

DERBYSHIRE COUNTY COUNCIL

Rowthorne HOP

Condition Survey

November 2018



FAITHFUL
GOULD



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

1.1 CONDITION SURVEY

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

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

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

1.2 SCOPE OF SURVEY

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

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

The following items are not included: -

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

1.3 SUMMARY OF ESTIMATED COSTS

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



2.0 CONDITIONS OF THE REPORT

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

2.1 IMPROVEMENTS

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

2.2 STRUCTURE

The Condition Survey is not intended as a full structural survey, but a structural survey has been undertaken to the roof structure of the two-storey building and the report can be found in Appendix E. No load tests or assessment of the actual loadings have been made.

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

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

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

2.3 ASBESTOS

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

2.4 FIRE PRECAUTIONS

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



2.5 SERVICES

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

Electrical

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

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

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

Mechanical

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

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

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

2.6 ACOUSTICS

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

2.7 EQUIPMENT

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



3.0 INSPECTOR'S ADVISORY NOTES / INFORMATION

3.1 **BUILDING**

External Decoration

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

Internal Decoration

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

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

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

Rainwater Goods

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

Flat Roof Areas

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

Fire Signage/Warning Signage

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

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

Emergency Egress

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



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

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

Work at Height Regulations 2005

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

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

3.2 ELECTRICAL (Related to electrical survey only)

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

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

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

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

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

3.3 MECHANICAL (Related to mechanical survey only)

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

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

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



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

3.4 KEY TO SURVEY TYPE

B - Building

E - Electrical Services

M - Mechanical Services

Key to Condition Grading/Priority Grading

Condition Grading

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

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

Examples of Application of Condition Classification

Example 1 - Flat Roof

Condition Grade

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

Example 2 - Heating Boiler

Condition Grade

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



3.5 PRIORITY GRADING

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

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

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

3.6 REPAIR TYPE CATEGORISATION

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

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



3.7 ADDITIONAL GRADING

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

Operational Effect Grading

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

Technical Effect Grading

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

H&S Effect Grading

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



4.0 WRITTEN CONDITION REPORT

4.1 Site

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

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

The building is a hub and spoke design with four accommodation wings positioned around a central hub housing central dining and living rooms.

The site has parking on the site adjacent the main entrance. The car park has no marked disabled bays but has a hatched area for ambulances, with the remaining bays unmarked, but suitable for approximately 12 cars.

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

The site 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.

4.2 Main Block

Fabric

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

Condition

Roofs

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

The flat roofs have a built up felt mineral covering. All flat roofs are of similar construction and assumed to be recently installed and less than 1 year old. Replacement it not likely to be required for approximately 25 years.

The flat roofs have polycarbonate rooflights throughout, which are in a new condition and will not be due for replacement until the flat roof covering is.

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

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



Rainwater Goods

The eaves to the pitched roofs have PVC T&G fascia boards and gutters which generally appear to be in a good condition, its likely they will not require renewal for around 25 years.

External Walls

The superstructure is formed with cavity walls with a bituminous felt DPC. The external skin of the cavity walls is two courses of engineering bricks and then clay brickwork with cement mortar pointing, the cavity is assumed to be 100mm, and likely to be uninsulated, with a blockwork inner leaf with a plaster coat.

Generally, the external walls were performing as intended for a building of this age and construction, typically exhibiting minor weathering, areas of low level damp, minor thermal cracking at openings, ivy scarring and staining of brickwork.

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

Windows and External Doors

The windows and north lights throughout the building have been replaced with modern PVCu units and found to be in a good condition and due for replacement within the next 15-20 years.

The external doors to the entrance and circulation areas are double glazed powder PVCu, with the final exit doors being fitted with panic bars, and many of them have blinds or curtains over them, which has the potential to obscure the door and escape furniture and is recommended to be managed as part of the fire management plan.

The main entrance doors are a pair of manually operated swing doors, which should be considered for replacement to an automatic sliding door which would assist ambulance crews and persons with mobility aids.

Interior

Ceilings

The ceilings throughout the property are predominately plasterboard with a paint finish. The living rooms have the underside of the roof pitch lined with suspended ceiling tiles or plasterboard.

Floors and stairs

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

Internal Walls and Partitions

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



Internal Doors

The doors throughout the building are generally solid core timber doorsets, though depending on position and use may or may not be fire rated doorsets. Bathrooms 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.

Except for the circulation area fire doorsets which are fairly recently installed and expected to have a remaining life of around 20 years, all the other doorsets appear to be aging, though still functional. All are showing typical wear and scuffs associated with products of this age, construction and use and most are likely to require replacement within the next 15 years.

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

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

Decorations

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

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

Sanitary Ware

There was 12nr ambulant disabled toilets, 2nr wheelchair accessible toilets, 3nr bathrooms and 2nr shower room. All rooms had wash hand basins and the bathrooms had height adjustable baths and all appeared recently refurbished. The staff toilet facilities on site requires refurbishments to bring it up to a decent standard.

Fixture and fittings

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

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

4.3

External Areas

The site has tarmac car parking for approximately 12 cars near the front entrance with hatched marked for ambulances, but no disabled parking bays marked. The car park tarmac appeared in



a generally fair condition, with some potholes and deterioration of the tarmac surfacing in places and likely to require resurfacing in 5-10 years.

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

The footpaths around the site are generally in a reasonable condition, though with many of them around 1.2m wide they could pose problems with residents passing each other, especially if any are using mobility aids.

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

The external recreation areas are accessed from the main building. The sloped ramps are formed with engineering bricks which have the potential to be slippery underfoot or concrete which has good slip resistance, but none of the ramps have a landing area at the top, so are potentially awkward for any person to negotiate who is unsteady on their feet or in a wheelchair. The handrails to all ramped areas need review to ensure the residents can assist themselves where needed.

The recreational areas are formed with pre-cast concrete paving slabs which are original and now uneven in many places with numerous trip hazards and large gaps. It is recommended to replace all paving slabbed areas with tarmac and at the same time review all the recreational areas and potentially remodel to utilise the outside space more efficiently.

4.4 Summary of fabric

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

The structural engineer's inspection could not fully inspect all structural roof elements and recommends that local intrusive investigations of the roof structure are undertaken to determine the full construction of the roof, the presence of a roof diaphragm or horizontal bracing and how the gable walls are tied to the roof structure. Depending on the findings, consideration should be given to improving the robustness of the roof structure by introducing a structural plywood diaphragm to the underside and strapping the gable wall to the roof structure using galvanised steel straps at no more than 600mm spacing.

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

The external recreational areas, could make more use of the space available on the site. Many of the external ramps are steep ramps have limited handrails and none have landings at the top to aid wheelchairs. The main entrance doors are a pair of manually operated swing doors, which should be considered for replacement to an automatic sliding door which would assist ambulance crews and persons with mobility aids.

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

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

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



5.0 CONDITION DATA



6.0 APPENDICES

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

Appendix A

Facet Survey



6 Facet Summary

Survey Date:	15th November 2018
Property:	Rowthorne HOP
Building:	1
Block:	1
Client Organisation:	Derbyshire County Council
Overall Volume m3:	-
Overall area m2:	1226m2
Number of floors:	1

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

Summary Overview

Functional Suitability:	The functionality of the building as a care home is considered acceptable. The design of the building in the 1970's was specifically tailored for its use, however some areas such as single bedrooms, toilets and circulation areas etc fall short of the current requirements, however, the regulations require that if it didn't meet the requirements before 31st March 2002 it is deemed acceptable.
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Space Utilisation:	The building had specific purposes related to each room i.e. kitchen, lounge, residential, so the impression is it was well utilised as a care home. There appeared no unused areas, therefore adaptation to provide further space is limited.
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Quality:	The quality of the site is functional, generally well decorated but would benefit from a programme of modernisation internally, including consideration for colour contrast to aid the visually impaired. Externally the recreational areas should be reviewed and more use made of the external space available along with the access and egress ramps which require upgrading as does the security to the site, which currently allows unaided egress off site.
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Statutory Compliance:	<p>The building is provided with an addressable fire alarm system.</p> <p>The fire alarm system needs updating to BS5839 level P1 - L1 + M, this shall include flashing beacons throughout for persons with hearing impairments and all necessary interfaces with door hold open devices, gas valves, etc.</p> <p>The building has been provided with non-maintained exit signs over the escape doors to outside, however, these are not always visible and additional directional exit signs need to be installed to fully identify the escape routes from the building.</p> <p>The building is lacking the correct number of illuminated exit signs to ensure that the escape routes are clearly identified. Emergency lighting needs updating to all rooms including bedrooms and illuminated exit signage is required throughout the building to ensure that all persons can clearly identify the escape routes.</p> <p>Hearing loops need to be provided to specific areas around the building such as lounges, office areas dining areas and communal areas.</p>
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Environmental Management:	The EPC rating for the site is D, which is reasonable for a building of this age and construction, though there is scope to improve this. Even though the building has double-glazed window and door units, other measures could be taken in the form of new boilers and potentially improving the amount of insulation in the roof space, the installation of solar and PV tiles and the replacement of fluorescent tubes with LED light fittings.
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Statutory Compliance Costs:	£47,821.00
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(Contraventions of statutory compliance: immediate action recommended)

Items of immediate concern

ITEM	DESCRIPTION
Fire Alarm	<ul style="list-style-type: none"> • Upgrade the fire alarm system to bring the system up to the current standards of BS5839. • Replace the main switchboard with a new MCCB panel board. • Upgrade the corridor escape signage for maintained illuminated signs at all fire exits and changes in direction. • Ensure that all of the fire door closers are operating correctly and linked to the fire alarm system. • Replace the existing emergency lighting system with self-contained luminaires off the lighting circuits • The kitchen ventilation requires upgrading and linking to a gas proving system and a gas solenoid system.

Functional Suitability Survey

Survey Date:	15th November 2018	Organisation/Name	Derbyshire County Council
Property:	Rowthorne HOP	Overall Volume:	-
Building:	1	Overall area	1226m2
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)	RANK	COMMENTS (if C or D)
a	20.1 4.1m2 communal space per service user	B	Compliant as constructed prior to 31st March 2002.
b	20.2 communal space provides variety activities and dinning space for all users and smoke free sitting room	A	Unknown provision of activities, but suitable dining and lounge areas provided.
c	20.3 Outdoor space is provided and accessible for all, with seating and deisgn to meet all needs	C	Access and egress could be improved, external spaces uses limited areas and site is not secure.
d	Outdoor space accessible/designed to meet user requirements	C	Narrow paths around site, site not secure.
e	Where intermediate care is provided, is dedicated space is available for this services group	B	Unknown
f	Lighting in communcal areas is domestic in character, sufficiently brightand suitability positioned for activities	C	Suitable for use but manually switched, replacement with LED and presence detectors advised
g	23.1 Bedrooms provide 12m2 post 2002 and 10m2 pre 2002 of usable floor space	C	Bedrooms undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
h	Single rooms accomodating wheelchairs are at least 12m2 floor space	C	Bedrooms undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
i	Room dimension/layout allow access to either side bed	C	Bedrooms undersized but beds on wheels to provide access either side.
j	Shared rooms provide 16m2 floor space	A	The large bedrooms appear to be double rooms and provide in excess of 16m2.
h	80% of rooms provide single occupancy	A	
1.2	SUPPORT FACILITIES (standard 21)	RANK	COMMENTS (if C or D)
a	Accessible toilets for users, clearly marked and close to communal areas	A	Accessible toilets per 4 residents, accessible on each wing.
b	Ratio 1 assisted bath/shower to 8 users	A	1 bathroom per 4
c	Each users has a toilet close to private accomodation	A	
d	En-suite to all post 2002 homes	NA	
e	Ensuite facilities should be accessible for wheelchair users	C	No en-suite facilities available
f	Sluices must be seprate from WC/bathing facility.	A	
1.3	LOCATION and LAYOUT (STANDARD 19)	RANK	COMMENTS (if C or D)
a	19.1 Is the layout of the home suitable	B	Single rooms are undersized compared with current requirements, but compliant because they were the same as prior to 31st March 2002.
b	Routine maintenace up to date and records kept.	A	
c	Grounds clean and tidy	C	Leaves and moss as well as root disruption and cracking to some footpaths
d	19.4 Physical environment compliance	B	
e	Complies with fire and environmetal legislation	C	Fire alarm requires upgrading
f	Use of CCTV restricted to entrance	C	No CCTV

2 ASSESSMENT OF OVERALL EFFECTIVENESS

C

3 ADDITIONAL COMMENTS: None

Space Utilisation Survey

Survey Date:	15th November 2018	Organisation/Name	Derbyshire County Council
Property:	Rowthorne HOP	Overall Volume:	-
Building:	1	Overall area	1226m2
Block:	1	Number of floors	1

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

1	<p>CURRENT USE</p> <p>How intensively is the space being used at time of survey?</p> <p>List below any rooms or areas within the dept. / facility not used to optimum capacity</p> <p>How efficient is the existing space?</p> <div style="border: 1px solid black; padding: 5px;"> <p>The nature of the building and the buildings design uses the space effectively for a building constructed pre 2002. There are 3nr residential 'wings' each with private bedrooms, lounge area and WC's and bathrooms and an operations wing with offices, staff room, kitchen etc. During the survey the site was fully utilised with no vacant areas offering the opportunity to increase space.</p> </div>
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2	<p>USE OVER TIME</p> <p>How does usage vary over time (that is, over a working day or week)</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th></th> <th>AM</th> <th>PM</th> </tr> </thead> <tbody> <tr><td>Monday</td><td>-</td><td>-</td></tr> <tr><td>Tuesday</td><td>-</td><td>-</td></tr> <tr><td>Wednesday</td><td>-</td><td>-</td></tr> <tr><td>Thursday</td><td>-</td><td>-</td></tr> <tr><td>Friday</td><td>-</td><td>-</td></tr> <tr><td>Saturday</td><td>-</td><td>-</td></tr> <tr><td>Sunday</td><td>-</td><td>-</td></tr> </tbody> </table> <table border="1" style="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
	AM	PM																												
Monday	-	-																												
Tuesday	-	-																												
Wednesday	-	-																												
Thursday	-	-																												
Friday	-	-																												
Saturday	-	-																												
Sunday	-	-																												
All																														
<u>Weekday</u>																														
<u>Weekend</u>																														
<u>Other comment</u>																														
N/A																														

3	<p>OVERALL ASSESSMENT</p> <p>Identify the general category into which the dept. / facility falls into category:</p> <div style="border: 1px solid black; width: 150px; text-align: center; margin-left: auto;">F</div>
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Quality Survey

Survey Date:	15th November 2018	Organisation/Name	Derbyshire County Council
Property:	Rowthorne HOP	Overall Volume:	-
Building:	1	Overall area	1226m2
Block:	1	Number of floors	1

CLASSIFICATION INDEX

A As new (last 2 years) and can be expected to perform adequately over its design life

B Sound, operationally safe and exhibits only minor deteriorations

B/C Currently in B but may fall to C within 5 years

C Operational but major repair or replacement may be needed soon

D Runs a serious risk of imminent breakdown

X Applied to "C" or "D" ratings (i.e., Cx or Dx) indicating that nothing other than a total rebuild or relocation will suffice (improvements are either impractical or too expensive)

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

Comfort engineering

Artificial lighting enhances overall design?	C	Lighting not LED and manually switched.
Is the heating/cooling system sufficient and useable?	B	Heating is suitable but the pipework is aged and consider replacement with LSTs
Is the ventilation system sufficient and useable?	D	Kitchen extract requires replacement
Acoustic privacy is achieved?	A	The building internal walls are masonry and therefore deemed to provide a suitable acoustic environment.
Noise levels are acceptable?	A	The building was occupied and noise levels was at a satisfactory level.
Persistent odours are absent?	B	Cooking smells were entering open windows

Design

Colour is creatively and therapeutically used for definition and variety?	B	Colour scheme can be visually busy. Some areas may not have the required LRV contrast of 30 points.
Landscaping is attractive?	B	Predominately grassed areas, 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?	B	Most finishes are clean and durable, though some finishes appear to not provide suitable LRV values between elements and decorations can be visually busy and dated.
Furniture co-ordinates well with overall design?	A	Furniture choice is appears domestic in appearance
Art and craft work is integrated into overall design?	B	Pictures evident on walls
Interior is reassuring and non-clinical where appropriate	A	Communal areas and bedrooms don't appear clinical.
Where possible, patients and staff have pleasing views from both inside and outside of the building?	C	Limited views available from external seating areas, more use of external space could be provided. Limited views from bedrooms and communal areas, though these are restructured 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:	20.07.17	Comment:	Periodically review FRA
Item	Rating	Estimated Backlog Cost (£)	Comment	
COMPARTMENTATION	A	£0	The inspection was not an intrusive survey, however no major issues were noted.	
FIRE DOORS	B	£0	Fire doors are evident at various locations throughout the site e.g. resident bed-rooms, circulation areas, kitchen etc The doors predominately had automatic hold-open devices but the self closing 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	£7,500	The fire alarm system needs updating to BS5839 level P1 - L1 + M, this shall include flashing beacons throughout for persons with hearing impairments and all necessary interfaces with door hold open devices, gas valves, etc.	
TEXTILES AND FURNITURE	A	£0	Generally acceptable but all wallpaper should be considered of removal as it is flammable and can cause fire spread.	
STORAGE FLAMMABLE SUBSTANCES	A	£0	All COSHH materials stored in a locked cupboard with keypad entry	
COMPLIANCE WITH FIRECODE (Survey in place)	C	£8,000	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.	
2. HEALTH & SAFETY		HEALTH & SAFETY Ranking		C
Health and Safety Risk Assessment	Date:	15.11.18	Comment:	
Item	Rating	Estimated Backlog Cost (£)	Comment	
ELECTRICAL SERVICES; SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	C	£0	The bedrooms to be provided with a new addressable detector with a sounder and a beacon/VAD (cost in with fire alarm update). New fuseboard & repair defects with existing system,	
ASBESTOS	A	£0	Asbestos survey onsite dated September 2015	
CONTROL OF LEGIONELLA	A	£0	Control of legionella related information available onsite dated 01/11/2018	
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	D	£10,000	Kitchen requires ventilation	
FOOD HYGIENE (Certificate)	A	£0	Displayed on site	
COSHH REGS (Information / storage)	A	£0	All COSHH materials stored in a locked cupboard with keypad entry	
PRESSURISED SYSTEMS (Written scheme in place + monitored)	NA	£0	N/A	
M+O OF EQUIPMENT IN CONFINED SPACES (Access/ Ventilation/ Signage)	NA	£0	N/A	
SURFACE TEMPERATURE OF HEAT EMITTING DEVICES (Exposed pipework in reach (Boxing/ Guards)	C	£0	Consideration should be given to replacing the existing radiators with new LST radiators and thermostatic mixing valves to ensure that the heating system can operate correctly and be controllable.	
3. EQUALITY ACT 2010		DDA Ranking		B
Access Audit	Date:	15.11.18	Comment:	
	Rating	Estimated Backlog Cost (£)	Comment	
Car Park	C	£0	Unmarked parking on site, tarmac surface starting to deteriorate with numerous potholes but suitable for use.	
Main Entrance	B	£4,821	PVCu double swing doorset to main entrance. Recommend renewal with automatic doorset	
External Stairs	N/A	£0	No external stairs located on site	
Means of Escape	C	£17,500	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	The reception area was clean and clear.	
Corridors and Circulation Areas	B	£0	The corridors are not currently 1800mm, which is the recommended width for two wheelchairs to pass each other.	
Internal Doors	A	£0	Internal doors are generally an adequate width for wheelchair access.	
Cost Total (B)		£47,821		

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	£15,500	0.00	0.00	15,500.00	0.00	0.00
Health and Safety	£10,000	0.00	0.00	10,000.00	0.00	0.00
DDA	£22,321	0.00	0.00	22,321.00	0.00	0.00

OVERALL STATUTORY RANKING	B
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Energy Survey

Survey Date:	15th November 2018	Organisation/Name	Derbyshire County Council
Property:	Rowthorne HOP	Overall Volume:	-
Building:	1	Overall area	1226m2
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 - 309 kWh/m2/year Electricity - 94 kWh/m2/year
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Ranking for this block	D (95)
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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

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

Appendix B

Building Floor Plan Drawings and Room Data Sheet



UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Use	Room Type	Unusable	Int. Area (sq.M)	Area Excluded (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	Width	Length	
1637-01	Rowthorne HOP	01	0	001	Social Services - Leonard Cheshire	Circulation [X]	No	9.22	0	9.22	9.22	2.62	3.52	
1637-01	Rowthorne HOP	01	0	002	Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	No	9.73	0	9.73	9.73	2.88	3.38	
1637-01	Rowthorne HOP	01	0	003	Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	No	9.73	0	9.73	9.73	2.88	3.38	
1637-01	Rowthorne HOP	01	0	004	Social Services - Leonard Cheshire	Cloakroom [Pri-G,U] [Sec-G,U]	No	9.25	0	9.25	9.25	2.72	3.40	
1637-01	Rowthorne HOP	01	0	005	Social Services - Leonard Cheshire	Kitchen [X]	No	45.87	0	45.87	45.87	0	0	
1637-01	Rowthorne HOP	01	0	006	Social Services - Leonard Cheshire	Kitchen Store [X]	No	5.14	0	5.14	5.14	2.18	2.36	
1637-01	Rowthorne HOP	01	0	008	Social Services - Leonard Cheshire	Laundry [Pri-G,NS] [Sec-G,NS]	No	23.38	0	23.38	23.38	0	0	
1637-01	Rowthorne HOP	01	0	009	Social Services - Leonard Cheshire	Staff Room [Pri-G,NS] [Sec-G,NS]	No	17.14	0	17.14	17.14	0	0	
1637-01	Rowthorne HOP	01	0	010	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	No	7.10	0	7.10	7.10	2.00	3.55	
1637-01	Rowthorne HOP	01	0	0100	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	0101	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	0102	Social Services - Leonard Cheshire	Circulation [X]	No	38.07	0	38.07	38.07	0	0	
1637-01	Rowthorne HOP	01	0	0103	Social Services - Leonard Cheshire	Sluice Room [X]	No	4.53	0	0	4.53	0	0	
1637-01	Rowthorne HOP	01	0	011	Social Services - Leonard Cheshire	Circulation [X]	No	11.49	0	11.49	11.49	0	0	
1637-01	Rowthorne HOP	01	0	012	Social Services - Leonard Cheshire	Toilets - Unisex [X]	No	1.54	0	0	1.54	0.78	1.98	
1637-01	Rowthorne HOP	01	0	013	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	No	5.74	0	0	5.74	2.03	2.83	
1637-01	Rowthorne HOP	01	0	014	Social Services - Leonard Cheshire	Medical Room [Pri-G,U] [Sec-G,U]	No	11.25	0	11.25	11.25	0	0	
1637-01	Rowthorne HOP	01	0	015	Social Services - Leonard Cheshire	Circulation [X]	No	59.21	0	59.21	59.21	0	0	
1637-01	Rowthorne HOP	01	0	016	Social Services - Leonard Cheshire	Living Room [X]	No	26.37	0	26.37	26.37	4.50	5.86	
1637-01	Rowthorne HOP	01	0	017	Social Services - Leonard Cheshire	Toilets - Female [X]	No	2.50	0	0	2.50	1.36	1.84	
1637-01	Rowthorne HOP	01	0	018	Social Services - Leonard Cheshire	Toilets - Unisex [X]	No	2.50	0	0	2.50	1.36	1.84	
1637-01	Rowthorne HOP	01	0	019	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	020	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	021	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	022	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	No	5.74	0	0	5.74	2.03	2.83	
1637-01	Rowthorne HOP	01	0	023	Social Services - Leonard Cheshire	Toilets - Male [X]	No	2.50	0	0	2.50	1.36	1.84	
1637-01	Rowthorne HOP	01	0	024	Social Services - Leonard Cheshire	Toilets - Female [X]	No	2.50	0	0	2.50	1.36	1.84	
1637-01	Rowthorne HOP	01	0	025	Social Services - Leonard Cheshire	Sluice Room [X]	No	4.53	0	0	4.53	0	0	
1637-01	Rowthorne HOP	01	0	026	Social Services - Leonard Cheshire	Circulation [X]	No	15.58	0	15.58	15.58	0	0	
1637-01	Rowthorne HOP	01	0	027	Social Services - Leonard Cheshire	Shower Room [X]	No	10.11	0	0	10.11	0	0	
1637-01	Rowthorne HOP	01	0	028	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	029	Social Services - Leonard Cheshire	Hairdressing Room [X]	No	10.11	0	10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	030	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	031	Social Services - Leonard Cheshire	Meeting Room [X]	No	10.11	0	10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	032	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	033	Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	No	40.00	0	40.00	40.00	5.69	7.03	
1637-01	Rowthorne HOP	01	0	034	Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	No	4.39	0	4.39	4.39	1.58	2.78	
1637-01	Rowthorne HOP	01	0	035	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	036	Social Services - Leonard Cheshire	Bedroom [X]	No	10.07		10.07	10.07	0	0	
1637-01	Rowthorne HOP	01	0	037	Social Services - Leonard Cheshire	Circulation [X]	No	11.53	0	11.53	11.53	0	0	
1637-01	Rowthorne HOP	01	0	038	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	039	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	040	Social Services - Leonard Cheshire	Bathroom [X]	No	7.15	0	7.15	7.15	2.59	2.76	
1637-01	Rowthorne HOP	01	0	041	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	No	7.04	0	7.04	7.04	2.57	2.74	
1637-01	Rowthorne HOP	01	0	042	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	043	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	044	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	045	Social Services - Leonard Cheshire	Circulation [X]	No	38.07	0	38.07	38.07	0	0	
1637-01	Rowthorne HOP	01	0	046	Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	No	27.98	0	27.98	27.98	0	0	
1637-01	Rowthorne HOP	01	0	047	Social Services - Leonard Cheshire	Toilets - Unisex [X]	No	2.58	0	0	2.58	1.38	1.87	
1637-01	Rowthorne HOP	01	0	048	Social Services - Leonard Cheshire	Toilets - Female [X]	No	2.58	0	0	2.58	1.38	1.87	
1637-01	Rowthorne HOP	01	0	049	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	050	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	051	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	No	5.74	0	0	5.74	2.03	2.83	
1637-01	Rowthorne HOP	01	0	052	Social Services - Leonard Cheshire	Toilets - Female [X]	No	2.58	0	0	2.58	1.37	1.88	
1637-01	Rowthorne HOP	01	0	053	Social Services - Leonard Cheshire	Toilets - Male [X]	No	2.58	0	0	2.58	1.37	1.88	
1637-01	Rowthorne HOP	01	0	054	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	055	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	056	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	No	10.11	0	10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	057	Social Services - Leonard Cheshire	Circulation [X]	No	15.58	0	15.58	15.58	0	0	
1637-01	Rowthorne HOP	01	0	058	Social Services - Leonard Cheshire	Bedroom [X]	No	20.63		20.63	20.63	0	0	

UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Use	Room Type	Unusable	Int. Area (sq.M)	Area Excluded (sq.M)	Net Int. Area (sq.M)	Gross Area (sq.M)	Width	Length	
1637-01	Rowthorne HOP	01	0	059	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	No	9.87	0	9.87	9.87	0	0	
1637-01	Rowthorne HOP	01	0	060	Social Services - Leonard Cheshire	Living Room [X]	No	41.02	0	41.02	41.02	0	0	
1637-01	Rowthorne HOP	01	0	061	Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	No	4.56	0	4.56	4.56	1.63	2.80	
1637-01	Rowthorne HOP	01	0	062	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	063	Social Services - Leonard Cheshire	Bedroom [X]	No	20.63		20.63	20.63	0	0	
1637-01	Rowthorne HOP	01	0	064	Social Services - Leonard Cheshire	Circulation [X]	No	16.39	0	16.39	16.39	0	0	
1637-01	Rowthorne HOP	01	0	065	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	066	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	067	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	068	Social Services - Leonard Cheshire	Toilets - Disabled [X]	No	7.22	0	0	7.22	2.80	2.58	
1637-01	Rowthorne HOP	01	0	069	Social Services - Leonard Cheshire	Bathroom [X]	No	7.09	0	7.09	7.09	2.57	2.76	
1637-01	Rowthorne HOP	01	0	070	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	071	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	072	Social Services - Leonard Cheshire	Circulation [X]	No	32.46	0	32.46	32.46	0	0	
1637-01	Rowthorne HOP	01	0	073	Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	No	26.51	0	26.51	26.51	4.54	5.84	
1637-01	Rowthorne HOP	01	0	074	Social Services - Leonard Cheshire	Toilets - Female [X]	No	2.58	0	0	2.58	1.38	1.87	
1637-01	Rowthorne HOP	01	0	075	Social Services - Leonard Cheshire	Toilets - Male [X]	No	2.58	0	0	2.58	1.38	1.87	
1637-01	Rowthorne HOP	01	0	076	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	077	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	078	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	079	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	No	5.74	0	0	5.74	2.03	2.83	
1637-01	Rowthorne HOP	01	0	080	Social Services - Leonard Cheshire	Toilets - Unisex [X]	No	2.58	0	0	2.58	1.38	1.87	
1637-01	Rowthorne HOP	01	0	081	Social Services - Leonard Cheshire	Toilets - Unisex [X]	No	2.58	0	0	2.58	1.38	1.87	
1637-01	Rowthorne HOP	01	0	082	Social Services - Leonard Cheshire	Sluice Room [X]	No	4.53	0	0	4.53	0	0	
1637-01	Rowthorne HOP	01	0	083	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	084	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	085	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	086	Social Services - Leonard Cheshire	Circulation [X]	No	15.58	0	15.58	15.58	0	0	
1637-01	Rowthorne HOP	01	0	087	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	088	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	089	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	090	Social Services - Leonard Cheshire	Living Room [X]	No	40.35	0	40.35	40.35	5.74	7.03	
1637-01	Rowthorne HOP	01	0	091	Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	No	4.48	0	4.48	4.48	1.60	2.80	
1637-01	Rowthorne HOP	01	0	092	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	093	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	094	Social Services - Leonard Cheshire	Circulation [X]	No	11.53	0	11.53	11.53	0	0	
1637-01	Rowthorne HOP	01	0	095	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	096	Social Services - Leonard Cheshire	Bathroom [X]	No	10.11	0	10.11	10.11	0	0	
1637-01	Rowthorne HOP	01	0	097	Social Services - Leonard Cheshire	Bathroom [X]	No	7.02	0	7.02	7.02	2.57	2.73	
1637-01	Rowthorne HOP	01	0	098	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	No	6.96	0	6.96	6.96	2.55	2.73	
1637-01	Rowthorne HOP	01	0	099	Social Services - Leonard Cheshire	Bedroom [X]	No	10.11		10.11	10.11	0	0	

Appendix C

Building Photographs



Appendix D

M&E Report





TROUP
BYWATERS
+ ANDERS

Bringing buildings to life
Rawthorne HOP
Engineering Services Condition Survey
YA3985-ME-CHS-RPT-007

November 2018



JOB

Rawthorne HOP, Rawthorne Avenue, Swanwick, Derbyshire. DE55 1RZ.

JOB NO

YA3985

REPORT

Engineering Services Condition Survey

DOCUMENT NUMBER (if applicable)

YA3985-ME-CHS-RPT-007

STATUS:

For Comment

DATE:

15th November 2018

This report has been authorised by:

.....
Gareth Davies
Associate

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

Revision	DCC No.	Comments	Date	Author	Checked
00	-	Information	15/11/2018	KRM	

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

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

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

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Appendix 1 – Excel Spreadsheet Condition Report

Appendix 2 – Care Home Services Check List

1.0 Executive Summary

This report has been commissioned and produced to identify the current condition of the existing mechanical and electrical services within Rowthorne HOP Care Home, Rowthorne Avenue, Swanwick, Derbyshire. DE55 1RZ.

1.1 Mechanical Services

The mechanical services were in varying states of order/condition, with the 4 No separate boilers houses containing a boiler, heating pumps and hot water calorifier.

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

Each heating system is generally comprised of a heating system in the respective bedroom wing 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).

The boiler systems are operating with a heating pressurisation unit and expansion vessel. It was not possible to review the condition of the heating pipework due to the construction of the installation. It is not clear if the heating system has been modified or replaced at any time.

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

The pipework has been insulated but has various types of insulation currently installed. This insulation 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 typical boiler house has a double door with full height louvers some of the doors have been backed with ply wood with small ventilation apertures cut out. It is not clear if these apertures are compliant for both high and low ventilation for the boiler. This needs to be verified.

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 fibreglass extract canopy with a grease trap. The extract fan has been installed at high level in the kitchen. The kitchen has a high level grille for the fresh air supply into the kitchen.

The supply and extract fans have been interlinked with the cooking gas supplies by the use of a a CaterSense V2 control panel.

1.2 Electrical Services

The incoming utility service head is a 100A Lucy service head. The meter is a direct reading meter which then feeds a Bill Red Spot main switch. From the main switch the initial mains distribution consists of a BS 88 HRC fuse board.

Generally the existing distribution boards are Schneider Isobar 4 distribution boards with 3 No Proteus distribution boards. These boards need to be checked for the correct RCBO's being installed. The Councils policy for new distribution boards is to install RCBO's for all circuits. Where distribution boards have been replaced they have not incorporated all outgoing circuits with RCBO's, not sure if this is due to wiring issues with the existing installation, this should be reviewed.

All lighting was operating with some lights not working but generally this was operating with fluorescent lamps in the bedrooms, general corridor fluorescent luminaires and in a couple of rooms LED luminaires had been installed. Consideration should be given to installing dimmable LED lamps where possible in the bedrooms and the fluorescent luminaires replaced with LED luminaires in the corridors and common areas.

The existing emergency lighting system is very old and past its useful operating life and should be replaced with self-contained 3 hour emergency battery units, this would provide a better protection as the existing emergency battery units are plugged into a socket outlet and their control/connection is not known.

As the emergency lighting needs to be upgraded to incorporate emergency lighting to all bedrooms, the existing central battery system is probably not suitably sized to accommodate the number of new luminaires.

It was not clear from our inspection if the emergency lighting circuits were installed in a fire rated cabling system, and this needs to be verified.

All luminaires are manually switched, in some of the bedrooms the switches have been replaced with large switches with a coloured face plate and large white switches, it would be beneficial for all accessories to be replaced with the colour contrast face plates.

Where possible toilets, stores sluice rooms and bathrooms should be provided with PIR's to switch off lights when not required.

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

The Fire alarm system has been replaced as part of the refurbishment works but these refurbishments do not include for the installation of sounders and VAD'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 Rowthorne HOP Care Home, Rowthorne Avenue, Swanwick, Derbyshire. DE55 1RZ. The survey took place on 15th November 2018.

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

3.0 Summary of Existing Services

3.1 Existing Building Details

The building has been constructed with 4 No bedroom wings each with access to either an assisted bathroom or shower room and 2 No ambulant toilets. Each wing area has a resident's lounge area, storage rooms, toilets and sluice rooms. One 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 rooms, 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 GRP ventilated cubical to the side of the building and finally routed into the 4 No boiler houses and kitchen within the soft finishes around the building.

The gas distribution system within the building does not have any gas valves currently installed. An automatic shut off system has been installed in the kitchen to shut the gas off if the ventilation plant is switched off, it is not clear if this system is linked to the fire alarm system to shut the gas 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 each of the boiler houses but there are no water meters inside the building. The incoming valve was not labelled/identified, which makes it difficult to fully identify if there 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. There is a section of the pipework which is plastic and is showing signs of leaking, this should be replaced with new copper pipework and should be fully insulated.

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 would also need to be identified.



Photograph No 1 – Incoming Gas meter cubical.



Photograph No 2 – Incoming gas meter.



Photograph No 3 – Typical gas main entering a plantroom.



Photograph No 4 – The Gas pipework leaves boiler house to supply the main kitchen.



Photograph No 5 – The gas pipework entering the main kitchen from the boiler house.



Photograph No 6 – Typical Incoming MCWS appears to enter the building in each boiler house, there was no evidence of a water meter.

Electrical Services

The electrical incoming utility supply enters the building in a cupboard off of the corridor (room 011) and terminates into a Lucy service head, this cupboard also contains the utility meter and main switch and distribution boards DB1 and DB2. The nursing home appears to have a 3 phase 100A supply as the meter is a direct reading meter. Distribution board DB2 has been installed on its side and the door opens downwards.



Photograph No 7 – The Incoming electrical utility supply is located in the cupboards off corridor 011.



Photograph No 8 – The main earthing bar has been replaced with new but has not been fully labelled.



Photograph No 9 – The Incoming direct reading 100A meter

Existing Mechanical Services

Low Temperature Hot Water Boilers

The building has been provided with 4 No boiler houses located in each of the bedroom wings of the building.

Each boiler house has a single Remeha Quinta-Pro 65S gas fired condensing boiler for the heating system and a Beeston HR230 170 ltr HR Calorifier.

Each boiler house has a set of twin headed heating pumps and a Mikrofill pressurisation unit. The calorifier is controlled by a 3 port valve to maintain the temperature in the calorifier.

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 rainwater gullies outside of the building.

All of the pressure relief pipework discharges water onto the floor rather than being taken to a gully. These pipes should be connected back to a drainage stack to stop flooding of the boiler house occurring.

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.

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



Photograph No 10 – Typical bedroom wing boiler, located in each boiler house.



Photograph No 11 – Typical boiler shunt pump.



Photograph No 12 – Main Boiler House – HWS primary heating pumps



Photograph No 13 – Main boiler house – Pressure relief pipework discharges directly onto the floor.



Photograph No 14 – 3 port valve for the control of the HWS calorifier primary coil.



Photograph No 15 – Typical Mikrofill EFD heating system pressurisation unit



Photograph No 16 – Boiler connected to a small low loss header



Photograph No 17 – Boiler house (room No 051) original Mikrofill Pressurisation unit. This unit is old and should be replaced with the modern replacement.



Photograph No 18 – Boiler house (room No 079) has a different Pressurisation unit. This unit should be replaced with the Mikrofill unit to bring all of the boiler housed to the same equipment.

Domestic Water Services

Hot water to the building is provided by 4 No LTHW heated Calorifiers, Each bedroom wing boiler house has been provided with its own calorifier. These units are of a reasonable age, but are in a fairly good condition and were operational. Considered should be given to be replacing these units in the near future. The Calorifier has a diverting valve on the heating system from the boiler to maintain the temperature in the Calorifier.

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

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

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

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

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

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

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

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

Room No 029 has been fitted out as a hairdressing salon for the residents.



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



Photograph No 20 – Typical boiler house - Calorifier pressure relief discharge pipework draining directly onto the floor.



Photograph No 21 – Typical Boiler HWS secondary pump installed within a typical boiler house.



Photograph No 22 –Boiler house (room No 079) – AVC Smart Calorifier for the domestic HWS generation.



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



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



Photograph No 25 – Typical ceramic wash hand basin in sluice rooms.



Photograph No 26 – Typical refurbished motorised assisted bathrooms.



Photograph No 27 – Typical refurbished toilet.



Photograph No 28 – Typical refurbished assisted shower room.



Photograph No 29 – Typical hairdressing sink in salon room No 094.

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 in each of the boiler houses with an efficient controls system that incorporates optimisation software, a new variable temperature heating system. 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 30 – Typical boiler house – Coster DTE 611 and ULT348 Controllers.



Photograph No 31 –Typical boiler house - Boiler and HWS plant control system.



Photograph No 32 – Typical boiler house – Manual pump controls



Photograph No 33 – Typical boiler house louvered doors – these have been blanked off, the size of the openings needs to be verified as being correct for this boiler house.

Internal Heating

The heating within the building comprises of wall mounted fan convectors, LST radiators and electric radiant heaters. Due to the age of this system it would be beneficial to replace the heating pipework and ensure that system operates on 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 a reasonable condition although the system would benefit from the existing radiators being 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 34 – Main entrance area fan convector unit.



Photograph No 35 – Typical Floor mounted fan convector units in the common rooms/dining rooms.



Photograph No 36 – Radiant panel heater installed at high level in the refurbished accessible toilets.



Photograph No 37 – Typical Bedroom LST Radiators with thermostatic control valve.



Photograph No 38 – Typical corridor LST Radiators with thermostatic control valve.

Ventilation

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

The kitchen ventilation hood has been manufactured from fibreglass and has a grease filter to which the extract fan connects. The extract fan is installed within the kitchen and extracts through the external gable end. Unfortunately due to noise complaints from the adjacent properties the extract fan discharges cooking smells over the roof and back to the building through any open doors/windows.

There are a series of high level supply fans at high level in the kitchen to draw make-up air into the kitchen. The supply and extract fans are interlocked with the kitchen gas solenoid valve. A CaterSense V2 kitchen supply and extract ventilation system has been installed into the main kitchen.



Photograph No 39 – New kitchen extract fan currently installed in the main kitchen.



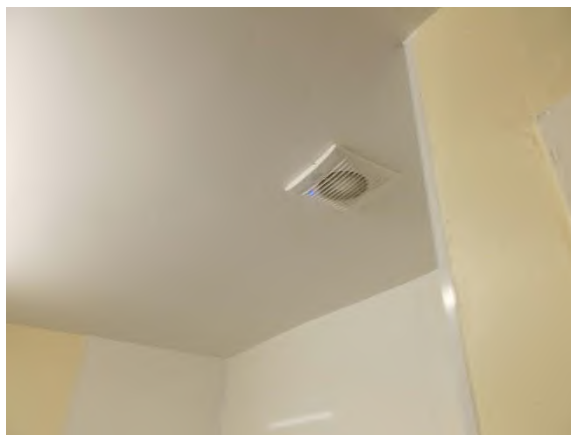
Photograph No 40 – Additional air enters the kitchen from the high level fan units in the windows. Note the extract fan installed at high level in the kitchen.



Photograph No 41 – Kitchen gas/ventilation interlock system in main kitchen.



Photograph No 42 – Typical bathroom ceiling mounted extract fan.



Photograph No 43 – Typical Sluice room ceiling mounted extract fan.



Photograph No 44 – Typical toilet wall mounted extract fan.

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 Electrolux W365H and 2 No Huebsch electric dryers. The dryers have been ducted to atmosphere by the use of metal circular ductwork. The ductwork discharges externally via a grille through the wall.

It is not clear if there is any evidence of fibres being deposited on the floor or the back of the grille, 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.



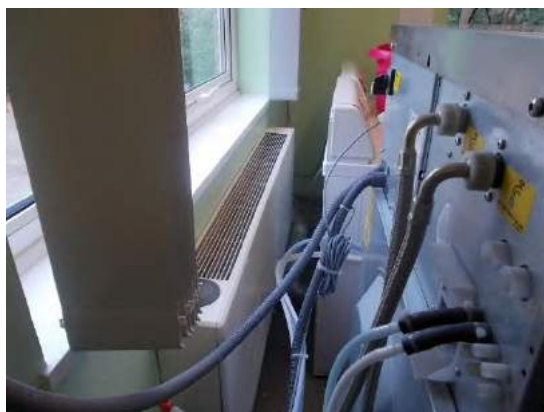
Photograph No 45 – Laundry washing machines.



Photograph No 46 – Laundry gas fired Dryers



Photograph No 47 – The dryers have been ducted to an external grille. Note the incoming gas pipe has been provided with a solenoid valve.



Photograph No 48 – Washing machine flexible connections to the rear of the equipment.



Photograph No 49 – Photograph showing the kitchen fresh air inlet grilles, also in the top left hand corner of the photograph is the air in and dryer exhaust ducts.

Existing Electrical Services

Electrical Distribution

Located within the electrical cupboard off the corridor (room 011) is the main electrical distribution board, which consists of a Bill HRC fuse board, this fuse board feeds a series of Schneider Isobar 4 distribution boards with C60H MCB/RCB's fitted located throughout the building. Some of the boards have been provided with a number of Acti9 MCB/RCBO's fitted. Not all of the circuits have been provided with RCBO's as has occurred on other board replacement works, it is not clear if this is due to wiring faults/condition of the existing wiring.

It is not clear what the age of the existing wiring is and its overall condition. However due to its age being up to 30 years old, consideration should be given to rewiring the building completely. Although this would mean that sections of the building would need to shut down to allow the building to be refurbished. The works could be split down into the bedroom wings followed by the central area. The electrical installation was last tested on 29th August 2018.

There are 3 other boards currently installed in the building, these are Distribution board DB2 which is a Proteus MCB board which has been incorrectly installed on its side. The laundry board consists of a Proteus MCB board. The final board is the Kitchen distribution board which is also manufactured by Proteus.

There appears to be a lack of current distribution board schedules fitted to the boards especially as the boards were inspected recently, the boards need to be clearly identified as to the services each breaker supplies.



Photograph No 50 – Bill HRC main fuse board and main switch.



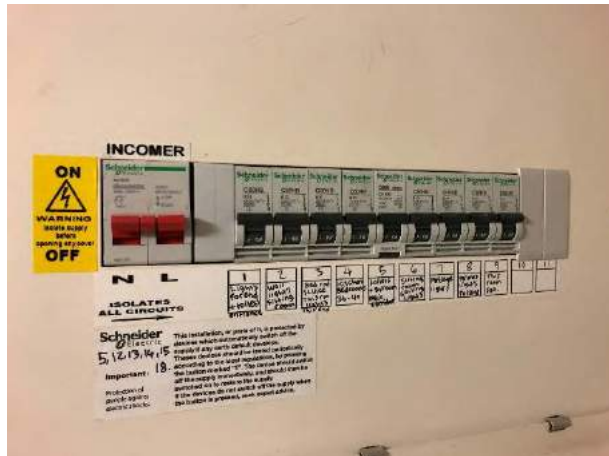
Photograph No 51 – Bill main building fuse board installed in cupboard off corridor No 011.



Photograph No 52 – Typical new distribution board, this panel has an inspection date label fitted but no other warning labels or key lock.



Photograph No 53 – Typical new distribution showing two types of Schneider MCB/RCBO's fitted.



Photograph No 54 – Typical new distribution showing Schneider MCB/RCBO's fitted.



Photograph No 55 – Distribution board No 2, this Proteus distribution board has been installed on its side.



Photograph No 56 – Proteus distribution board located in the laundry.



Photograph No 57 – Proteus distribution board located in the kitchen store.



Photograph No 58 – There are a number of old central battery systems per bedroom wing which appear to be switched on and operational. It is not clear what type of fire rated cabling has been utilised.

Internal Lighting

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

Throughout the amenity areas and corridors the lighting is provided by means of fluorescent luminaires. The lighting was operational although some luminaires are not working and need looking into. The luminaires are generally only manually switched.

Refurbished bathrooms, toilets and kitchenettes have been provided with new large button switches and all accessories are of a colour contrast colour to the surface finishes.



Photograph No 59 – Typical bedroom central pendant luminaire, note the pull cord switch over the bed.



Photograph No 60 – Typical bedroom mirror luminaire.



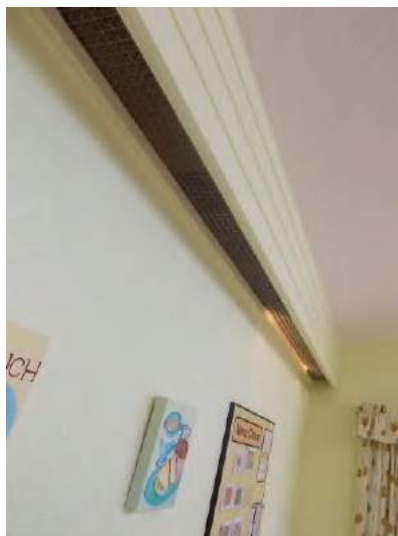
Photograph No 61 – Typical corridor lighting, not all of the luminaires were operational.



Photograph No 62 – Main Kitchen Lighting



Photograph No 63– Typical common room ceiling lighting.



Photograph No 64 – Typical common room pelmet 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 correct colour temperature of the lamps should be considered as a warmer light would be more beneficial for the residents. The corridors with natural daylight 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.

The bedrooms should be reviewed and where possible refurbished with a central pendent luminaire and two LED recessed down lighters (the final number of pendent lights and recessed down lighters would be determined by the number of beds in the room.

This should be considered for all bedrooms to allow two different illumination levels for the residents. The lighting should be controlled by switches at the entrance door and by each bed, thus allowing the resident to be able to switch off the lighting whilst being in bed. All switches should be provided with a colour contrast face plate and large easy use switches.

Where possible bathrooms, storage areas, staff rooms and the laundry, these rooms should be provided with LED luminaires and controlled by 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 connected to the local distribution boards.

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 bedrooms currently contain emergency luminaires, and it would be beneficial to install emergency luminaires to all bedrooms and rooms where no emergency luminaire has been installed, especially where distribution boards have been installed.

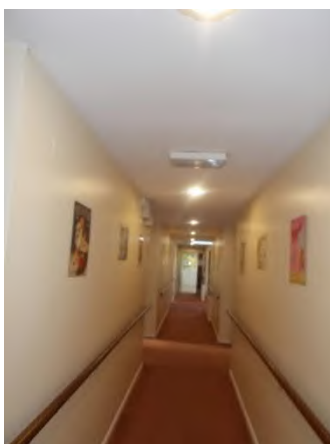
The building is lacking the correct number of illuminated exit signs to ensure that the escape routes are clearly identified. It is not clear if this building should be classified as a public building as visitors for the residents may be within the building and need directing to an emergency exit, again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



Photograph No 65 – Access corridor to kitchen & laundry with no emergency luminaire over the electrical cupboard doors.



Photograph No 66 – Typical corridor to the main entrance, this is lacking in illuminated exit signage to direct persons to an escape door.



Photograph No 67 – Typical corridor, this is lacking an illuminated exit signage to direct persons to an escape door.



Photograph No 68 – Door to main entrance with a non-illuminated exit sign or no local emergency luminaire by the door sign.



Photograph No 69 – Some external doors have been provided with emergency luminaires over the door exit sign, note when the fire doors are closed the door is not seen, the non-illuminated sign does not have an emergency luminaire close enough to make it easily seen.



Photograph No 70 – Some external doors have been provided with non-maintained exit signs.

External Lighting

Externally there are a number of column luminaires to illuminate the main driveway and car park route into the building. 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. The external lighting should be reviewed with the Fire Officer to ensure the correct lighting is installed.

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 71 – Externally in the driveway/car park there are a number of column luminaires illuminating the area.



Photograph No 72 – Generally the perimeter of the building has not been illuminated, but there are some odd flood lights in courtyards installed.



Photograph No 73 – Typical wall mounted bulkhead luminaire over the fire exit doors.

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.

The general condition of the accessories is acceptable and has passed the previous 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.



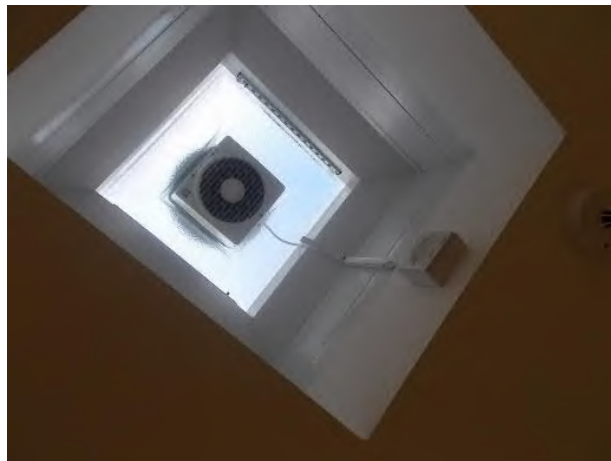
Photograph No 74 – Typical bedrooms with sockets by the bead head for a table lamp and for a hospital bed, there is also a twin socket for a television.



Photograph No 75 – Refurbished kitchenettes with contrast colour accessories.



Photograph No 76 – Typical toilet extract fan, it was not clear if a DP switch had been fitted in the room for the fan disconnection as it was not local to the fan. All fans require isolation switches in the bathroom.



Photograph No 77 – Typical kitchenette extract fan mounted in roof light with local isolator.



Photograph No 78 – Boiler house (room No 079) – wiring not correctly installed with connector strips unsupported by the pipework.

Data

The building is provided with data points from a data rack in room No 010 and from a rack in room and consists of cable installed in a similar way to the small power outlets.



Photograph No 79 – Data rack installed in room No 010.

Located in the corridor by the offices is a Wi-Fi outlet. Data/Wi-Fi outlets will be required for the District Nurses to use their electronic recording devices in the residents bedrooms, also in the future residents will be using computers and mobile phones and Wi-Fi internet access will become utilised on a more regular basis.



Photograph No 80 – Wi-Fi unit installed in the main entrance area adjacent to the offices.



Photograph No 81 – Residents telephone in main entrance area.

Fire Alarm

The building is provided with an addressable fire alarm system, with the system being split into a number of zones the actual number cannot be determined as the main building zonal diagram is out of date. The panel is located in the main entrance lobby and is visible from outside. 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 these do not include sounders and VAD's.

The toilets and bathrooms have not been provided with any automatic detection, sounders and visual indicators. If the building is to be a level of L1 + M then all rooms should be provided with automatic detection.

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

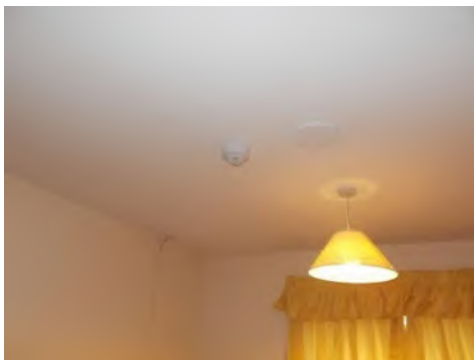
There appears to be some VAD's currently for persons who are hard of hearing installed in the refurbished bathrooms and toilets, Consideration should be given to installing visual indicators to all areas of the building.

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 82 – Clymac Addressable fire alarm panel located in the main entrance.



Photograph No 83 – Typical bedroom smoke detector. There are no sounders or VAD's currently installed.



Photograph No 84 – Smoke detection and sounder located within the sluice room.



Photograph No 85 – Corridor smoke detector and sounder.



Photograph No 86 – Automatic detection within the main kitchen.



Photograph No 87 – Refurbished bathrooms have been provided with visual alarm devices

Security

It appears that there is no intruder alarm system currently installed in the building. There is however, a First Q Wander guard system and a Stanley Blick nurse call system installed on all external doors to monitor if a person opens an external door.

The main entrance external doors access a reception lobby prior to entering the main building. The main entrance doors have been provided with two door bells one of which forms part of the nurse call system this enables the staff to allow a person to enter the building. If you are in the lobby with both doors closed it is not possible to exit the building without a key code or to re-enter the internal part of the building without the key punch code.

The main entrance doors require a green break glass unit to exit the building in case of an emergency. The whole of the access arrangements into and out of the building needs to be reviewed for this building.

The building does not have an external intercom system but has an intercom by the lobby door into the building. This needs to be reviewed as this would benefit staff for allowing visitors to enter the building.



Photograph No 88 – Main entrance door was provided with an access system and key pad on the inside, there was no green emergency break glass unit and it was possible to be locked in the entrance lobby when both doors were closed. No keypad or intercom on the outside of the main entrance.



Photograph No 89 – Main door from lobby into the building has been provided with an intercom system to gain access.



Photograph No 90 – Main door into the exit lobby has a key pad but no green emergency break glass unit to get out of the building in case of emergency.



Photograph No 91 – Fire exit door with Medicare System Nursecall+ and ARM 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 the exit door monitoring system forms part of the Medicare System, Nursecall+ system and the Stanley Blick nurse call system.



Photograph No 92 – Typical bathroom showing nurse call system, system also includes pull cord switches by baths/showers and toilets.



Photograph No 93 – Typical exit door with two nurse call systems attached.



Photograph No 94 – Typical master nurse call panel in refurbished toilets and bathrooms.



Photograph No 95 – Master Medicare System Nursecall+ system monitor located in the administration office.

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 96 –TV aerial with booster system within one of the Common rooms.



Photograph No 97 – TV aerial outlet in the bedrooms.

4.0 Recommended Replacement Works

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

Year One Works

Electrical Services

- Upgrade the fire alarm system to bring the system up to the current standards of BS5839.
- Replace the main switchboard with a new MCCB panel board.
- 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 fire door closers are operating correctly and linked to the fire alarm system.
- Replace the existing emergency lighting system with self-contained luminaires off the lighting circuits.

Mechanical Services

- The 4 No atmospheric boilers in the main boiler house should be replaced with new condensing boilers.
- The heating system should be modified to form a compensated VT circuit.
- Modify the open vent system to form a pressurised system utilising a Mikrofill pressurisation unit and install a pressure vessel.
- Replace the heating controls to the main boiler house control panel to suit the new boilers and heating circuit.
- 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 and control valves including actuators with new
- Install a dosing pot onto the system and chemically dose the main boiler house heating systems.
- Install magnetic filters on each heating system prior to reduce the risk to the new boilers.
- Install the boiler and HWS Calorifier pressure relief pipework into the condensate drain rather than discharging onto the floor.
- Review and install correct valves and drain points for the expansion vessels.
- Install covers on existing steel panel radiators in the Social Services office building to ensure they are LST radiators.

Year Two Works

Electrical Services

- Replace the mains power supplies from the main panel board to the remote distribution boards in the 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

Mechanical Services

- Replace 2 no pressurisation units in the boiler houses with new.
- Replace the existing fan convectors with new fan convectors.

Year Three Works

Electrical Services

- Start to rewire the building and install new LED lighting and emergency lighting to all bedrooms wings on a wing by wing basis which will allow the building to operate by shutting down a bedroom wing whilst leaving the remaining bedroom blocks operational.
- Replace the bedroom corridor and amenity areas with new LED luminaires together with automatic lighting controls to the various areas on a block by block basis.
- Install new Wi-Fi points in all bedroom corridors.

Mechanical Services

- Start to replace the heating distribution pipework and radiators on a bedroom block by block basis which will allow the building to operate by shutting down a bedroom block whilst leaving the remaining bedroom blocks operational.
- Replace aging calorifiers in each boiler house with modern high efficiency calorifiers with possible solar heating connections for the future installation of solar heating.
- 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.

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.

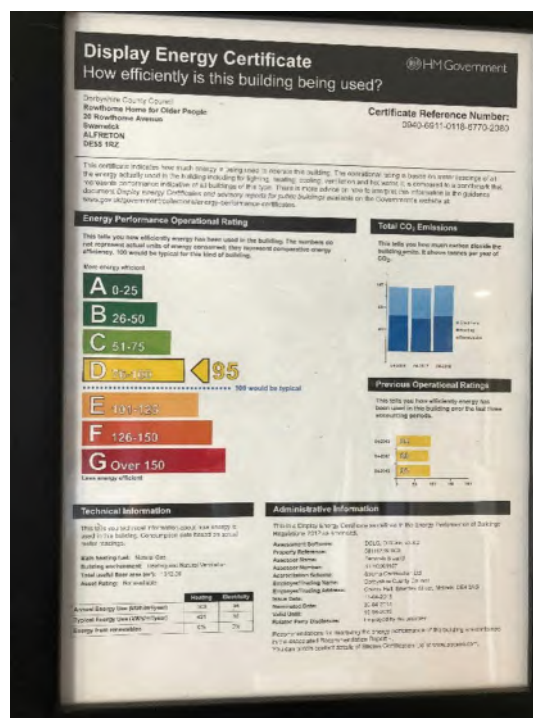
6.0 Energy Efficiency

Currently the building has an energy certificate (EPC certificate) with a Rating of D (76 -100) 95. This certificate is dated 20th April 2018, which expires on 19th April 2019. It is not clear if this certificate includes the new LED lighting currently installed.

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

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

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



Photograph No 98 – Current EPC Certificate with a rating of D - 95

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

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

Consideration should be given to replacing the existing 4 no boilers and Calorifier plant with new controls utilising an optimiser and installing a variable temperature heating system.

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

Appendix 1

Condition Report Spreadsheet

Condition Report Spreadsheet in Appendix F

Appendix 2

Care Home Services Check List

Care Home Services Check List Rowthorne HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Mechanical Services				
Central heating boiler	✓	✓		1 No condensing boiler per boiler house. Each bedroom wing of the building has its own plantroom.
Optimised Boiler Controls		✓	✓	The boilers have a form of heating control utilising a Coster controller but this appears not to be a fully optimised system, the controls should be replaced with a formal optimised control system, including all necessary electronic metering of the systems.
Central Domestic Water Generation	✓	✓		1 No calorifier for each wing of the building.
LST Radiators with Thermostatic Valves	✓	✓	✓	The majority of the building has LST radiators and certain rooms have fan convector heaters and new toilets have electric radiant panel heaters installed.
En-suite toilets with Wash Hand Basins	✓			
Wash hand Basins in bedrooms		✓		

Care Home Services Check List Rowthorne HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Thermostatic Mixing Valves to Wash Hand Basins	✓	✓		
Communal Toilets + Wash Hand Basins	✓	✓		2 No communal Ambulant toilets for each bedroom wing.
Communal Assisted Bathrooms	✓	✓		3 No assisted bathrooms with toilets suitable for wheel chair bound persons and 1 No shower rooms with toilets suitable for wheel chair bound persons.
Toilet Extract Fans with PIR Control	✓		✓	Generally fans are controlled by light switches, possible upgrading to PIR control of lighting and fans to be considered.
Bedrooms Naturally Ventilated	✓	✓		
Sluice Rooms with Hand Wash Facilities	✓	✓		Stainless steel sluice with sink installed in a separate room to the resident's washing/toilet facilities. Ceramic WHB provided for hand washing and butlers cleaners sink.
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.

Care Home Services Check List Rowthorne HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
G3 Regulations – Discharge pipes/condensate drains.	✓		✓	Some discharge pipework do not drain to a gully but just onto the floor.
Kitchen Supply and Extract Ventilation System	✓	✓	✓	The kitchen extract hood is the original GRP extract only hood with grease filters and Fluorescent luminaires. There is a supply fan and high level grille in the kitchen. There is a high level extract fan located at high level in the kitchen. The cooking staff complain of overheating in the summer.
Gas Interlock system with Kitchen Ventilation System.	✓	✓		
Gas supply installation complies with gas regulations.	✓	✓		
Installation of sprinklers to the building to BS9251:2014.				
Electrical Services				
Main LV incoming Switchgear Suitable for incoming load		✓	✓	Bill HRC fuse board currently installed, this should be replaced with a MCCB panel board.
Remote Distribution Boards up to Current Standards		✓	✓	Generally distribution boards are Schneider with MCB/RCBO's installed. 3 No Proteus

Care Home Services Check List Rowthorne HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
				MCB boards have also been installed. New distribution boards are fully fitted out with RCBO's
Electrical Wiring Has Been Regularly Tested and Report Issued		✓		The building was tested on 29 th August 2018. No test sheets or distribution board schedules installed in the distribution boards.
Fire Alarm System installed to BS5839 P1 - L1 + M	✓	Possibly L2 + 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. There are no sounders or VAD's installed in the bedrooms.
Sounders In All Bedrooms	✓			No sounders installed
VAD's to All bedrooms	✓			Generally, no VADs currently installed, although refurbished bathrooms and toilets have been provided with VAD's
Nurse Call System Throughout The Building	✓	✓		Currently the building has been provided with a full nurse call system.
LED Lights to Bedrooms (300 Lux)	✓		✓	The bedrooms have been fitted out with a central pendant luminaire utilising a GLS lamp. Fluorescent mirror light has also been provided.

Care Home Services Check List Rowthorne HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
General LED Lighting to all areas		✓	✓	Existing Fluorescent lighting should be replaced with LED lighting.
Electrical accessories with contrast colour to the wall finish	✓		✓	The accessories age and type vary in different areas, refurbished areas have graphite accessories with large switches fitted. All accessories installed at a suitable height for elderly persons.
Emergency Lighting to Bedroom to BS5266	✓		✓	Currently there are no emergency luminaires in the bedrooms.
Table Lamp in Bedroom	✓		✓	The room we inspected did not have a bedside/table lamp provided, however this was an un-occupied room due to work being carried out on the sink.
2 No SSO to each Bedroom	✓	✓	✓	Generally bedrooms have a socket for the television and for general use
Switching of the lights in the room		✓		There is a dimmer switch for the central pendant luminaire by the door and over the bed there is a pull cord switch associated with the pendant luminaire.
Small power for table lamps and hospital beds		✓	✓	There is a socket by the bed for a hospital bed but this is not in a suitable location for a table lamp.

Care Home Services Check List Rowthorne HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Door Guard Systems to external Doors		✓		Forms part of the Medicare nurse call system and also has a Stanley Blick Nurse call system on ach door.
Door Access Controls to External Doors		✓		The internal entrance lobby doors have been provided with a door access system.
Emergency Lighting to Corridors and Communal Areas	✓	✓	✓	Central battery systems are still installed in the bedroom corridors and the emergency lighting operating on 24V dc.
Illuminated Emergency Exit Signage to All Escape Routes	✓	✓	✓	Generally, throughout the building there are no illuminated exit signs installed and at changes in direction, there are a number of odd doors with illuminated signs fitted. Some signs are not visible at certain doors from all corridor routes, new illuminated exit signs should be installed.
Residents Access to Telephones	✓	✓		There is a pay phone in the main entrance area.
Access to Internet		✓	✓	The building has been provided with a Wi-Fi unit In the reception corridor of the building by the main entrance. Consideration should be given to installing additional Wi-Fi units in the bedroom corridors.

Care Home Services Check List Rowthorne HOP

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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Hearing Loops to Communal Areas and Offices	✓		✓	It was not clear if a hearing loop system has been installed in the building.
Disabled Hoists and Lifts to Upper Levels	✓			The only hoists currently installed form part of the assisted baths, there are no level changes requiring disabled hoists. The Centre Staff will need to access each residents care needs to establish if any mobile bedroom hoists/lifts would be required.
CCTV Cameras to Main Entrance and around building	✓			No CCTV have been installed for this building.
Intruder alarm system within the building				There is no intruder alarm system provided in this building.
TV Aerial to All Bedrooms		✓		Bedrooms have been provided with TV outlet by the power sockets for the television from a series of external aerials.

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Appendix E

Structural Report



CONSULTING CIVIL, STRUCTURAL,
HIGHWAY AND TRANSPORTATION ENGINEERS

GCA



Specific Structural Appraisal

at

Rowthorne HOP
Rowthorne Avenue
Swanwick
Alfreton
Derbyshire
DE55 1RZ

for

Faithful & Gould

Ref: 7754h

Date: November 2018



CONTENTS

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

Appendix A – Key Plan

Appendix B – Photographs

Specific Structural Appraisal at

Rowthorne HOP, Rowthorne Avenue, Swanwick, Alfreton, Derbyshire, DE55 1RZ

1. Introduction

101. Our brief was to undertake a specific structural appraisal of the premises as outlined below:
- Identifying the general construction method used for each roof type on site including confirming the presence of roof bracings.
 - Inspecting the gables for indications of racking and reporting 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. We have been given a copy of the Asbestos Management Plan for the premises.
105. External inspection of the roof and wall crack have been carried out from ground level by visual and optical sighting and without special access arrangements we cannot confirm that obscured parts are free from defect. Where possible the plumbness of the gable walls were measured with a 1m long spirit level.
106. In order to inspect the roof space, loft hatches had been provided within corridors throughout. All of the loft hatches had been screwed tight with the exception of one loft hatch within the corridor to Wing 4, adjacent to bedroom 071. This meant that the survey was limited to a visual inspection of the roof space from this loft hatch only.
107. The inspecting Engineer has not investigated the extraction of minerals.
108. The premises and site have not been tested for any form of contamination, pollution or any other environmental impairment, including the presence of invasive non-native plants, and we are unable to make any comment in this regard.
109. Whilst we have used all reasonable skill and care in preparing this report, it should be appreciated that we cannot offer any guarantee that the inspected areas will be free from future defects or that existing ones will not suffer from further deterioration.
110. All observations are referenced as left or right hand as though observed from outside the front of the premises viewing towards the front elevation, and all observations in the roof space or dark spaces were made with the aid of a hand held torch light.

2. GENERAL OBSERVATIONS

- 201. The premises were visited by a Structural Engineer from GCA (UK) Ltd on the morning of the 20th November 2018 and at the time of the inspection the weather was raining and overcast.
- 202. The premises comprise primarily a single storey building of masonry and timber construction throughout and thought to have been built some 30-40 years ago. (See photo 1)
- 203. The building consisted of four bedroom wings all of which led to a central communal area of which ancillary space and office space.
- 204. The roofs to the building primarily consisted of a concrete tiled pitched roof throughout except for the central area which was believed to be a single ply flat roof system. Access on top of the roof was not possible.
- 205. The building primarily sits on a relatively flat site with pavement surrounding the building with lawns and trees adjacent.
- 206. The roof constructions/types can be categorised into three:
 - i. The flat roof section over the central hub
 - ii. Duo-pitched roofs over the bedroom areas
 - iii. Vaulted mono-pitched roof spaces over such areas as kitchens, dining rooms and communal spaces for the residents

3. EXTERNAL ROOF INSPECTION

Roofs over Bedroom Spaces

- 301. The roofs primarily consist of a duo pitched roof finished with concrete tiles.
- 302. The condition of the tiles generally looked in reasonable condition. There were no obvious signs of distortion to the ridges and pointing to the gable was in generally reasonable condition. (See photo 2)
- 303. The rainwater goods to the eaves also appeared in serviceable condition throughout.

Flat Roofed Area Over the Central Hub

- 304. The flat roof areas were finished with felt and thought to be of single ply construction.
- 305. It was not possible to inspect the roof space within this area.

Vaulted Roof Spaces over the Kitchen and Communal Areas

- 306. The roofs primarily consist of a mono pitched roof finished with concrete tiles.
- 307. The condition of the tiles generally looked in reasonable condition. There were no obvious signs of distortion to the ridges and pointing to the gable was in generally reasonable condition. (See photo 3)
- 308. Cracking within the brickwork was noted to the wall dividing rooms 004 (WC) and 005 (Kitchen) at high level. (See Photo 4)
- 309. We also noted that it appears that the flashing between the adjacent flat roof and wall has been once replaced.
- 310. No signs of distortion were noted to the opposite gable.

3. INTERNAL ROOF INSPECTION

Roofs over Bedroom Spaces

- 311. When accessing the loft hatch in Wing 4 we were able to identify the roof was constructed from proprietary timber trusses with a breathable membrane over. (See photo 5)
- 312. We did not identify any longitudinal and diagonal bracing at this location. It is therefore believed that no bracing was provided in the other roofs of a similar construction within the other wings.

Flat Roofed Area Over the Central Hub

- 313. The flat roof areas were typically underdrawn with plaster, except for the entrance foyer where the ceiling was formed between timber joists. (See Photograph 6)

Vaulted Roof Spaces over the Kitchen and Communal Areas

- 314. The roofs to these areas are estimated to be constructed from timber spanning transversely over the space from the load bearing masonry wall on one side to a beam over the top of the curtain walling on the other. The beam supporting the roof appears to bear onto load bearing masonry. It was not possible to identify the stability system for these areas as no bracing or framing was identified. (See photo 7 and 8)
- 315. There were no signs of cracking to internal finishes at high level within any of the vaulted roof spaces inclusive of the room 005 (Kitchen)

4. CONCLUSIONS RECOMMENDATIONS

Roofs over Bedroom Spaces

501. Our inspection has not revealed any significant defect to the roof structure, however proprietary light timber trusses are known to lack sufficient sideways robustness. Local wind speeds and location of the building can affect the vulnerability of a roof structure to horizontal wind forces.
502. We recommend that consideration should be given to improving the robustness of the roof structure by introducing diagonal timber bracings along the right and left hand pitches.

Flat Roofed Area Over the Central Hub

503. No significant structural defects were identified.

Vaulted Roof Spaces over Communal Areas

504. Except for the roof over the room 005 (Kitchen). Our inspection has not revealed any significant defects or signs of significant distortion to the roof structure. However, at the time of the inspection it was not possible to determine the stability system of the vaulted roof.
505. It is recommended that local intrusive investigations of the roof structure are undertaken to determine the full construction of the roof, the presence of a structural roof diaphragm or horizontal bracing and how the gable walls are tied to the roof structure. Depending on the findings, consideration should be given to improving the robustness of the roof structure by introducing a structural ply diaphragm to the underside and strapping the gable walls to the roof structure using galvanised steel straps at no more than 600mm spacing.

Vaulted Roof Space over the Kitchen

506. Our findings suggest that distortion of the external wall to the kitchen (wall between room 004 and room 005) structure has occurred. This movement is thought to be due to lateral movement of the roof structure and thermal effects.
507. It is recommended that local intrusive investigations of the roof structure are undertaken to determine the full construction of the roof, the presence of a roof diaphragm or horizontal bracing and how the gable walls are tied to the roof structure. Depending on the findings, consideration should be given to improving the robustness of the roof structure by introducing a structural plywood diaphragm to the underside and strapping the gable wall to the roof structure using galvanised steel straps at no more than 600mm spacing. An alternative to the galvanised steel straps is to positively fix the gables to the roof structure using proprietary Helifix Bow Ties or similar.
508. Following the above it is recommended that the cracked mortar joints are raked out, re-pointed and re-assessed in 12 months. Access to the flat roof will be required.

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

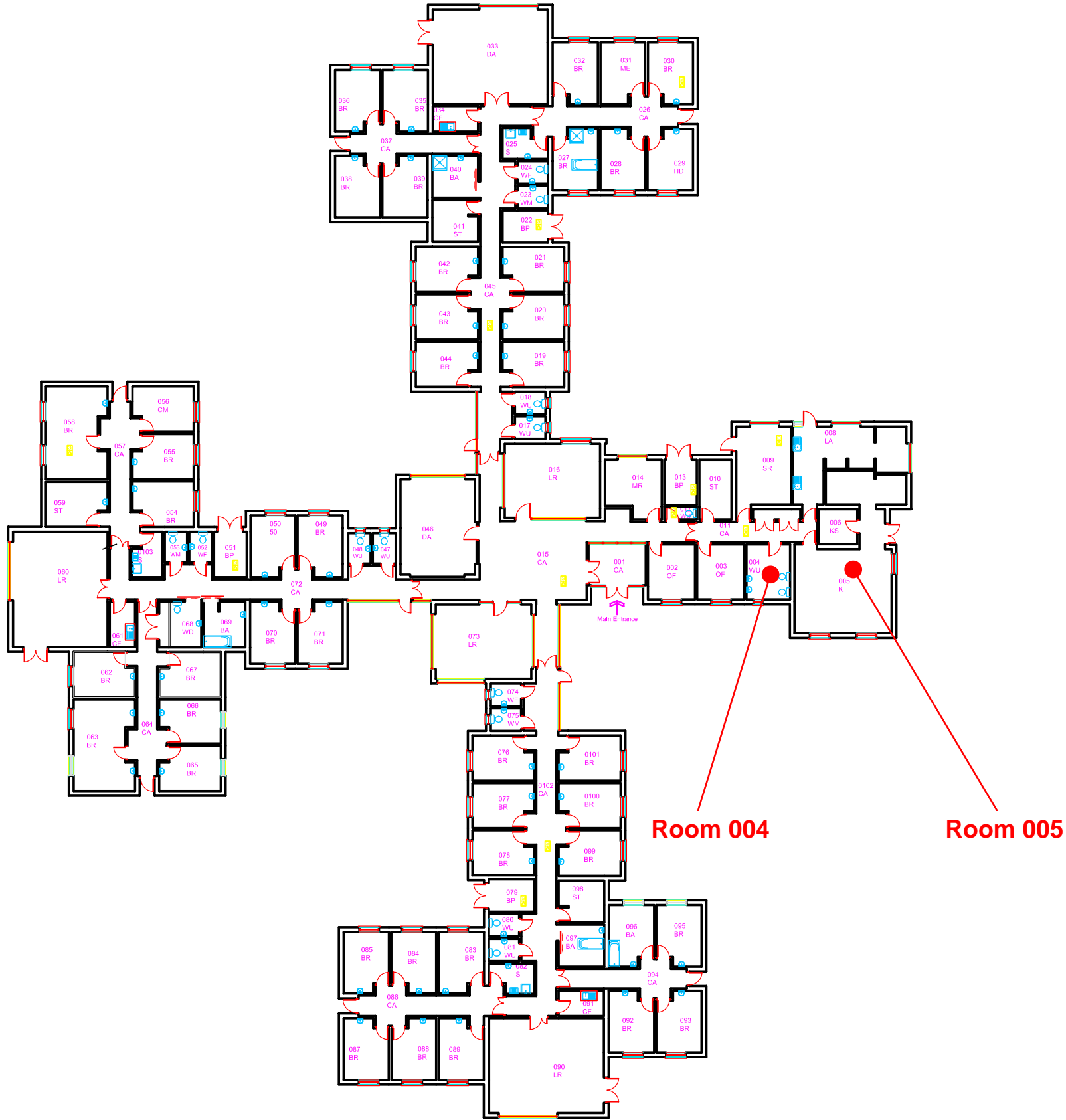
Checked by EN

File Ref: 7754h
Date: 30th November 2018

Appendix A – Key Plan

Project Rowthorne HOP				Job No. 7754h	
Title Plan View				Drawing No./Rev. SK 01	
Drawn by EN	Date 30/11/18	Chk'd by SA	Date 30/11/18	App'd by SA	Date 30/11/18

NOT TO SCALE



Appendix B – Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

Appendix F

Cost Data & Cost Summary Sheets



Condition Ranking				Priority						Type																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY												PREDICTED REPLACEMENT (Years)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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Condition Ranking				Priority						Type						
A				A = Good - Performing as intended and operating efficiently						1	Urgent		E	Environmental		
B				B = Satisfactory - performing as intended, exhibiting minor deterioration.						2	within 2 years		F	Fire Precaution		
C				C = Poor - exhibiting major defects and/or not operating as intended.						3	3 to 5 years		G	Consequential risk		
D				D = Failed - life expired and/or serious risk imminent failure						4	5 to 10 years		H	Health and Safety		
										5	10 to 15 years		I	Further Investigation		
										6	15 to 25 years		L	Loss of Service		
													Q	Energy		
													R	Recommendation		
													S	Security		

ROOM DESCRIPTION				ROOM FABRIC			CONDITION SURVEY												PREDICTED REPLACEMENT (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works							Total	
																		1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42		
Internal	1	Bath / shower rooms	0	Sanitaryware	WHB	Vitreous China	Item	4.00	£525	A	6	H	20	3-5 years	£2,100	In bathrooms - Generally fair condition							£2,100	£2,100	
Internal	1	Bath / shower rooms	0	Sanitaryware	Bath	Height adjustable bath	Item	4.00	£7,500	A	6	H	15	15-25 years	£30,000	Good condition, recently refurbished	Renew						£30,000	£30,000	
Internal	1	Bath / shower rooms	0	Door	Door	Solid veneer faced timber door (single)	Item	5.00	£391	B	5	H	25	10-15 years	£1,955	Appears generally good condition. Bathroom doors do not have own distinguishing colour.	Renew					£1,955		£1,955	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	425.00	£11	B	3	E	5	3-5 years	£4,675	Paint to ceiling, good condition				£4,675				£4,675	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	425.00	£11	A	4	E	5	5-10 years	£4,675	Cyclical redecorations	Cyclical redecorations				£4,675			£4,675	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	425.00	£11	A	5	E	5	10-15 years	£4,675	Cyclical redecorations	Cyclical redecorations					£4,675		£4,675	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	425.00	£11	A	6	E	5	15-25 years	£4,675	Cyclical redecorations	Cyclical redecorations						£4,675	£4,675	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	870.00	£11	B	3	E	5	3-5 years	£9,570	Good condition	Redecorate			£9,570				£9,570	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	870.00	£11	A	4	E	5	5-10 years	£9,570	Cyclical redecorations	Cyclical redecorations				£9,570			£9,570	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	870.00	£11	A	5	E	5	10-15 years	£9,570	Cyclical redecorations	Cyclical redecorations					£9,570		£9,570	
Internal	1	Bedrooms	0	Internal finishes	Decorations	Wallpaper to walls	m2	870.00	£11	A	6	E	5	15-25 years	£9,570	Cyclical redecorations	Cyclical redecorations						£9,570	£9,570	
Internal	1	Bedrooms	0	Internal finishes	Floor finishes	Carpet	m2	425.00	£59	B	4	E	10	10-15 years	£25,075	Generally good condition					£25,075			£25,075	
Internal	1	Bedrooms	0	Internal finishes	Floor finishes	Carpet	m2	425.00	£59	A	6	E	10	15-25 years	£25,075	Cyclical replacement	Cyclical replacement						£25,075	£25,075	
Internal	1	Bedrooms	0	Sanitaryware	WHB	Vitreous China	Item	40.00	£525	B	3	E	20	3-5 years	£21,000	Generally fair condition				£21,000				£21,000	
Internal	1	Bedrooms	0	Sanitaryware	WHB	Vitreous China	Item	40.00	£525	A	6	E	20	15-25 years	£21,000	Cyclical replacement	Cyclical replacement						£21,000	£21,000	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	23.00	£11	B	3	E	5	3-5 years	£253	Generally good condition	Redecorate			£253				£253	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	23.00	£11	A	4	E	5	5-10 years	£253	Cyclical redecorations	Cyclical redecorations				£253			£253	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	23.00	£11	A	5	E	5	10-15 years	£253	Cyclical redecorations	Cyclical redecorations					£253		£253	
Internal	1	Laundry	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	23.00	£11	A	6	E	5	15-25 years	£253	Cyclical redecorations	Cyclical redecorations						£253	£253	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	68.00	£11	B	3	E	5	3-5 years	£748	Generally good condition	Redecorate			£748				£748	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	68.00	£11	A	4	E	5	5-10 years	£748	Cyclical redecorations	Cyclical redecorations				£748			£748	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	68.00	£11	A	5	E	5	10-15 years	£748	Cyclical redecorations	Cyclical redecorations					£748		£748	
Internal	1	Laundry	0	Internal finishes	Decorations	Eggshell paint to walls	m2	68.00	£11	A	6	E	5	15-25 years	£748	Cyclical redecorations	Cyclical redecorations						£748	£748	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Sheet vinyl	m2	23.00	£95	B	3	E	10	3-5 years	£2,185	Generally good condition	Replace			£2,185				£2,185	
Internal	1	Laundry	0	Internal finishes	Floor finishes	Sheet vinyl	m2	23.00	£95	A	6	E	10	15-25 years	£2,185	Cyclical replacement	Cyclical replacement						£2,185	£2,185	
Internal	1	Laundry	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	1.00	£931	B	5	E	25	10-15 years	£931	Generally good condition	Replace					£931		£931	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	20.00	£11	B	3	E	5	3-5 years	£220	Generally good condition	Redecorate			£220				£220	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	20.00	£11	A	4	E	5	5-10 years	£220	Cyclical redecorations	Cyclical redecorations				£220			£220	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	20.00	£11	A	5	E	5	10-15 years	£220	Cyclical redecorations	Cyclical redecorations					£220		£220	
Internal	1	Office	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	20.00	£11	A	6	E	5	15-25 years	£220	Cyclical redecorations	Cyclical redecorations						£220	£220	
Internal	1	Office	0	Internal finishes	Decorations	Eggshell paint to walls	m2	64.00	£11	B	3	E	5	3-5 years	£704	Generally good condition	Redecorate			£704				£704	
Internal	1	Office	0	Internal finishes	Decorations	Eggshell paint to walls	m2	64.00	£11	A	4	E	5	5-10 years	£704	Cyclical redecorations	Cyclical redecorations				£704			£704	
Internal	1	Office	0	Internal finishes	Decorations	Eggshell paint to walls	m2	64.00	£11	A	5	E	5	10-15 years	£704	Cyclical redecorations	Cyclical redecorations					£704		£704	
Internal	1	Office	0	Internal finishes	Decorations	Eggshell paint to walls	m2	64.00	£11	A	6	E	5	15-25 years	£704	Cyclical redecorations	Cyclical redecorations						£704	£704	
Internal	1	Office	0	Internal finishes	Floor finishes	Carpet Tiles	m2	20.00	£95	B	3	E	10	3-5 years	£1,900	Generally fair condition	Replace			£1,900				£1,900	
Internal	1	Office	0	Internal finishes	Floor finishes	Carpet Tiles	m2	20.00	£95	A	6	E	10	15-25 years	£1,900	Cyclical replacement	Cyclical replacement						£1,900	£1,900	
Internal	1	Office	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	1.00	£931	B	5	E	25	10-15 years	£931	Generally good condition	Replace					£931		£931	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	31.00	£11	B	3	E	5	3-5 years	£341	Generally good condition	Redecorate			£341				£341	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	31.00	£11	A	4	E	5	5-10 years	£341	Cyclical redecorations	Cyclical redecorations				£341			£341	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	31.00	£11	A	5	E	5	10-15 years	£341	Cyclical redecorations	Cyclical redecorations					£341		£341	
Internal	1	Storage	0	Internal finishes	Decorations	Emulsion paint to ceiling	m2	31.00	£11	A	6	E	5	15-25 years	£341	Cyclical redecorations	Cyclical redecorations						£341	£341	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	56.00	£11	B	3	E	5	3-5 years	£616	Generally good condition	Redecorate			£616				£616	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	56.00	£11	A	4	E	5	5-10 years	£616	Cyclical redecorations	Cyclical redecorations					£616		£616	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	56.00	£11	A	5	E	5	10-15 years	£616	Cyclical redecorations	Cyclical redecorations					£616		£616	
Internal	1	Storage	0	Internal finishes	Decorations	Eggshell paint to walls	m2	56.00	£11	A	6	E	5	15-25 years	£616	Cyclical redecorations	Cyclical redecorations						£616	£616	

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

Room Description				Room Fabric			Condition Survey												Predicted Replacement (Years)						
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	Condition Rank	Priority	Type	Typical Life from new (Years)	Estimated Remaining Useful Design Life (Years)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	Total	
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42		
Internal	1	Storage	0	Internal finishes	Floor finishes	Carpet Tiles	m2	31.00	£95	B	3	E	10	3-5 years	£2,945	Generally fair condition	Replace			£2,945				£2,945	
Internal	1	Storage	0	Internal finishes	Floor finishes	Carpet Tiles	m2	31.00	£95	A	6	E	10	20-25 years	£2,945	Cyclical replacement	Cyclical replacement						£2,945	£2,945	
Internal	1	Storage	0	Door	Door	Solid veneer faced timber door (single) with vision panel	Item	4.00	£931	B	5	E	25	10-15 years	£3,724	Generally good condition	Replace					£3,724		£3,724	
Internal	1	Electrical Cupboard	1	Electrical Services	Mains Power	Mains Supply Switchgear	Unit rate	1	£3,000.00	C	1	R	25	Urgent	£3,000.00	Main fuse board is nearing the end of its useful life	Replace the existing fuse board with a modern Panel board and install new cable containment from the service head to the new panel board.	£3,000.00							£3,000
Internal	1	Amenity Area	1	Electrical Services	Sub-mains switchgear	Sub distribution wiring and containment systems	Unit rate	1	£3,000.00	C	1	R	25	Urgent	£3,000.00	Review the latest test results and identify all defects	Repair the defects identified by the condition report	£3,000.00							£3,000
Internal	1	Circulation areas	1	Electrical Services	Mains Power Supplies	SWA mains/sub distribution cables.	Unit rate	1	£5,000.00	C	2	R	25	within 2 years	£5,000.00	Replace the existing sub-mains cable supplies to all distribution boards in the building	The existing mains cabling is nearing the end of its useful life and may be short when being reconnected into the new panel board. Cables are already being extended with different colour cables at remote end and the cable should be reinstalled and sized to suit the latest version of BS7671.		£5,000.00						£5,000
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Emergency lighting (Inc. key switch)	Unit rate	40	£200.00	D	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 key test switch.	£8,000.00							£8,000
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	40	£40.00	C	1	R	20	Urgent	£1,600.00	The existing bedroom pendant luminaire should be provided with a dimmable LED lamp and the general lighting supplemented with additional LED recessed down lighters to provide good light levels	Install new LED luminaires to allow for the residents to be able to read and for nursing staff/doctors to be able to carry out medical examinations in the bed rooms.	£1,600.00							£1,600
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	40	£100.00	C	1	R	20	Urgent	£4,000.00	Provision of table lamps in bedrooms	Place a table lamp in each bedroom	£4,000.00							£4,000
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting control and management systems	Unit rate	1	£3,000.00	C	3	R	20	3 to 5 years	£3,000.00	Light switches should be replaced with new switches with colour contrast colour plates and new dimmer switches for the pendant luminaire should be installed.	Replace the existing light switches with new switches.			£3,000.00					£3,000
Internal	1	Bedrooms	1	Electrical Services	Sub-mains switchgear	Switched socket outlet (SSO)	Unit rate	40	£300.00	C	3	R	20	3 to 5 years	£12,000.00	Existing sockets should be raised further off the floor for elderly residents to use easily and the plates should be of a contrast colour to the walls.	Replace the existing small power accessories in the rooms and raise the sockets higher off the floor.			£12,000.00					£12,000
Internal	1	Bedrooms	1	Electrical Services	Protection Systems	Fire Alarm Installations (Inc., call points, sounders and detection)	Unit rate	1	£7,500.00	C	1	R	25	Urgent	£7,500.00	The bedrooms to be provided with a new addressable detector with a sounder and a beacon/VAD.	Update the fire alarm system to be in line with BS5839, the fire alarm system with a new addressable system.	£7,500.00							£7,500
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Emergency lighting (Inc. key switch)	Unit rate	1	£10,000.00	C	1	R	25	Urgent	£10,000.00	The corridors should be provided with illuminated emergency exit signs and installed at all turns and exits from internal rooms.	A review of the current exit signage should be carried out and where the signs do not comply with BS5266, new signs should be installed.	£10,000.00							£10,000
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Unit rate	1	£12,000.00	C	3	R	25	3 to 5 years	£12,000.00	The existing corridor and amenity area luminaires should be replaced with new LED luminaires to improve energy efficiency.	Install new LED luminaires.			£12,000.00					£12,000
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Lighting control and management systems	Unit rate	1	£5,000.00	C	3	R	25	3 to 5 years	£5,000.00	The corridor lighting should be provided with a photocell lighting controls to make use of natural daylight.	all corridor lighting controls should be reviewed and where possible automatic lighting controls should be installed in the corridors.			£5,000.00					£5,000
Internal	1	Corridor	1	Electrical Services	Sub-mains switchgear	Switched socket outlet (SSO)	Unit rate	1	£5,000.00	C	3	R	25	3 to 5 years	£5,000.00	Existing small power outlet plates should be of a contrast colour to the walls.	All corridor small power accessories should be replaced with new accessories with a contrasting colour finish to the wall.			£5,000.00					£5,000
Internal	1	Boiler house BP063	1	Mechanical Services	Heating Plant & Auxiliaries	Heating Pressurisation Unit	Unit rate	2	£1,000.00	C	2	R	20	within 2 years	£2,000.00	2 No pressurisation units which are outdated and should be replaced with latest Mikrofill model as per the other boiler houses.	Replace with new Mikrofill pressurisation unit.		£2,000.00						£2,000
Internal	1	Boiler house	1	Mechanical Services	Heating Plant & Auxiliaries	Dosing Pots	Unit rate	4	£200.00	D	1	R	15	Urgent	£800.00	No dosing pots installed on heating systems.	Dosing pots to be installed on each heating system	£800.00							£800
Internal	1	Boiler house	1	Mechanical Services	Heating Plant & Auxiliaries	Magnetic Filters	Unit rate	4	£200.00	D	1	R	10	Urgent	£800.00	Newer boilers have been installed on existing old heating systems. Magnetic filters should be installed to protect boilers/pumps	Magnetic filters to be installed on each heating system	£800.00							£800
Internal	1	Boiler house	1	Mechanical Services	Heating Plant & Auxiliaries	Pressure relief discharges/Tundish	Unit rate	16	£125.00	D	1	H	20	Urgent	£2,000.00	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.	£2,000.00							£2,000
Internal	1	Boiler house	1	Mechanical Services	Heating Plant & Auxiliaries	Expansion Vessels	Unit rate	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.	£1,250.00							£1,250
Internal	1	Boiler house	1	Mechanical Services	Heating Distribution	Heating Services Thermal Insulation	Unit rate	4	£350.00	D	1	Q	30	Urgent	£1,400.00	Heating pipework within boiler houses have no insulation on the majority of pipework.	Install thermal insulation on all heating pipework within boiler houses.	£1,750.00							£1,750
Internal	1	Throughout	1	Mechanical Services	Heating Distribution	Heating Distribution Pipework	Unit rate	1	£30,000.00	C	3	R	25	3 to 5 years	£30,000.00	Existing distribution is coming to end of life and is a one pipe heating circuit throughout.	Replace existing one pipe heating distribution system with a new 2 pipe heating distribution system.			£30,000.00					£30,000
Internal	1	Throughout	1	Mechanical Services	Heating Distribution	Radiators	Unit rate	100	£500.00	C	3	R	20	3 to 5 years	£50,000.00	Existing panel and LST radiators are now at end of life and looking very tired and outdated.	Replace all existing radiators with new LST radiators and thermostatic mixing valves.			£50,000.00					£50,000
Internal	1	Boiler house	1	Mechanical Services	Heating Controls	BMS	Unit rate	4	£2,500.00	C	3	R	20	3 to 5 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
Internal	1	Boiler house	1	Mechanical Services	Hot Water Plant & Equipment	Calorifiers	Unit rate	4	£2,000.00	B	3	R	20	3 to 5 years	£8,000.00	The calorifiers are coming to the end of their life and are no longer manufactured.	We would recommend to look at replacing the existing calorifiers with new more energy efficient models.			£8,000.00					£8,000

Condition Ranking	
A	A = Good - Performing as intended and operating efficiently
B	B = Satisfactory - performing as intended, exhibiting minor deterioration.
C	C = Poor - exhibiting major defects and/or not operating as intended.
D	D = Failed - life expired and/or serious risk imminent failure

Priority	
1	Urgent
2	within 2 years
3	3 to 5 years
4	5 to 10 years
5	10 to 15 years
6	15 to 25 years

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

Room Description				Room Fabric			Condition Survey											Predicted Replacement (Years)									
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity	Standard Rate	CONDITION RANK	PRIORITY	TYPE	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1					15-25		Total		
																		PREDICTED REPLACEMENT (Years)									
																		1	1-2	3-5	5-10	10-15	15-25				
																		Priority 1 - 2018/19	Priority 2 - 2019/20	Priority 3 - 2021/23	Priority 4 - 2023/28	Priority 5 - 2028/33	Priority 6 - 2033/42				
Internal	1	Kitchen	1	Mechanical Services	Mechanical Ventilation	Kitchen Extract Canopies and ventilation system.	Unit rate	1	£15,000.00	D	1	R	25	Urgent	£10,000.00	There are no kitchen extract canopies currently installed within the kitchen and the ventilation system is not to current standards.	The kitchen is outdated and not to current standards and a kitchen ventilation system and extract canopy should be installed.	£10,000.00						£10,000			
Internal	1	Throughout	1	Mechanical Services	Hot & Cold Water Distribution Services	Hot and Cold Water Pipework	Unit rate	1	£25,000.00	C	3	R	25	3 to 5 years	£25,000.00	Existing distribution is coming to end of life.	Replace existing hot and cold water distribution system with a new.		£25,000.00					£25,000			
External	1	Walkways/es cape routes	G	Electrical Services	Lighting Systems	Lighting and luminaires (external)	Unit rate	1	£12,500.00	C	2	R	20	within 2 years	£12,500.00	Around the external walkways there are emergency luminaires over the exit doors but there area areas of walkway with no illumination, general and emergency illumination should be installed especially where there is a change in direction or a very narrow walkway.	Install general external luminaires around the building to illuminate the escape routes, luminaires to be controlled by photocells and provided with 3 hour emergency battery back-up.		£12,500.00				£12,500				
Internal	1	Bedroom Corridors	G	Electrical Services	Communication Services	Communication systems	Unit rate	8	£300.00	C	3	R	25	3 to 5 years	£2,400.00	Wi-Fi access to the internet for all bedrooms	Install 2 No IT/Data cables from the data rack to each of the bedroom corridors and install a Wi-Fi module in each corridor.		£2,400.00				£2,400				
Internal	1	Throughout	G	Mechanical Services	Heating Distribution	Fan Convector	Unit rate	7	£1,500.00	B	2	R	20	within 2 years	£10,500.00	Fan convectors hearing the end of their useful life	replace the existing fan convectors with new units.		£10,500.00				£10,500				
																		Priority Totals	£54,765	£77,221	£223,862	£141,143	£302,962	£456,367			
																		Overall Total					£1,256,321				

Item	Description of Work	Quantity	Unit	Cost	Total Cost
	Rowthorne HOP - 25 Yr Master Cost Plan				
1.00	Preliminaries	1	Item	£0.00	£0.00
2.00	Ceilings	1	Item	£0.00	£0.00
3.00	External walls, windows & Doors	1	Item	£142,402.00	£142,402.00
4.00	Floors and Stairs	1	Item	£146,358.00	£146,358.00
5.00	Internal Walls & Doors	1	Item	£85,582.00	£85,582.00
6.00	Redecorations	1	Item	£133,729.00	£133,729.00
7.00	Roofs	1	Item	£291,737.00	£291,737.00
8.00	Sanitary Services	1	Item	£98,208.00	£98,208.00
9.00	Fixed Furniture and Fittings	1	Item	£10,040.00	£10,040.00
9.00	External Areas	1	Item	£102,165.00	£102,165.00
10.00	Mechanical Services	1	Item	£152,100.00	£152,100.00
11.00	Electrical Services	1	Item	£94,000.00	£94,000.00
12.00	Sub-total				£1,256,321.00
13.00	Preliminaries People and Equipment (Based on 15%)				£188,448.15
14.00	Preliminaries Site Specific Costs (scaffold etc,,)				£30,000.00
15.00	Provisional Uplift for Sectional Works @ 25%				£368,692.29

16.00	Sub-total				£1,843,461.44
17.00	Pre Construction costs:EMPA @ 3.25%				£0.00
18.00	Sub-total				£1,843,461.44
19.00	Contractor Management Fee @ 3.25%				£0.00
20.00	Sub-total				£1,843,461.44
21.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£276,519.22
22.00	Sub-total				£2,119,980.65
23.00	Risk Allowance @ 10%				£211,998.07
24.00	Client Contingency @10%				£211,998.07
25.00	Sub-total				£2,543,976.78
26.00	Professional fees, surveys and stat fees (15%)				£381,596.52
27.00	Total Construction Cost				£2,925,573.30

Note: All costs to be read in conjunctions with the list of assumptions and clarifications as defined within the report, as well as the information detailed within the report wording.

Note: Provisional uplift of 25% for sectional works included. Actual uplift would need to be established on a site by site basis based on the site layout, extent of works required and the practicalities of undertaking that works with minimal disruption.



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