Kitchen End)

309. The wing comprises mono-pitch and flat roof sections which show no evidence of significant distortion to the pitched roof ridge line.
310. There is no evidence of significant structural movement to the gables, however there is a 0.5mm stepped crack near the frontmost top corner of the right hand gable. **(See Photo 07)**
311. The rainwater gutter at the left hand end of the front elevation is distorted. **(See Photo 08)**

4. INTERNAL OBSERVATIONS

East Wing – Left Segment

- 401. The duo-pitched roof has been underdrawn with sarking felt and comprises proprietary light timber trusses spaced at 600mm centres.
- 402. The roof structure has four lines of longitudinal bracings and a diagonal bracing introduced across seven bays of the proprietary timber trusses. Although the row of diagonal longitudinal braces have no top and bottom line of longitudinal bracing, we found no evidence of significant weakness. **(See Photo 09)**
- 403. There was no evidence of a positive connection between the truss structure and the masonry gable. (e.g. Galvanised straps)
- 404. We found no evidence of racking.

East Wing – Right Segment

- 405. The duo-pitched roof is of similar construction to the left segment; however this section has five lines of longitudinal bracing.
- 406. There was no evidence of a positive connection between the truss structure and the masonry gable, and we found no evidence of racking.

North Wing – Left/Right Segments

- 407. The duo-pitched roofs are underdrawn with sarking felt and comprise proprietary light timber trusses spaced at 600mm centres.
- 408. The roof structures has four and five lines of longitudinal bracings respectively, and diagonal bracings introduced across the structures.
- 409. There was no evidence of a positive connection between the trusses and the gables, and we found no evidence of racking.

West Wing – Right Segment Adjacent to Car Park Area

- 410. The roof structure is of similar construction to the wings; however it has five lines of longitudinal bracing and diagonal bracing members.
- 411. We were unable to inspect the presence of ties at the gable end due to insulation and services in the roof space, however it is unlikely that there will be a positive connection between the roof structure and the gable end.

West Wing – Left Segment

- 412. The roof is of similar construction to the opposite Right Segment.
- 413. There is debris falling through the torn sarking around the flue in the roof space. **(See Photo 10)**

-
414. South Wing - Kitchen
415. The mono-pitched roof over the wing has a secondary light suspended ceiling.
416. The roof space was accessed by removing a suspended ceiling tile revealing an under-boarded primary ceiling which showed no evidence of significant distortion.(**See Photo 11**)
417. We were unable to determine the roof construction.

5. **CONCLUSIONS & RECOMMENDATIONS**

- 501. Our inspection has found no evidence of significant distortion or weaknesses to the inspected roof structures.
- 502. The minor stepped cracking in the right hand gable of the South Wing (Kitchen) is thought to be due to thermal effects and nominal lateral movement (not racking) of the roof structure.
- 503. Although we were unable to inspect the mono-pitched roof over the Kitchen area, the under-boarding to the roof structure (likely to be cut timber rafters) would provide some robustness to the structure (diaphragm action).
- 504. We recommend that consideration be given to introducing galvanised steel ties between the proprietary light timber trusses and the masonry gable at a maximum 1200mm spacing.
- 505. We recommend that the distorted ridge tile on the mono-pitched rear segment of the North Wing is repointed and the roof structure positively fixed to the gable using galvanised steel ties at no more than 900mm spacing.
- 506. We recommend further inspection of the mono-pitch roof over the South Wing (Kitchen) by opening up the under-boarding adjacent to the gable, alternatively the under-boarding could be inspected for distortion at least once every two years as part of the routine maintenance of the premises.
- 507. We recommend that the moss and debris on the roof be removed and the concrete tiles inspected by a competent builder for damage.
- 508. We recommend that the rainwater goods wetting the brickwork on the West Wing and the distorted uPVC roof gutter on the South Wing are inspected and repaired by a competent builder.

Emeka Nwosu

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

Checked by JST

File Ref: 7754a

Date: 29 November 2018

Appendix A – Photographs



Photo 01



Photo 02



Photo 03

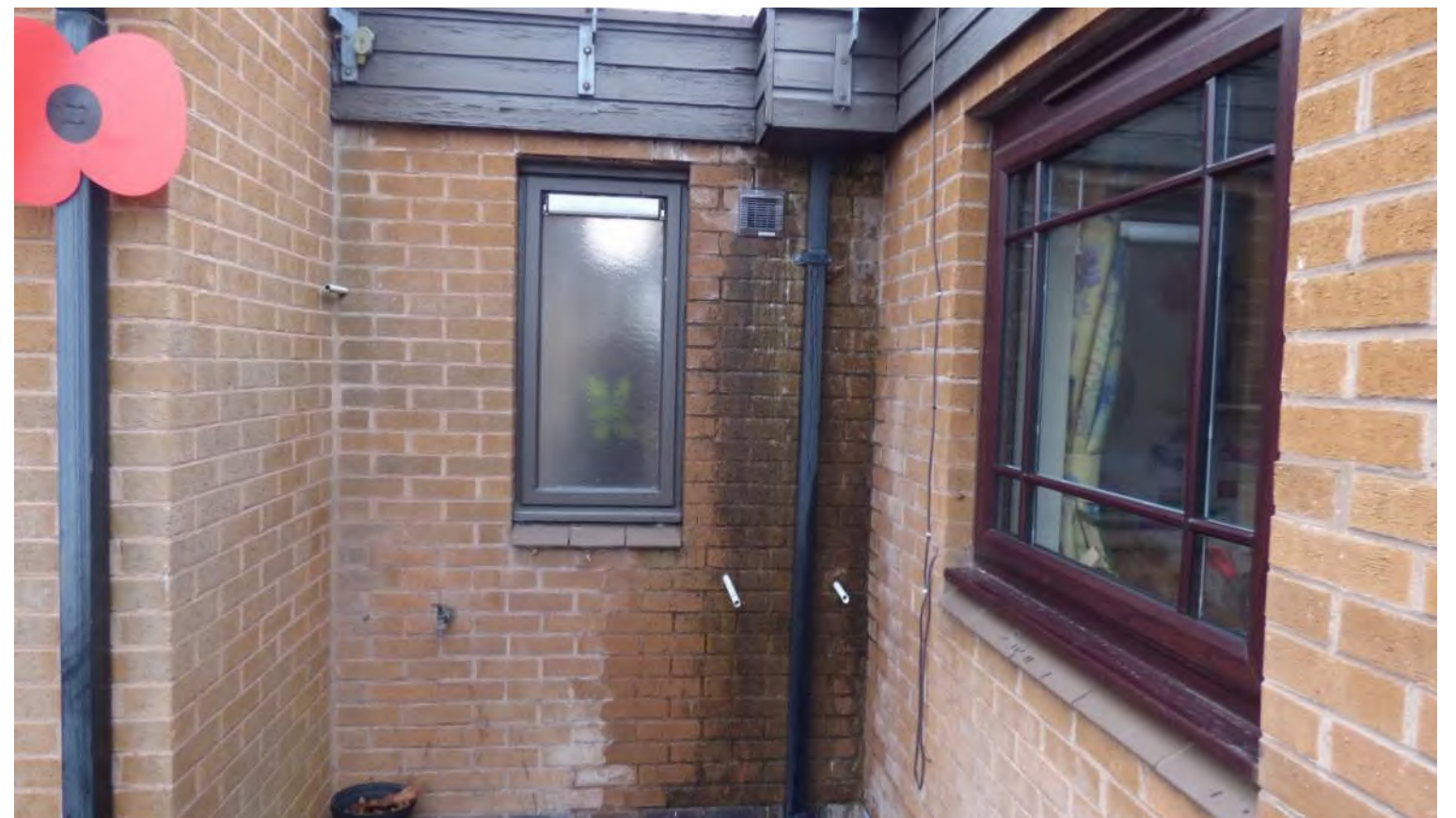


Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10

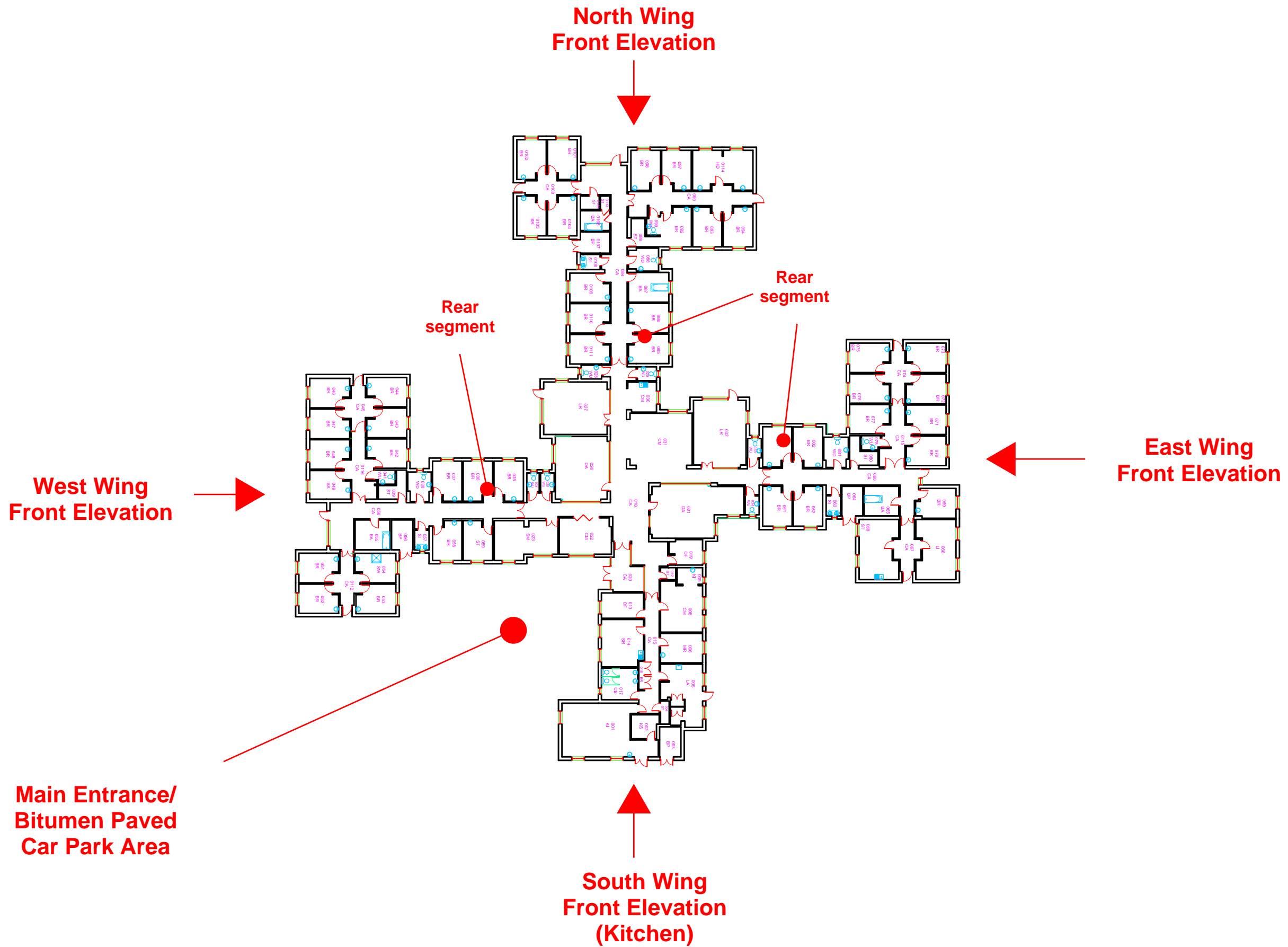


Photo 11

Appendix B – Sketch 01

Project New Bassett House				Job No. 7754a	
Title Sketch Plan View				Drawing No./Rev. SK 01	
Drawn by EN	Date 28/11/18	Chk'd by JST	Date 29/11/18	App'd by JST	Date 29/11/18

NOT TO SCALE



Appendix F

Cost Data & Cost Summary Sheets



Item	Description of Work	Quantity	Unit	Cost	Total Cost
	New Bassett House HOP - 25 Yr Master Cost Plan				
1.00	Preliminaries	1	Item	£0.00	£0.00
2.00	Ceilings	1	Item	£47,208.00	£47,208.00
3.00	External walls, windows & Doors	1	Item	£76,457.00	£76,457.00
4.00	Floors and Stairs	1	Item	£104,557.00	£104,557.00
5.00	Internal Walls & Doors	1	Item	£151,451.00	£151,451.00
6.00	Redecorations	1	Item	£186,307.00	£186,307.00
7.00	Roofs	1	Item	£159,834.00	£159,834.00
8.00	Sanitary Services	1	Item	£37,571.00	£37,571.00
9.00	Fixed Furniture and Fittings	1	Item	£4,000.00	£4,000.00
9.00	External Areas	1	Item	£90,280.00	£90,280.00
10.00	Mechanical Services	1	Item	£108,475.00	£108,475.00
11.00	Electrical Services	1	Item	£111,000.00	£111,000.00
12.00	Sub-total				£1,077,140.00
13.00	Preliminaries People and Equipment (Based on 15%)				£161,571.00
14.00	Preliminaries Site Specific Costs (scaffold etc,,)				£30,000.00
15.00	Provisional Uplift for Sectional Works @ 25%				£317,177.75
16.00	Sub-total				£1,585,888.75
17.00	Pre Construction costs:EMPA @ 3.25%				£0.00
18.00	Sub-total				£1,585,888.75
19.00	Contractor Management Fee @ 3.25%				£0.00

20.00	Sub-total				£1,585,888.75
21.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£237,883.31
22.00	Sub-total				£1,823,772.06
23.00	Risk Allowance @ 10%				£182,377.21
24.00	Client Contingency @10%				£182,377.21
25.00	Sub-total				£2,188,526.48
26.00	Professional fees, surveys and stat fees (15%)				£328,278.97
27.00	Total Construction Cost				£2,516,805.45

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.

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

ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Predicted replacement (£s)							
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 2019	Priority 2 2019/2021	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43		
Internal	1	Residential rooms	0	Internal finishes	Ceiling finishes	Plaster	m2	421	£42.00	B	4	R	35	5-10 years	£17,682.00	Plastered ceilings to residential rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster this element in the coming years.				£17,682.00			£17,682.00	
Internal	1	Residential rooms	0	Internal finishes	Wall finishes	Plaster	m2	1248	£42.00	B	4	R	35	5-10 years	£52,416.00	Plastered walls to residential rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£52,416.00			£52,416.00	
Internal	1	Residential rooms	0	Internal finishes	Floor finishes	Vinyl sheet	m2	421	£80.00	B	3	R	15	3-5 years	£33,680.00	Residential rooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the residential rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£33,680.00				£33,680.00	
Internal	1	Residential rooms	0	Internal finishes	Floor finishes	Vinyl sheet	m2	421	£80.00	A	5	R	15	10-15 years	£33,680.00	Cyclical Replacement	Cyclical Replacement					£12,896.00		£12,896.00	
Internal	1	Residential rooms	0	Door	Door	Solid veneer faced FD30 (Single)	nr	37	£823.00	B	4	R	35	5-10 years	£30,451.00	Timber fire doors to all residential rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£30,451.00			£30,451.00	
Internal	1	Residential rooms	0	Sanitary ware	Sink	Vitreous China	nr	37	£525.00	B	6	R	35	15-25 years	£19,425.00	Each residential room has a Vitreous China WHB	The vitreous china WHB to each room are in good condition. Due to their low usage they have been given a long estimated lifespan						£19,425.00	£19,425.00	
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	1705	£11.00	B	2	R	5	Within 2 years	£18,755.00	Each residential room has wallpapered walls, whilst in good condition will require re-papering or redecorating	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£18,755.00						£18,755.00
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	1705	£11.00	A	4	R	5	5-10 years	£18,755.00	Cyclical Redecorations	Cyclical Redecorations				£18,755.00				£18,755.00
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	1705	£11.00	A	5	R	5	10-15 years	£18,755.00	Cyclical Redecorations	Cyclical Redecorations					£18,755.00			£18,755.00
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	1705	£11.00	A	6	R	5	15-25 years	£18,755.00	Cyclical Redecorations	Cyclical Redecorations						£18,755.00		£18,755.00
Internal	1	Residential rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	1705	£11.00	A	6	R	5	15-25 years	£18,755.00	Cyclical Redecorations	Cyclical Redecorations						£18,755.00		£18,755.00
Internal	1	Circulation	0	Internal finishes	Ceiling finishes	Plaster	m2	345	£42.00	B	4	R	35	5-10 years	£14,490.00	Plastered ceilings to circulation corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£14,490.00				£14,490.00
Internal	1	Circulation	0	Internal finishes	Wall finishes	Plaster	m2	345	£42.00	B	4	R	35	5-10 years	£14,490.00	Plastered walls to residential rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£14,490.00				£14,490.00
Internal	1	Circulation	0	Internal finishes	Floor finishes	Carpet	m2	345	£59.00	B	5	R	15	10-15 years	£20,355.00	Circulation corridors have vinyl sheet / carpet flooring	Currently the vinyl sheet / carpet floor covering to the circulation rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.					£20,355.00			£20,355.00
Internal	1	Circulation	0	Door	Door	Solid veneer faced FD30 (Single)	nr	14	£823.00	B	4	R	35	5-10 years	£11,522.00	Timber fire doors to all residential rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£11,522.00				£11,522.00
Internal	1	Circulation	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	840	£11.00	B	2	R	5	Within 2 years	£9,240.00	Each circulation room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£9,240.00						£9,240.00
Internal	1	Circulation	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	840	£11.00	A	4	R	5	5-10 years	£9,240.00	Cyclical Redecorations	Cyclical Redecorations				£9,240.00				£9,240.00

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

ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works								
																		1	1-2	3-5	5-10	10-15	15-25		
																			Priority 1 2019	Priority 2 2019/2021	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43	
Internal	1	Circulation	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	840	£11.00	A	5	R	5	10-15 years	£9,240.00	Cyclical Redecorations	Cyclical Redecorations						£9,240.00		£9,240.00
Internal	1	Circulation	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	840	£11.00	A	6	R	5	15-25 years	£9,240.00	Cyclical Redecorations	Cyclical Redecorations							£9,240.00	£9,240.00
Internal	1	Circulation	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	840	£11.00	A	6	R	5	15-25 years	£9,240.00	Cyclical Redecorations	Cyclical Redecorations							£9,240.00	£9,240.00
Internal	1	Kitchens	0	Internal finishes	Ceiling finishes	Plaster	m2	47	£42.00	B	4	H	35	5-10 years	£1,974.00	Plastered ceilings to serving / cooking kitchens are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.					£1,974.00			£1,974.00
Internal	1	Kitchens	0	Internal finishes	Wall finishes	Plaster	m2	47	£42.00	B	4	H	35	5-10 years	£1,974.00	Plastered walls to serving / cooking kitchens are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.					£1,974.00			£1,974.00
Internal	1	Kitchens	0	Internal finishes	Floor finishes	Vinyl sheet	m2	47	£80.00	B	3	H	15	3-5 years	£3,760.00	Serving / cooking kitchens have vinyl sheet flooring	Currently the vinyl sheet floor covering to the serving kitchens / cooking kitchen are in good condition, however due to the nature of the rooms their condition will deteriorate.				£3,760.00				£3,760.00
Internal	1	Kitchens	0	Door	Door	Solid veneer faced FD30 (Single)	nr	2	£823.00	B	4	H	35	5-10 years	£1,646.00	Timber fire doors to all serving / cooking kitchens	Upon inspection, every kitchen had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.					£1,646.00			£1,646.00
Internal	1	Kitchens	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	115	£11.00	B	2	H	5	Within 2 years	£1,265.00	Each serving / cooking kitchen has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.			£1,265.00					£1,265.00
Internal	1	Kitchens	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	115	£11.00	A	4	H	5	5-10 years	£1,265.00	Cyclical Redecorations	Cyclical Redecorations					£1,265.00			£1,265.00
Internal	1	Kitchens	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	115	£11.00	A	5	H	5	10-15 years	£1,265.00	Cyclical Redecorations	Cyclical Redecorations						£1,265.00		£1,265.00
Internal	1	Kitchens	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	115	£11.00	A	6	H	5	15-25 years	£1,265.00	Cyclical Redecorations	Cyclical Redecorations							£1,265.00	£1,265.00
Internal	1	Kitchens	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	115	£11.00	A	6	H	5	15-25 years	£1,265.00	Cyclical Redecorations	Cyclical Redecorations							£1,265.00	£1,265.00
Internal	1	Kitchens	0	Sanitary ware	Sink	Stainless steel	nr	4	£601.00	B	2	H	20	Within 2 years	£2,404.00	The kitchen has stainless-steel sinks - which is in acceptable condition	The stainless-steel sinks will need replacing in due course			£2,404.00					£2,404.00
Internal	1	Kitchens	0	Sanitary ware	Sink	Vitreous China	nr	4	£523.00	B	4	H	20	5-10 years	£2,092.00	The Kitchen has vitreous china WHB - which is in acceptable condition	The vitreous china sink will need replacing in due course					£2,092.00			£2,092.00
Internal	1	Kitchens	0	FF+E	FF+E	Worktops and units	nr	4	£500.00	B	4	H	10	5-10 years	£2,000.00	The Kitchen has worktop and units (base and wall)	The worktop and units (base and wall) will need replacing in due course					£2,000.00			£2,000.00
Internal	1	Kitchens	0	FF+E	FF+E	Worktops and units	nr	4	£500.00	B	6	H	10	15-25 years	£2,000.00	The Kitchen has worktop and units (base and wall)	The worktop and units (base and wall) will need replacing as part of cyclical maintenance plan							£2,000.00	£2,000.00
Internal	1	WC / Bath	0	Internal finishes	Ceiling finishes	Plaster	m2	85	£42.00	B	4	H	35	5-10 years	£3,570.00	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.					£3,570.00			£3,570.00
Internal	1	WC / Bath	0	Internal finishes	Wall finishes	Plaster	m2	85	£42.00	B	4	H	35	5-10 years	£3,570.00	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.					£3,570.00			£3,570.00
Internal	1	WC / Bath	0	Internal finishes	Floor finishes	Vinyl sheet	m2	85	£80.00	B	3	H	15	3-5 years	£6,800.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in good condition, however due to the nature of the rooms their condition will deteriorate.				£6,800.00				£6,800.00

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

ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works								
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 2019	Priority 2 2019/2021	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43		
Internal	1	WC / Bath	0	Internal finishes	Floor finishes	Vinyl sheet	m2	85	£80.00	B	5	H	10	10-15 years	£6,800.00	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.					£7,380.00		£7,380.00	
Internal	1	WC / Bath	0	Door	Door	Solid veneer faced FD30 (Single)	nr	17	£823.00	B	4	H	35	5-10 years	£13,991.00	Timber doors to all WC / bathrooms	Upon inspection, every room had a timber door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£13,991.00			£13,991.00	
Internal	1	WC / Bath	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	185	£11.00	B	2	H	5	Within 2 years	£2,035.00	Each WC / bathroom 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.		£2,035.00					£2,035.00	
Internal	1	WC / Bath	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	185	£11.00	A	4	H	5	5-10 years	£2,035.00	Cyclical Redecorations	Cyclical Redecorations				£2,035.00			£2,035.00	
Internal	1	WC / Bath	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	185	£11.00	A	5	H	5	10-15 years	£2,035.00	Cyclical Redecorations	Cyclical Redecorations					£2,035.00		£2,035.00	
Internal	1	WC / Bath	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	185	£11.00	A	6	H	5	15-25 years	£2,035.00	Cyclical Redecorations	Cyclical Redecorations						£2,035.00	£2,035.00	
Internal	1	WC / Bath	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	185	£11.00	A	6	H	5	15-25 years	£2,035.00	Cyclical Redecorations	Cyclical Redecorations						£2,035.00	£2,035.00	
Internal	1	WC / Bath	0	Sanitary ware	Sink	Vitreous China	nr	13	£525.00	B	5	H	20	10-15 years	£6,825.00	Each WC / bathrooms has vitreous china WHB	Currently the vitreous china WHB is in good condition, however it need upgrading in due course.					£6,825.00		£6,825.00	
Internal	1	WC / Bath	0	Sanitary ware	WC	Vitreous China	nr	13	£525.00	B	4	H	20	5-10 years	£6,825.00	Each WC / bathrooms has vitreous china WC	Currently the vitreous china WC is in good condition, however it need upgrading in due course.				£6,825.00			£6,825.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Ceiling finishes	Plaster	m2	137	£42.00	B	4	R	35	5-10 years	£5,754.00	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.				£5,754.00			£5,754.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Wall finishes	Plaster	m2	137	£42.00	B	4	R	35	5-10 years	£5,754.00	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.				£5,754.00			£5,754.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Floor finishes	Carpet	m2	137	£59.00	B	3	R	10	3-5 years	£8,083.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in good condition, however due to the nature of the rooms their condition will deteriorate.			£8,083.00				£8,083.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Floor finishes	Carpet	m2	137	£59.00	B	6	R	10	15-25 years	£8,083.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in good condition, however due to the nature of the rooms their condition will deteriorate. Include as part of as cyclical maintenance plan						£8,083.00	£8,083.00	
Internal	1	Offices / ancillary rooms	0	Door	Door	Solid veneer faced FD30 (Single)	nr	18	£823.00	B	4	R	35	5-10 years	£14,814.00	Timber fire doors to all offices / ancillary rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£14,814.00			£14,814.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	425	£11.00	B	2	R	5	Within 2 years	£4,675.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£4,675.00					£4,675.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	425	£11.00	A	4	R	5	5-10 years	£4,675.00	Cyclical Redecorations	Cyclical Redecorations				£4,675.00			£4,675.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	425	£11.00	A	5	R	5	10-15 years	£4,675.00	Cyclical Redecorations	Cyclical Redecorations					£4,675.00		£4,675.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	425	£11.00	A	6	R	5	15-25 years	£4,675.00	Cyclical Redecorations	Cyclical Redecorations						£4,675.00	£4,675.00	
Internal	1	Offices / ancillary rooms	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	425	£11.00	A	6	R	5	15-25 years	£4,675.00	Cyclical Redecorations	Cyclical Redecorations						£4,675.00	£4,675.00	
Internal	1	Laundry	0	Internal finishes	Ceiling finishes	Plaster	m2	22	£42.00	B	4	H	35	5-10 years	£924.00	Plastered ceilings to Laundry 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.				£924.00			£924.00	
Internal	2	Laundry	0	Internal finishes	Ceiling finishes	Plaster	m2	67	£42.00	B	4	H	36	5-10 years	£2,814.00	Plastered walls to Laundry 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.				£2,814.00			£2,814.00	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Vinyl sheet	m2	22	£80.00	B	3	H	10	3-5 years	£1,760.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to the Laundry is in good condition, however due to the nature of the room its condition will deteriorate.			£1,760.00				£1,760.00	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Vinyl sheet	m2	22	£80.00	B	5	H	10	10-15 years	£1,760.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to the Laundry is in good condition, however due to the nature of the room its condition will deteriorate.					£1,760.00		£1,760.00	
Internal	1	Laundry	0	Door	Door	Solid veneer faced FD30 (Single)	nr	1	£823.00	B	4	H	35	5-10 years	£823.00	Timber door to Laundry is in a good condition	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£823.00			£823.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	231	£11.00	B	2	H	5	Within 2 years	£2,541.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,541.00					£2,541.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	89	£11.00	A	4	H	5	5-10 years	£979.00	Cyclical Redecorations	Cyclical Redecorations				£979.00			£979.00	
Internal	1	Laundry	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of	m2	89	£11.00	A	5	H	5	10-15 years	£979.00	Cyclical Redecorations	Cyclical Redecorations					£979.00		£979.00	

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

ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	Predicted replacement (£s)							
																		1	1-2	3-5	5-10	10-15	15-25		
																			Priority 1 2019	Priority 2 2019/2021	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43	
Internal	1	Laundry	0	Internal finishes	Decorations	Complete decoration of room including ceiling, walls, joinery	m2	89	£11.00	A	6	H	5	15-25 years	£979.00	Cyclical Redecorations	Cyclical Redecorations							£979.00	£979.00
Internal	1	Laundry	0	Internal finishes	Decorations	Complete decoration of room including ceiling, walls, joinery	m2	89	£11.00	A	6	H	5	15-25 years	£979.00	Cyclical Redecorations	Cyclical Redecorations							£979.00	£979.00
External	1	External	0	Building superstructure	Roofs - pitched	Concrete tiles	m2	1068	£93.00	B	5	R	40	10-15 years	£99,324.00	Concrete roof tiles to pitched roof - good condition	Whilst the tiles have technically reached the end of their expected life - it is estimated they will remain functional for a further 10 - 15 years						£99,324.00	£99,324.00	
External	1	External	0	Building superstructure	Roofs - pitched	Concrete tiles	m	60	£24.00	C	2	R	40	Within 2 years	£1,440.00	Cracked and spalled mortar joints to verge tiles require re-pointing	Repoint mortar to verges		£1,440.00						£1,440.00
External	1	External	0	Building superstructure	Roofs - flat	Mineral-felt roof covering	m2	240	£160.00	B	2	R	15	Within 2 years	£38,400.00	Whilst performing reasonably well, the roofs are clearly reaching the end of their shelf life and have experienced failure in places	Recover flat roofs including uplift for cut-to falls insulation		£38,400.00						£38,400.00
External	1	External	0	Building superstructure	Soffits / Fascia's	Timber ship-lap boarding	m	210	£55.00	C	3	R	10	3-5 years	£11,550.00	Timber fascia-boards	Due to the exposed location of the shiplap boarding - it is likely that they will need replacement in 3-5 years			£11,550.00					£11,550.00
External	1	External	0	Building superstructure	Roof - drainage	PVCu gutters & downpipes	m	95	£96.00	B	5	R	25	10-15 years	£9,120.00	PVC RWG are in acceptable condition with no signs of defect	Cyclical Replacement						£9,120.00	£9,120.00	
External	1	External	0	Building superstructure	Wall structure	Brickwork	m2	0	£0.00	B	6	R	85	15-25 years	£0.00	Exposed brickwork in good condition without defects	No works required								£0.00
External	1	External	0	Building superstructure	Windows (inc grilles/louvres)	S/G timber windows	m2	101	£757.00	B	3	R	25	3-5 years	£76,457.00	S/G timber framed windows	Replace with D/G aluminium units for improved thermal and acoustic efficiency			£76,457.00					£76,457.00
External	1	External	0	Building superstructure	Doors	Powder coated aluminium	nr	0	£0.00	B	6	R	25	15-25 years	£0.00	Aluminium double-glazed door units	No works required								£0.00
External areas	1	External	0	Fencing	Fencing & Security	Anti-climb fencing	m	320	£148.00	B	5	R	15	10-15 years	£47,360.00	2m high weldmesh, anticlumb fencing to perimeter of site	The weldmesh, anticlumb fencing is in good condition but will ned a further upgrade within the lifespan of this survey						£47,360.00	£47,360.00	
External areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	120.00	£66.00	B	4	R	20	5-10 years	£7,920.00	Tarmacadam's access road	The access road was in acceptable condition with no potholes etc to note. Cyclical scarify and new wear coat				£7,920.00				£7,920.00
External areas	1	External	0	Ramps & Steps	Ramp	Ramps to exit doors	nr	14	£2,500.00	B	5	R	30	10-15 years	£35,000.00	Concrete ramps leading to external exits	Good condition						£35,000.00	£35,000.00	
Internal	1	Ground Floor Switchroom	0	Electrical Services	Sub-mains switchgear	Distribution Boards	Item	1	£5,000.00	C	1	R	25	Urgent	£5,000.00	Existing main distribution is obsolete and rewirable fuse board	Replace the existing main distribution board with a new MCCB panel board.	£5,000.00							£5,000.00
Internal	1	Sluice rooms	0	Electrical Services	Sub-mains switchgear	Distribution Boards	Item	6	£1,500.00	C	1	H	25	Urgent	£9,000.00	Replace all of the existing rewirable fuse boards.	Replace the board with a new distribution boards	£9,000.00							£9,000.00
Internal	1	Circulation areas	0	Electrical Services	Mains Power Supplies	SWA mains/sub distribution cables.	Item	1	£3,000.00	C	1	R	25	Urgent	£3,000.00	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 to be replaced.	£3,000.00							£3,000.00
Internal	1	Bedrooms	0	Electrical Services	Lighting Systems	Emergency lighting (Inc. key switch)	Item	40	£200.00	C	1	R	5	Urgent	£8,000.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new kept test switch.	£8,000.00							£8,000.00
Internal	1	Bedrooms	0	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Item	40	£40.00	C	1	R	20	Urgent	£1,600.00	The existing bedroom pendant luminaire should be provided with a dimmable LED lamp and	Install new LED luminaires to allow for the residents to be able to read and for nursing staff/doctors to be able to carry out medical examinations in the bed rooms.	£3,000.00							£3,000.00
Internal	1	Bedrooms	0	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Item	40	£200.00	C	1	R	20	Urgent	£8,000.00	The general lighting to be supplemented with additional LED recessed down lighters to provide good light levels	Install additional LED down lighters to bedrooms	£8,000.00							£8,000.00
Internal	1	Bedrooms	0	Electrical Services	Lighting Systems	Lighting control and management systems	Item	1	£3,000.00	C	2	R	20	within 2 years	£3,000.00	Light switches should be replaced with new switches with colour contrast colour plates and new dimmer switches for the pendant lights	Replace the existing light switches with new switches.		£3,000.00						£3,000.00
Internal	1	Bedrooms	0	Electrical Services	Protection Systems	Fire Alarm Installations (Inc., call points, sounders and	Item	1	£7,500.00	C	1	R	25	Urgent	£7,500.00	The bedroom should be provided with a sounder and a beacon/VAD.	Upgrade the fire alarm system two include all necessary smoke detector, VAD's and sounders.	£7,500.00							£7,500.00
Internal	1	Building	0	Electrical Services	Protection Systems	Fire Alarm Installations (Inc., call points, sounders and	Item	1	£5,000.00	C	1	R	25	Urgent	£5,000.00	Not all of the rooms within the building have been provided with automatic detection	The fire alarm system should be upgraded to bring the system to L1 + M level of detection.	£5,000.00							£5,000.00
Internal	1	Corridors	0	Electrical Services	Lighting Systems	Emergency lighting (Inc. key switch)	Item	1	£10,000.00	C	1	R	25	Urgent	£10,000.00	The corridors should be provided with illuminated emergency exit signs and installed at all turns and exits from internal rooms	A review of the current exit signage should be carried out and where the signs do not comply with BS5266, new signs should be installed.	£10,000.00							£10,000.00
Internal	1	Corridors	0	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Item	1	£12,000.00	C	2	R	25	within 2 years	£12,000.00	The existing corridor and amenity area luminaires should be replaced with new LED luminaires to improve energy	Install new LED luminaires.		£12,000.00						£12,000.00
Internal	1	Corridors	0	Electrical Services	Lighting Systems	Lighting control and management systems	Item	1	£5,000.00	C	2	R	25	within 2 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	Building	0	Electrical Services	Sub-mains switchgear	Switched socket outlet (SSO)	Item	1	£5,000.00	C	2	R	25	within 2 years	£5,000.00	Existing small power outlet plates should be of a contrast colour to the walls.	All corridor small power accessories should be replaced with new accessories with a contrasting colour finish to the wall.		£5,000.00						£5,000.00
Internal	1	Building	0	Electrical Services	Sub-mains switchgear	Sub distribution wiring and containment	Item	1	£10,000.00	C	2	R	25	within 2 years	£10,000.00	Rewire the building to bring the system up to current standards.	Rewire the building including all small power and lighting accessories.		£10,000.00						£10,000.00
Internal	1	Boiler houses	0	Mechanical Services	Heating Plant & Auxiliaries	Heating Pressurisation Unit	Item	3	£1,000.00	C	2	R	20	within 2 years	£3,000.00	The Mikrofill pressurisation unit is outdated and should be replaced with latest model as per the other boiler houses	Install Mikrofill pressurisation unit.		£3,000.00						£3,000.00
Internal	1	Boiler house	0	Mechanical Services	Heating Plant & Auxiliaries	Dosing Pots	Item	4	£300.00	D	1	R	15	Urgent	£1,200.00	No dosing pots installed on heating systems.	Dosing pots to be installed on each heating system	£1,200.00							£1,200.00
Internal	1	Boiler house	0	Mechanical Services	Heating Plant & Auxiliaries	Magnetic Filters	Item	4	£500.00	D	1	R	10	Urgent	£2,000.00	If New boilers are installed on existing old heating systems, install magnetic filters to protect boiler pumps	Magnetic filters to be installed on each heating system	£2,000.00							£2,000.00
Internal	1	Boiler house	0	Mechanical Services	Heating Plant & Auxiliaries	Pressure relief discharges/Tundish	Item	15	£125.00	D	1	H	20	Urgent	£1,875.00	Many of the various pressure relief discharges do not discharge into tundishes but directly onto the floor. This is a health and safety hazard	All discharges to terminate within a tundish and connected directly to a drain.	£1,875.00							£1,875.00
Internal	1	Boiler house	0	Mechanical Services	Heating Plant & Auxiliaries	Expansion Vessels	Item	4	£250.00	D	1	R	15	Urgent	£1,000.00	Expansion vessels do not appear to have correct number of valves and drain off points. To be reviewed	Expansion vessels need to be reviewed and valves drain off points installed if required.	£1,000.00							£1,000.00

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ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works								
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 2019	Priority 2 2019/2021	Priority 3 2020/24	Priority 4 2023/29	Priority 5 2028/34	Priority 6 2033/43		
Internal	1	Boiler house	0	Mechanical Services	Heating Distribution	Heating Services Thermal Insulation	Item	4	£350.00	D	1	Q	30	Urgent	£1,400.00	Heating pipework within boiler houses have insulation to the majority of pipework, but there are a number of sections of missing insulation. All valves to be provided with jackets to all valves.	Install thermal insulation to all missing sections of pipework within boiler houses and install insulation jackets to all valves.	£1,400.00							£1,400.00
Internal	1	Throughout	0	Mechanical Services	Heating Distribution	Heating Distribution Pipework	Item	1	£20,000.00	B	2	R	25	within 2 years	£20,000.00	Existing distribution is coming to end of life and is a one pipe heating circuit throughout.	Replace existing one pipe heating distribution system with a new 2 pipe heating distribution system.		£20,000.00						£20,000.00
Internal	1	Throughout	0	Mechanical Services	Heating Distribution	Radiators	Item	100	£400.00	B	2	R	20	within 2 years	£40,000.00	Existing panel and LST radiators are now at end of life and looking very tired and outdated.	Replace all existing radiators with new LST radiators and thermostatic mixing valves.		£40,000.00						£40,000.00
Internal	1	Boiler house	0	Mechanical Services	Heating Controls	BMS	Item	1	£10,000.00	C	2	R	20	within 2 years	£10,000.00	Existing controls are old and very basic	The existing basic controls should be considered to be replaced with a more energy efficient BMS system to control all heating and hot water systems.		£10,000.00						£10,000.00
Internal	1	Throughout	0	Mechanical Services	Hot & Cold Water Distribution Services	Hot and Cold Water Pipework	Item	1	£25,000.00	C	2	R	25	within 2 years	£25,000.00	Existing distribution is coming to end of life.	Replace existing hot and cold water distribution system with a new.		£25,000.00						£25,000.00
Internal	1	W.C.'s	0	Electrical Services	Communication Services	Toilets	Item	20	£300.00	C	2	H	25	within 2 years	£6,000.00	Wi-Fi access to the internet for all bedrooms	Install 2 No IT/Data cables from the data rack to each of the bedroom corridors and install a Wi-Fi module in each corridor.		£6,000.00						£6,000.00
External	1	External	0	Electrical Services	Lighting Systems	Lighting and luminaires (external)	Item	1	£11,500.00	C	2	R	25	within 2 years	£11,500.00	The existing external walkways do not have any external lighting currently installed to allow persons to move around the side	Install new LED luminaires to the external walkways around the building.		£11,500.00						£11,500.00
Internal	1	Boiler house	0	Mechanical Services	Fuel Services	Gas distribution pipework	Item	4	£750.00	D	2	R	20	within 2 years	£3,000.00	There are no gas solenoid valves fitted to the gas mains where they enter the boiler houses.	Install a new gas solenoid valve and provide a plantroom stop button linked to the boiler control panel and interlock with the fire alarm system.		£3,000.00						£3,000.00
Priority Totals																		£0.00	£80,755.00	£142,090.00	£254,445.00	£276,969.00	£103,406.00		
Overall Total																							£1,077,140.00		



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