

DERBYSHIRE COUNTY COUNCIL

# The Spinney HOP

## Condition Survey

November 2018



FAITHFUL  
GOULD





Document Status					
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# Contents

1.0	INTRODUCTION .....	4
2.0	CONDITIONS OF THE REPORT .....	5
3.0	INSPECTOR'S ADVISORY NOTES / INFORMATION .....	7
4.0	WRITTEN CONDITION REPORT .....	11
5.0	CONDITION DATA .....	15
6.0	APPENDICES .....	16





## 1.0 INTRODUCTION

### 1.1 CONDITION SURVEY

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

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

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

### 1.2 SCOPE OF SURVEY

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

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

The following items are not included: -

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

### 1.3 SUMMARY OF ESTIMATED COSTS

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





## 2.0 CONDITIONS OF THE REPORT

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

### 2.1 IMPROVEMENTS

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

### 2.2 STRUCTURE

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

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

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

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

### 2.3 ASBESTOS

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

### 2.4 FIRE PRECAUTIONS

The survey has not considered the resistance of the building to fire, the operation of extinguishers, and the adequacy of means of escape or of the fire precautionary or alarm systems. The survey has not inspected the 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	<b>A</b>
Reasonably sound, only routine maintenance required.	<b>B</b>
Significant deterioration, subject to leaking.	<b>C</b>
Extensive problems, severe water penetration, cannot be maintained effectively	<b>D</b>

##### Example 2 - Heating Boiler

###### Condition Grade

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





### 3.5 PRIORITY GRADING

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

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

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

### 3.6 REPAIR TYPE CATEGORISATION

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

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





## 4.0 WRITTEN CONDITION REPORT

### 4.1 **Site**

The Spinney HOP is a 38-bedroom care home situated in Brimington, 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, staff and circulation areas to the ground floor with a small section of two storey comprising two flats.

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

The site has limited onsite parking adjacent the main entrance, having a marked ambulance bay and a disabled parking bay, with the remaining parking bays unmarked, but suitable for approximately 8 cars.

There is a service road providing access for deliveries.

To the east and west elevations of the property are the garden areas for the residents.

Generally, the site is provided with perimeter footpaths around the building and soft landscaped infills.

### 4.2 **Main Block**

#### **Fabric**

The building is predominately single storey, with two flats on the first floor. It is thought to be early 1970's construction and was occupied as a residential care home at the time of the survey. It has duo pitched roof over the two-storey section, with a combination of mono pitched and flat roofs elsewhere with clay brick walls, patent glazing to north lights, PVCu double glazed windows and doors to the remaining elevations.

#### **Condition**

##### **Roofs**

The building has a combination of mono and duo pitched timber roofs with assumed timber trussed rafters throughout, covered with plain concrete tiles, timber fascia and soffits.

The roof pitches appeared predominately flat with no major defects evident to the tiles or roofline, but the tiles are nearing the end of their useable life and likely to need replacement within 15 years.

The flat roofs are covered with mineral felt and predominately in good condition and appears to have been recovered fairly recently, though there is a section of roof which is likely to require replacement within 5 years.

##### **Rainwater Goods**

The rainwater goods are powder coated aluminium and generally appear to be in a good condition, its likely they will not require renewal for around 20 years.





## **External Walls**

The superstructure is formed with cavity walls with two courses of blue bricks below the PVC DPC level. The external skin is clay brickwork with cement mortar pointing, the cavity is assumed to be 100mm, and assumed to be insulated given the buildings age, then finished internally with a blockwork and plaster.

Generally, the external walls were performing as intended for a building of this age and construction, only exhibiting minor weathering, areas of minor low-level damp and staining of brickwork.

## **Windows and External Doors**

The windows and doors are all double glazed PVCu, they are in a good condition with no defects to speak of other than minor weathering. These will not be due replacement for about 20 years.

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 plasterboard and skim with a paint finish throughout, all are generally in a good condition with only minor defects evident.

### **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 and require renewal.

### **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 with the majority assumed to be fire rated. 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 fire doorsets for compartmentation with glazed vision panels.

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.

All doorsets appear to be performing generally well and most are likely to last around 10 years before replacement is required.





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.

### **Decorations**

The building is generally provided with paint to ceilings, walls, and use and gloss painted woodwork with varnish 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**

Each bedroom has an en-suite facility with, shower, toilet and washbasin. There was ambulant disabled toilets, 1nr wheelchair accessible toilet and 4nr bathrooms available to all users. There was a further 5nr personal bathrooms for residents and 2nr baths in the flats on the first floor. The bathrooms for residents had height adjustable baths, and all appeared in a good condition, though the baths in the flats were not height adjustable and the bathrooms were in need of refurbishment.

### **Fixture and fittings**

The bedrooms are populated with standard timber storage cupboards, wardrobe, mirrors and shelves and all appeared to be in a generally good condition.

The staff areas are populated with further storage facilities, desks etc and their condition is also generally good condition and acceptable.

## **4.3**

### **External Areas**

The site has tarmac car parking for approximately 8 cars near the front entrance with hatched markings for ambulances and 1nr marked disabled parking bay. The car park tarmac appeared in a generally fair condition, with some potholes and deterioration of the tarmac surfacing in places and is likely to require resurfacing in around 15 years.

Throughout the site there are tarmac footpaths which interlink recreational areas, landscaped areas and access roads and all are in a good condition and like the car park likely due for replacement in around 15 years.

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.

## **4.4**

### **Summary of fabric**

The building is light, airy, well decorated with good facilities and the external areas are well landscaped with appealing planting.

The building itself exhibits typical minor weathering to brickwork and mortar and no indication of significant defects.

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 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

<b>Survey Date:</b>	15th November 2018
<b>Property:</b>	The Spinney HOP
<b>Building:</b>	1
<b>Block:</b>	1
<b>Client Organisation:</b>	Derbyshire County Council
<b>Overall Volume m3:</b>	-
<b>Overall area m2:</b>	1360m2
<b>Number of floors:</b>	2

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

### Summary Overview

<b>Functional Suitability:</b>	The functionality of the building as a care home is considered unacceptable when compared to current standards. The design of the building in the 1970's was specifically tailored for its use, however some areas such as bedrooms, toilets and circulation etc fall short of the current requirements but the regulations require that if it didn't meet the requirements before 31st March 2002 it is deemed acceptable.
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<b>Space Utilisation:</b>	The building had specific purposes related to each room i.e. kitchen, lounge, residential, so the impression is it was well utilised as a care home. The second floor flats were both in poor condition and unsuitable for use. The flats should be considered as administration or office space, though both would require a full refurbishment prior to use as such.
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<b>Quality:</b>	The quality of the site is generally acceptable, reasonably decorated but dated and would benefit from a programme of modernisation internally. Externally the recreational areas could be reviewed to make more of the external spaces.
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<b>Statutory Compliance:</b>	<p>The building is provided with a new, modern, fully addressable fire alarm system.</p> <p>The fire alarm system is currently an L1 + M including all necessary interfaces with doors holds, automatic detectors etc. VAD's have not been installed for the hard of hearing and these should be installed in Bedroom's and Communal areas. Concerns are raised on the fire alarm audibility for sleeping accommodation, an audibility test should be carried out and additional sounders installed if necessary.</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>No hearing loops are installed. 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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<b>Environmental Management:</b>	The EPC rating for the site is F which could be improved upon. Even though the building has double-glazed window and door units and relatively new boilers, other measures could be taken in the form of improving the amount of insulation in the roof space, installing insulation on all pipework, replacing calorifiers with more energy efficient units possible tied into an installation of solar heating, install PV tiles and the replacement of existing outdated lighting with dimmable LED light fittings.
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<b>Statutory Compliance Costs:</b>	<b>£32,700.00</b>
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(Contraventions of statutory compliance: immediate action recommended)

### Items of immediate concern

ITEM	DESCRIPTION
<b>Fire Alarm</b>	<p>VAD's need installing in all bedrooms and communal areas.</p> <p>The fire exit signage requires updating.</p> <p>Emergency lighting requires updating.</p> <p>Hearing loops to be installed</p>



# Functional Suitability Survey

Survey Date:	15th November 2018	Organisation/Name	Derbyshire County Council
Property:	The Spinney HOP	Overall Volume:	-
Building:	1	Overall area	1360m2
Block:	1	Number of floors	2

## CLASSIFICATION CATEGORY:

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

## 1 DETAILED ASSESSMENT

1.1	INTERNAL SPACE RELATIONSHIPS (STANDARD 20 & 23)	RANK	COMMENTS (if C or D)
a	20.1 4.1m2 communal space per service user	B	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	B	Unknown the variety of activities but the living and dining rooms were smoke free.
c	20.3 Outdoor space is provided and accessible for all, with seating and deisgn to meet all needs	B	Access and egress could be improved, external spaces uses limited areas.
d	Outdoor space accessible/designed to meet user requirements	C	Narrow paths around site
e	Where intermediate care is provided, dedicated space is available for this services group	B	Unknown
f	Lighting in communal 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 - Single bedrooms provide 12m2 post 2002 or 10m2 existing usable floor area pre 2002	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	A	Small number of larger and en suites bedrooms provide 12m2 each.
i	Bedroom dimension/layout allow access to either side bed	C	Bedrooms undersized but beds on wheels to provide access either side.
j	Shared bedrooms rooms at least 16m2	N/A	N/A
h	80% room single	A	

## 1.2 SUPPORT FACILITIES (standard 21)

		RANK	COMMENTS (if C or D)
a	Accessible toilets for users, clearly marked and close to communal areas	B	Two toilets in centralised areas of each wing.
b	Ratio 1 assisted bath/shower to 8 users	A	1 bathroom per 8
c	Each user has a toilet close to private accomodation	B	only 5 residents have en suite faciulty, the remaining use the toilets on each wing.
d	Ensuite to all post 2002 homes	B	5 residents have en suite facility, the remaining use the toilets on each wing.
e	Ensuite facilities should be accessible for wheelchair users if the room is designated a wheelchair room	B	5 residents have en suite facility unknown if used by whelchair users but facilities in place.
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	Logical layout
b	Routine maintenace up to date and records kept.	A	
c	Grounds clean and tidy	B	leaves and moss to some footpaths
d	19.4 Physical environment compliance	B	No major defects
e	Complies with fire and environmetal legislation	C	VAD's need installing on Fire alarm system and audibility tests required..
f	Use of CCTV restricted to entrance	C	No CCTV

## 2 ASSESSMENT OF OVERALL EFFECTIVENESS

B

## 3 ADDITIONAL COMMENTS: None



# Space Utilisation Survey

Survey Date:	15th November 2018	Organisation/Name	Derbyshire County Council
Property:	The Spinney HOP	Overall Volume:	-
Building:	1	Overall area	1360m2
Block:	1	Number of floors	2

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

1	<p><b>CURRENT USE</b> How intensively is the space being used at time of survey? List below any rooms or areas within the dept. / facility not used to optimum capacity How efficient is the existing space?</p> <div style="border: 1px solid black; padding: 5px;"> <p>The nature of the building and the buildings design uses the space effectively for a building constructed pre 2002. There are 4nr residential 'wings' each with private bedrooms, lounge area, toilet facilities and bathrooms with 5nr bedrooms with en-suite facilities. There is also a central area which houses the offices and kitchen with 2nr flats above.</p> <p>The two flats are located on the first floor and both are dilapidated and used only for storage. It could be argued that this is under-utilised and that it could be more useful as offices, freeing up space on the ground for for the rooms to be refurbished to create further residential suites etc however both flats require full refurbishment prior to doing so.</p> </div>
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2	<p><b>USE OVER TIME</b> How does usage vary over time (that is, over a working day or week)</p> <table border="1" style="display: inline-table; vertical-align: top;"> <thead> <tr> <th></th> <th>AM</th> <th>PM</th> </tr> </thead> <tbody> <tr><td>Monday</td><td>-</td><td>-</td></tr> <tr><td>Tuesday</td><td>-</td><td>-</td></tr> <tr><td>Wednesday</td><td>-</td><td>-</td></tr> <tr><td>Thursday</td><td>-</td><td>-</td></tr> <tr><td>Friday</td><td>-</td><td>-</td></tr> <tr><td>Saturday</td><td>-</td><td>-</td></tr> <tr><td>Sunday</td><td>-</td><td>-</td></tr> </tbody> </table> <table border="1" style="display: inline-table; vertical-align: top; margin-left: 20px;"> <tr><td><b>All</b></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	-	-	<b>All</b>	<u>Weekday</u>	<u>Weekend</u>	<u>Other comment</u>	N/A
	AM	PM																												
Monday	-	-																												
Tuesday	-	-																												
Wednesday	-	-																												
Thursday	-	-																												
Friday	-	-																												
Saturday	-	-																												
Sunday	-	-																												
<b>All</b>																														
<u>Weekday</u>																														
<u>Weekend</u>																														
<u>Other comment</u>																														
N/A																														

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

Survey Date:	15th November 2018	Organisation/Name	Derbyshire County Council
Property:	The Spinney HOP	Overall Volume:	-
Building:	1	Overall area	Approx 1360m2
Block:	1	Number of floors	2

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

Amenity		
	RANKING	General comments
First impressions of entrance/reception areas are welcoming?	B	Functional
Attractive Reception and resident areas?	B	Dated but functional
Privacy and dignity issue have been addressed?	B	Private rooms for each resident throughout
Overall comfort and entertainment for residents?	B	Social rooms available on each block
Toilet facilities are well Provided?	B	Toilet facilities are available on each block but only 5 bedrooms have en-suite.
Appropriate Storage Provision has been made?	B	Wardrobe and drawers available in each room. Staff have rooms dedicated for storage.
Disabled users are catered for?	C	Accessible toilets available for each block, only 1nr disabled accessible toilet in the building.
Appropriate facilities are provided for visitors?	B	WC's available for staff and visitors
Seating and lounge areas are sufficient?	B	Each wing has lounge areas in place for each block and a larger lounge area near the main entrance.
Appropriate safety and security measures are in place?	C	Building requires VAD's on fire alarm system installing, emergency lighting, illuminated signage updating and a CCTV system installed.
Suitable signage is visible, legible and consistent?	C	The illuminated exit signage and fire exit signage requires a review and updating.
Adequate dining facilities?	B	Each wing has a dining area.
Adequate refreshment facilities?	B	Each dining room has a kitchenette for making hot and cold drinks.

Comfort engineering		
Artificial lighting enhances overall design?	C	Lighting not LED and manually switched.
Is the heating/cooling system sufficient and useable?	B	Heating is suitable but the pipework is aged and consider replacement with new LST's in the future.
Is the ventilation system sufficient and useable?	B	Ventilation is sufficient and kitchen ventilation is compliant. Some toilet extract fans need checking for operation.
Acoustic privacy is achieved?	A	The building internal walls are masonry and therefore deemed to provide a suitable acoustic
Noise levels are acceptable?	A	The building was occupied and noise levels was at a satisfactory level.
Persistent odours are absent?	B	No odours noticeable on site.

Design		
Colour is creatively and therapeutically used for definition and variety?	C	Colour scheme is dated, busy and unattractive. Some areas may not have the required LRV contrast of 30 points.
Landscaping is attractive?	B	Predominately grassed areas, and has gravel around external seating areas, there are limited pot plants and flowers etc.
Planting is optimised for all seasons?	B	Plants not flowering due to time of year
Natural daylight is used to optimum effect?	B	Natural daylight is evident in corridors, restricted natural lighting in social areas and bedrooms
Appropriate finishes are used for floors, ceilings and walls?	C	Some finishes appear to not provide suitable LRV values between elements and decorations can be busy and dated.
Furniture co-ordinates well with overall design?	B	Furniture choice is appears domestic in appearance
Art and craft work is integrated into overall design?	C	No evidence onsite
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?	B	Limited views available from external seating areas, more use of external space could be provided. Limited views from bedrooms and communal areas, though these are restricted by the external surrounds.

<b>OVERALL RANKING</b>	<b>B</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:	May 2018	Comment:	FRA is upto date					
Item	Rating	Estimated Backlog Cost (£)	Comment						
COMPARTMENTATION	A	£0.00	The inspection was not an intrusive survey, however no major issues were noted.						
FIRE DOORS	A	£0.00	Fire doors are evident at various locations throughout the site e.g. resident bed-rooms and plant-rooms. The doors all had automatic hold-open devices, however during the time of survey electricians were onsite and therefore it was not possible to ascertain if they work. 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	£5,000.00	The fire alarm system needs VAD/s installing throughout for persons with hearing impairments, an audibility test is required with possible additional sounders. Emergency lighting needs installing/updating and						
TEXTILES AND FURNITURE	A	£0.00	Generally acceptable but all wallpaper should be considered of removal as it is flammable and can cause fire spread.						
STORAGE FLAMMABLE SUBSTANCES	A	£0.00	All COSHH materials stored in a locked cupboard with keypad entry						
COMPLIANCE WITH FIRECODE (Survey in place)	C	£17,600.00	A signage update is required for illuminated exits signs at all fire escape routes. Emergency lighting needs installing/updating throughout.						
2. HEALTH & SAFETY			HEALTH & SAFETY Ranking		B				
Health and Safety Risk Assessment	Date:	Unknown	Comment:	N/A					
Item	Rating	Estimated Backlog Cost (£)	Comment						
ELECTRICAL SERVICES, SUPPLY AND DISTRIBUTION (PAT and Fixed wire)	C	£5,500.00	The main distribution board and general distribution boards are at the end of life and need replacing.						
ASBESTOS	A	£0.00	Asbestos survey onsite						
CONTROL OF LEGIONELLA	A	£0.00	Control of legionella related information available onsite						
HEALTH AND SAFETY AT WORK ETC ACT 1974 (Lighting/ Falls/ Ladders / Safety Glazing/ Gas/ Ventilation/ Lifts) (HIGH LEVEL SURVEY)	B	£0.00	No obvious issues						
FOOD HYGIENE (Certificate)	C	£0.00	Logged on the computer no certificate visible during survey.						
COSHH REGS (Information / storage)	A	£0.00	All COSHH materials stored in a locked cupboard with keypad entry						
PRESSURISED SYSTEMS (Written scheme in place + monitored)	NA	£0.00	N/A						
M+O OF EQUIPMENT IN CONFINED SPACES (Access/ Ventilation/ Signage)	NA	£0.00	N/A						
SURFACE TEMPERATURE OF HEAT EMITTING DEVICES (Exposed pipework in reach (Boxing/ Guards)	C	£4,600.00	Existing heating system and radiators in a fair condition, small areas of pipework not boxed in or insulated. Boxing to be provided and pipework insulated.						
3. EQUALITY ACT 2010			DDA Ranking		B				
Access Audit	Date:	Unknown	Comment:	N/A					
	Rating	Estimated Backlog Cost (£)	Comment						
Car Park	A	£0.00	1nr disabled spaces in the car park, remaining car park spaces unmarked.						
Main Entrance	B	£0.00	The main entrance double doorset is not powered, which may pose awkward for ambulance crews.						
External Stairs	A	£0.00	No external stairs located on site						
Means of Escape	B	£0.00	External means of escape routes are unfit.						
Reception Area and Lobbies	A	£0.00	The reception area had an obvious reception counter, was clean and clear.						
Corridors and Circulation Areas	B	£0.00	The corridors are not currently 1800mm, which is the recommended width for two wheelchairs to pass each other but not able to create easily						
Internal Doors	A	£0.00	Internal doors are generally an adequate width for wheelchair access.						
Cost Total (B)						£32,700.00			

## SUMMARY - FIRE, HEALTH & SAFETY AND EQUALITY ACT 2010 (Costs below are taken from the Condition Data)

	Total	A	B	C	D	E
Fire	0.00	0.00	0.00	22,600.00	0.00	0.00
Health and Safety	0.00	0.00	0.00	10,100.00	0.00	0.00
DDA	0.00	0.00	3,500.00	0.00	0.00	0.00
<b>TOTAL</b>	0.00	0.00	3,500.00	32,700.00	0.00	0.00

## OVERALL STATUTORY RANKING

B

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)



# Energy Survey

Survey Date:	15th November 2018	Organisation/Name	Derbyshire County Council
Property:	The Spinney HOP	Overall Volume:	-
Building:	1	Overall area	1360m2
Block:	1	Number of floors	2

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

Energy usage for this block	Heating - 338 kWh/m2/year Electricity - 102 kWh/m2/year
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Ranking for this block	<b>E (104)</b>
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## Energy saving solutions onsite:-

Windows and doors are all double-glazed aluminium or uPVC units  
New energy-efficient boilers are evident onsite  
Some LEDs are also evident onsite

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

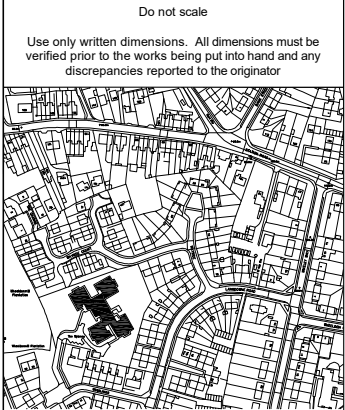
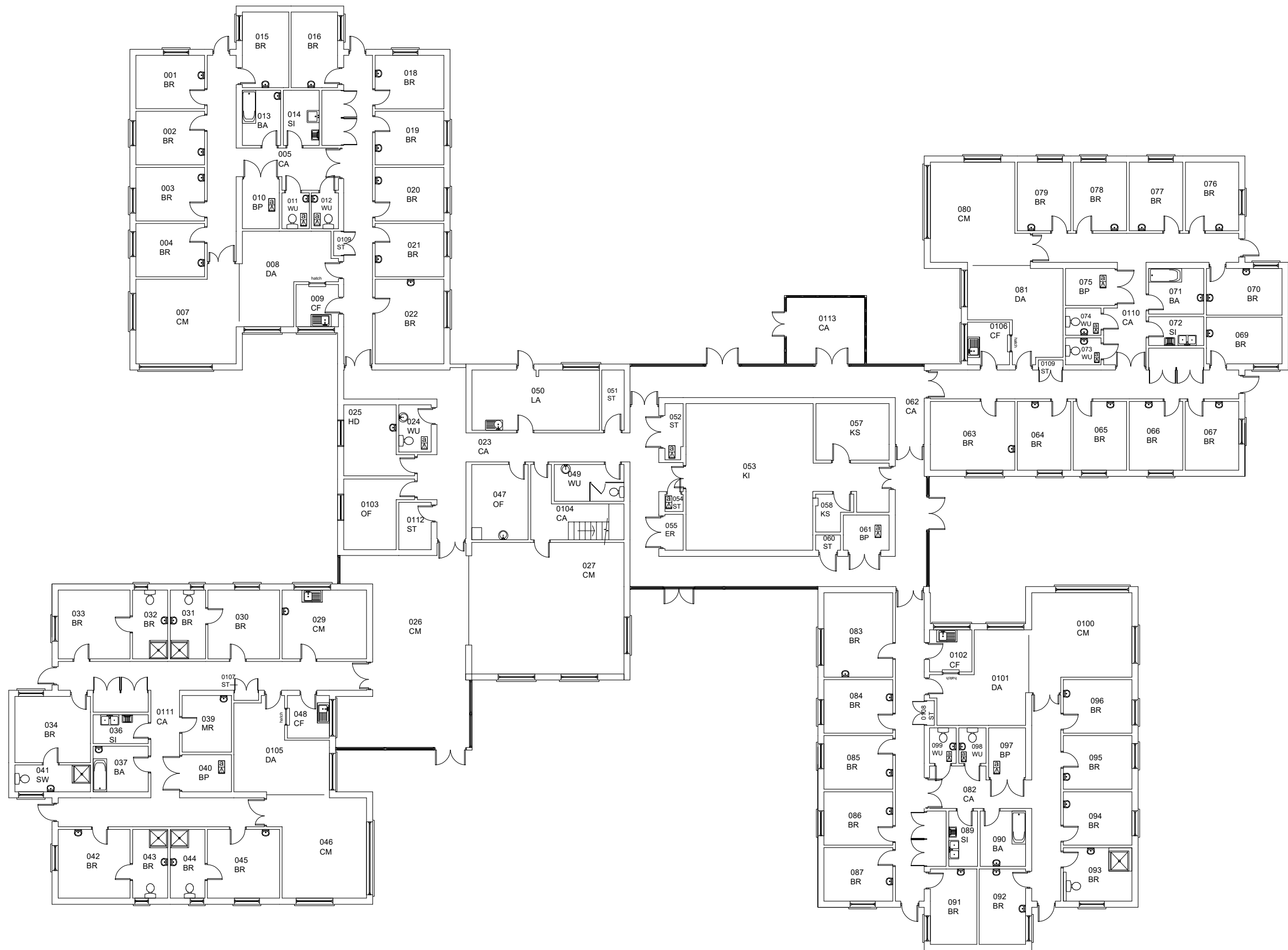


# Appendix B

## Building Floor Plan Drawings and Room Data Sheet







LOCATION / KEY PLAN  
N.T.S.

General Notes

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

**Derbyshire County Council**  
Corporate Resources

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

Project  
**THE SPINNEY  
H.O.P**

UPRN Number

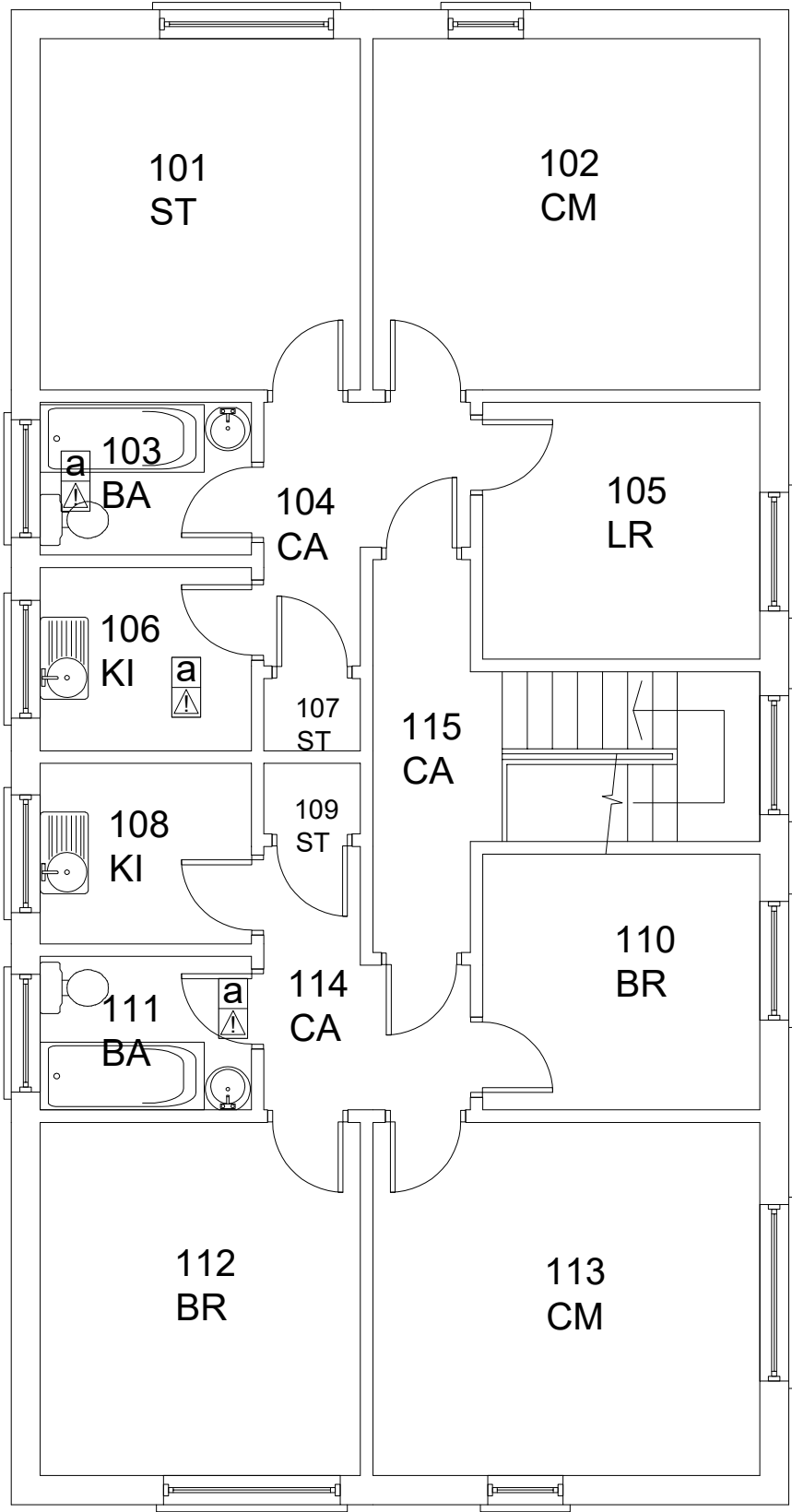
Drawing Number  
**1641/01/01-GF/B/D001**

Revision

Title  
**SITE 01  
BLOCK 01  
GROUND FLOOR**

Scale <b>1:100</b>	Drawn <b>NSB</b>	Checked
Original Size <b>A1</b>	Date <b>2.7.08</b>	Date
Status <b>A</b>		





Do not scale

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

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

Project	
THE SPINNEY H.O.P	
UPRN Number	
Drawing Number	Revision
1641/01/01-A/B/D001	

Title

SITE 01  
BLOCK 01  
FIRST FLOOR

Scale	Drawn	Checked
1:100	NSB	
Original Size	Date	Date
A4	2.7.08	

Status

A



UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Use	Room Type	Gross Area (sq.M)	Width	Length
1641-01	Spinney HOP, The	01	0	001	Social Services - Leonard Cheshire	Bedroom [X]	8.86	2.62	3.38
1641-01	Spinney HOP, The	01	0	002	Social Services - Leonard Cheshire	Bedroom [X]	8.86	2.62	3.38
1641-01	Spinney HOP, The	01	0	003	Social Services - Leonard Cheshire	Bedroom [X]	8.86	2.62	3.38
1641-01	Spinney HOP, The	01	0	004	Social Services - Leonard Cheshire	Bedroom [X]	8.86	2.62	3.38
1641-01	Spinney HOP, The	01	0	005	Social Services - Leonard Cheshire	Circulation [X]	23.23	0	0
1641-01	Spinney HOP, The	01	0	007	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	21.95	0	0
1641-01	Spinney HOP, The	01	0	008	Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	17.38	0	0
1641-01	Spinney HOP, The	01	0	009	Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	4.31	2.06	2.09
1641-01	Spinney HOP, The	01	0	010	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	4.72	1.88	2.51
1641-01	Spinney HOP, The	01	0	0100	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	21.95	0	0
1641-01	Spinney HOP, The	01	0	0101	Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	17.38	0	0
1641-01	Spinney HOP, The	01	0	0102	Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	4.28	2.05	2.09
1641-01	Spinney HOP, The	01	0	0103	Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	9.88	0	0
1641-01	Spinney HOP, The	01	0	0104	Social Services - Leonard Cheshire	Circulation [X]	10.07	0	0
1641-01	Spinney HOP, The	01	0	0105	Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	17.38	0	0
1641-01	Spinney HOP, The	01	0	0106	Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	4.26	2.05	2.08
1641-01	Spinney HOP, The	01	0	0107	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	0.55	0.45	1.23
1641-01	Spinney HOP, The	01	0	0108	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	0.55	0.45	1.23
1641-01	Spinney HOP, The	01	0	0109	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	0.55	0.45	1.23
1641-01	Spinney HOP, The	01	0	011	Social Services - Leonard Cheshire	Toilets - Unisex [X]	2.35	1.34	1.75
1641-01	Spinney HOP, The	01	0	0110	Social Services - Leonard Cheshire	Circulation [X]	23.23	0	0
1641-01	Spinney HOP, The	01	0	0111	Social Services - Leonard Cheshire	Circulation [X]	45.91	0	0
1641-01	Spinney HOP, The	01	0	0112	Social Services - Leonard Cheshire	Storage [Pri-G,NS] [Sec-G,NS]	3.67	1.58	2.32
1641-01	Spinney HOP, The	01	0	0113	Social Services - Leonard Cheshire	Circulation [X]	12.45	3.25	3.83
1641-01	Spinney HOP, The	01	0	0114	Social Services - Leonard Cheshire	Circulation [X]	33.23	0	0
1641-01	Spinney HOP, The	01	0	0115	Social Services - Leonard Cheshire	Circulation [X]	21.30	0	0
1641-01	Spinney HOP, The	01	0	0116	Social Services - Leonard Cheshire	Storage [Pri-G,NS] [Sec-G,NS]	2.53	0	0
1641-01	Spinney HOP, The	01	0	0117	Social Services - Leonard Cheshire	Circulation [X]	21.30	0	0
1641-01	Spinney HOP, The	01	0	0118	Social Services - Leonard Cheshire	Storage [Pri-G,NS] [Sec-G,NS]	2.53	0	0
1641-01	Spinney HOP, The	01	0	0119	Social Services - Leonard Cheshire	Storage [Pri-G,NS] [Sec-G,NS]	2.53	0	0
1641-01	Spinney HOP, The	01	0	012	Social Services - Leonard Cheshire	Toilets - Unisex [X]	2.35	1.34	1.75
1641-01	Spinney HOP, The	01	0	0120	Social Services - Leonard Cheshire	Circulation [X]	21.30	0	0
1641-01	Spinney HOP, The	01	0	0121	Social Services - Leonard Cheshire	Storage [Pri-G,NS] [Sec-G,NS]	2.50	0	0
1641-01	Spinney HOP, The	01	0	013	Social Services - Leonard Cheshire	Bathroom [X]	5.12	1.89	2.71
1641-01	Spinney HOP, The	01	0	014	Social Services - Leonard Cheshire	Sluice Room [X]	4.81	1.77	2.72
1641-01	Spinney HOP, The	01	0	015	Social Services - Leonard Cheshire	Bedroom [X]	8.56	2.30	3.72
1641-01	Spinney HOP, The	01	0	016	Social Services - Leonard Cheshire	Bedroom [X]	8.50	2.31	3.68
1641-01	Spinney HOP, The	01	0	018	Social Services - Leonard Cheshire	Bedroom [X]	8.95	2.64	3.39
1641-01	Spinney HOP, The	01	0	019	Social Services - Leonard Cheshire	Bedroom [X]	8.86	2.62	3.38
1641-01	Spinney HOP, The	01	0	020	Social Services - Leonard Cheshire	Bedroom [X]	8.86	2.62	3.38
1641-01	Spinney HOP, The	01	0	021	Social Services - Leonard Cheshire	Bedroom [X]	8.86	2.62	3.38
1641-01	Spinney HOP, The	01	0	022	Social Services - Leonard Cheshire	Bedroom [X]	14.03	3.38	4.15
1641-01	Spinney HOP, The	01	0	023	Social Services - Leonard Cheshire	Circulation [X]	40.21	0	0
1641-01	Spinney HOP, The	01	0	024	Social Services - Leonard Cheshire	Toilets - Unisex [X]	3.68	1.58	2.33
1641-01	Spinney HOP, The	01	0	025	Social Services - Leonard Cheshire	Hairdressing Room [X]	9.88	0	0
1641-01	Spinney HOP, The	01	0	026	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	51.75	0	0
1641-01	Spinney HOP, The	01	0	027	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	48.60	0	0
1641-01	Spinney HOP, The	01	0	029	Social Services - Leonard Cheshire	Kitchen [X]	14.11	3.40	4.15
1641-01	Spinney HOP, The	01	0	030	Social Services - Leonard Cheshire	Bedroom [X]	11.97	3.39	3.53
1641-01	Spinney HOP, The	01	0	031	Social Services - Leonard Cheshire	Bathroom [X]	5.76	1.70	3.39
1641-01	Spinney HOP, The	01	0	032	Social Services - Leonard Cheshire	Bathroom [X]	5.80	1.70	3.41
1641-01	Spinney HOP, The	01	0	033	Social Services - Leonard Cheshire	Bedroom [X]	12.04	3.53	3.41
1641-01	Spinney HOP, The	01	0	034	Social Services - Leonard Cheshire	Bedroom [X]	12.06	3.25	3.71
1641-01	Spinney HOP, The	01	0	036	Social Services - Leonard Cheshire	Sluice Room [X]	3.82	1.41	2.71
1641-01	Spinney HOP, The	01	0	037	Social Services - Leonard Cheshire	Bathroom [X]	6.37	2.35	2.71
1641-01	Spinney HOP, The	01	0	039	Social Services - Leonard Cheshire	Medical Room [Pri-G,U] [Sec-G,U]	6.79	2.40	2.83
1641-01	Spinney HOP, The	01	0	040	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	4.61	1.85	2.49
1641-01	Spinney HOP, The	01	0	041	Social Services - Leonard Cheshire	Bathroom [X]	4.92	1.33	3.70
1641-01	Spinney HOP, The	01	0	042	Social Services - Leonard Cheshire	Bedroom [X]	11.90	3.53	3.37
1641-01	Spinney HOP, The	01	0	043	Social Services - Leonard Cheshire	Bathroom [X]	5.73	1.70	3.37
1641-01	Spinney HOP, The	01	0	044	Social Services - Leonard Cheshire	Bathroom [X]	5.73	1.70	3.37
1641-01	Spinney HOP, The	01	0	045	Social Services - Leonard Cheshire	Bedroom [X]	11.90	3.53	3.37
1641-01	Spinney HOP, The	01	0	046	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	21.79	0	0
1641-01	Spinney HOP, The	01	0	047	Social Services - Leonard Cheshire	Medical Room [Pri-G,U] [Sec-G,U]	10.36	2.77	3.74
1641-01	Spinney HOP, The	01	0	048	Social Services - Leonard Cheshire	Coffee Bar [Pri-G,NS] [Sec-G,NS]	4.28	2.07	2.07
1641-01	Spinney HOP, The	01	0	049	Social Services - Leonard Cheshire	Toilets - Unisex [X]	6.21	1.81	3.43
1641-01	Spinney HOP, The	01	0	050	Social Services - Leonard Cheshire	Laundry [Pri-G,NS] [Sec-G,NS]	18.50	2.97	6.23
1641-01	Spinney HOP, The	01	0	051	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	3.35	1.12	2.99
1641-01	Spinney HOP, The	01	0	052	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	2.13	0.77	2.76
1641-01	Spinney HOP, The	01	0	053	Social Services - Leonard Cheshire	Kitchen [X]	51.47	0	0
1641-01	Spinney HOP, The	01	0	054	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	0.67	0.73	0.92
1641-01	Spinney HOP, The	01	0	055	Social Services - Leonard Cheshire	Electrical Room [X]	1.37	0.78	1.76
1641-01	Spinney HOP, The	01	0	057	Social Services - Leonard Cheshire	Kitchen Store [X]	9.92	2.77	3.58
1641-01	Spinney HOP, The	01	0	058	Social Services - Leonard Cheshire	Kitchen Store [X]	2.94	0	0
1641-01	Spinney HOP, The	01	0	060	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	0.90	0.74	1.22
1641-01	Spinney HOP, The	01	0	061	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	3.85	1.71	2.25
1641-01	Spinney HOP, The	01	0	062	Social Services - Leonard Cheshire	Circulation [X]	25.77	0	0
1641-01	Spinney HOP, The	01	0	063	Social Services - Leonard Cheshire	Bedroom [X]	14.14	3.40	4.16
1641-01	Spinney HOP, The	01	0	064	Social Services - Leonard Cheshire	Bedroom [X]	8.94	2.63	3.40
1641-01	Spinney HOP, The	01	0	065	Social Services - Leonard Cheshire	Bedroom [X]	8.94	2.63	3.40
1641-01	Spinney HOP, The	01	0	066	Social Services - Leonard Cheshire	Bedroom [X]	8.94	2.63	3.40
1641-01	Spinney HOP, The	01	0	067	Social Services - Leonard Cheshire	Bedroom [X]	8.94	2.63	3.40



UPRN	Property Name	Block Ref.	Floor	Room Ref.	Room Use	Room Type	Gross Area (sq.M)	Width	Length
1641-01	Spinney HOP, The	01	0	069	Social Services - Leonard Cheshire	Bedroom [X]	8.52	2.29	3.72
1641-01	Spinney HOP, The	01	0	070	Social Services - Leonard Cheshire	Bedroom [X]	8.52	2.29	3.72
1641-01	Spinney HOP, The	01	0	071	Social Services - Leonard Cheshire	Bathroom [X]	6.24	2.33	2.68
1641-01	Spinney HOP, The	01	0	072	Social Services - Leonard Cheshire	Sluice Room [X]	3.81	1.42	2.68
1641-01	Spinney HOP, The	01	0	073	Social Services - Leonard Cheshire	Toilets - Unisex [X]	2.41	1.36	1.77
1641-01	Spinney HOP, The	01	0	074	Social Services - Leonard Cheshire	Toilets - Unisex [X]	2.41	1.36	1.77
1641-01	Spinney HOP, The	01	0	075	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	4.61	1.85	2.49
1641-01	Spinney HOP, The	01	0	076	Social Services - Leonard Cheshire	Bedroom [X]	9.06	2.65	3.42
1641-01	Spinney HOP, The	01	0	077	Social Services - Leonard Cheshire	Bedroom [X]	9.06	2.65	3.42
1641-01	Spinney HOP, The	01	0	078	Social Services - Leonard Cheshire	Bedroom [X]	9.06	2.65	3.42
1641-01	Spinney HOP, The	01	0	079	Social Services - Leonard Cheshire	Bedroom [X]	9.06	2.65	3.42
1641-01	Spinney HOP, The	01	0	080	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	21.95	0	0
1641-01	Spinney HOP, The	01	0	081	Social Services - Leonard Cheshire	Dining Area [Pri-S,NS] [Sec-L&P,NS]	17.38	0	0
1641-01	Spinney HOP, The	01	0	082	Social Services - Leonard Cheshire	Circulation [X]	23.23	0	0
1641-01	Spinney HOP, The	01	0	083	Social Services - Leonard Cheshire	Bedroom [X]	14.10	3.39	4.16
1641-01	Spinney HOP, The	01	0	084	Social Services - Leonard Cheshire	Bedroom [X]	8.98	2.64	3.40
1641-01	Spinney HOP, The	01	0	085	Social Services - Leonard Cheshire	Bedroom [X]	8.98	2.64	3.40
1641-01	Spinney HOP, The	01	0	086	Social Services - Leonard Cheshire	Bedroom [X]	8.98	2.64	3.40
1641-01	Spinney HOP, The	01	0	087	Social Services - Leonard Cheshire	Bedroom [X]	8.98	2.64	3.40
1641-01	Spinney HOP, The	01	0	089	Social Services - Leonard Cheshire	Sluice Room [X]	3.77	1.39	2.71
1641-01	Spinney HOP, The	01	0	090	Social Services - Leonard Cheshire	Bathroom [X]	6.35	2.35	2.70
1641-01	Spinney HOP, The	01	0	091	Social Services - Leonard Cheshire	Bedroom [X]	8.52	2.29	3.72
1641-01	Spinney HOP, The	01	0	092	Social Services - Leonard Cheshire	Bedroom [X]	8.52	2.29	3.72
1641-01	Spinney HOP, The	01	0	093	Social Services - Leonard Cheshire	Shower Room [X]	8.91	2.62	3.40
1641-01	Spinney HOP, The	01	0	094	Social Services - Leonard Cheshire	Bedroom [X]	8.98	2.64	3.40
1641-01	Spinney HOP, The	01	0	095	Social Services - Leonard Cheshire	Bedroom [X]	8.98	2.64	3.40
1641-01	Spinney HOP, The	01	0	096	Social Services - Leonard Cheshire	Bedroom [X]	8.98	2.64	3.40
1641-01	Spinney HOP, The	01	0	097	Social Services - Leonard Cheshire	Boiler / Plant Room [X]	4.61	1.85	2.49
1641-01	Spinney HOP, The	01	0	098	Social Services - Leonard Cheshire	Toilets - Unisex [X]	2.38	1.35	1.76
1641-01	Spinney HOP, The	01	0	099	Social Services - Leonard Cheshire	Toilets - Unisex [X]	2.38	1.35	1.76
1641-01	Spinney HOP, The	01	1	101	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	12.02	3.32	3.62
1641-01	Spinney HOP, The	01	1	102	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	14.41	3.62	3.98
1641-01	Spinney HOP, The	01	1	103	Social Services - Leonard Cheshire	Bathroom [X]	3.49	1.60	2.18
1641-01	Spinney HOP, The	01	1	104	Social Services - Leonard Cheshire	Circulation [X]	4.64	0	0
1641-01	Spinney HOP, The	01	1	105	Social Services - Leonard Cheshire	Cloakroom [Pri-G,U] [Sec-G,U]	7.75	2.70	2.87
1641-01	Spinney HOP, The	01	1	106	Social Services - Leonard Cheshire	Kitchen [X]	4.16	1.90	2.19
1641-01	Spinney HOP, The	01	1	107	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	0.77	0.77	1.00
1641-01	Spinney HOP, The	01	1	108	Social Services - Leonard Cheshire	Kitchen [X]	4.12	1.89	2.18
1641-01	Spinney HOP, The	01	1	109	Social Services - Leonard Cheshire	Storage [Pri-G,U] [Sec-G,U]	0.77	0.77	1.00
1641-01	Spinney HOP, The	01	1	110	Social Services - Leonard Cheshire	Office [Pri-G,U] [Sec-G,U]	7.66	2.68	2.86
1641-01	Spinney HOP, The	01	1	111	Social Services - Leonard Cheshire	Bathroom [X]	3.51	1.61	2.18
1641-01	Spinney HOP, The	01	1	112	Social Services - Leonard Cheshire	Bedroom [X]	12.26	3.35	3.66
1641-01	Spinney HOP, The	01	1	113	Social Services - Leonard Cheshire	Communal Area [Pri-G,NS] [Sec-G,NS]	14.71	3.66	4.02
1641-01	Spinney HOP, The	01	1	114	Social Services - Leonard Cheshire	Circulation [X]	4.64	0	0
1641-01	Spinney HOP, The	01	1	115	Social Services - Leonard Cheshire	Circulation [X]	9.73	0	0



# Appendix C

## Building Photographs







# The Spinney HOP

Photo Schedule





1



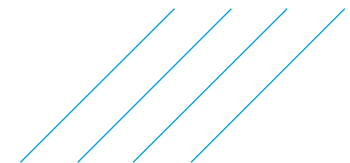
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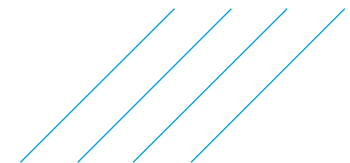
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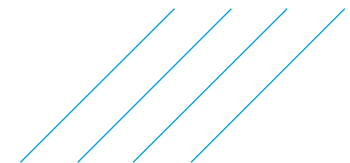
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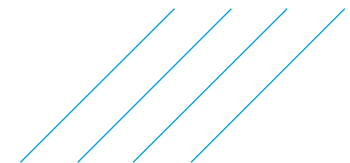
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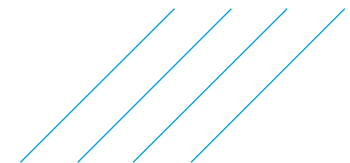
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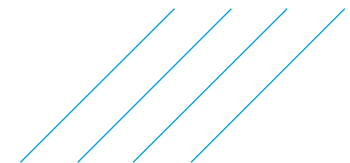
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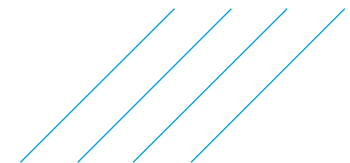
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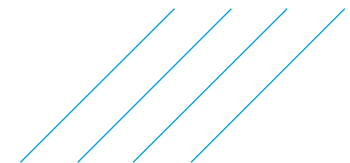
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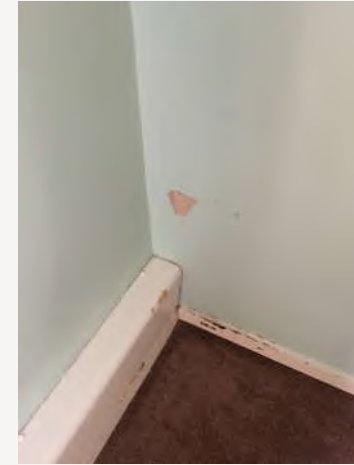
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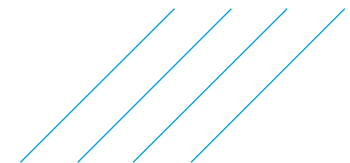
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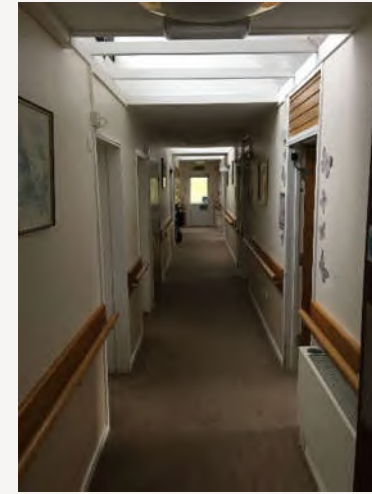




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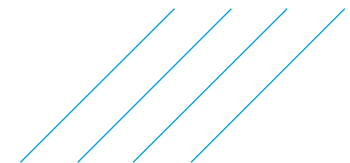
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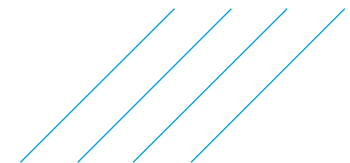
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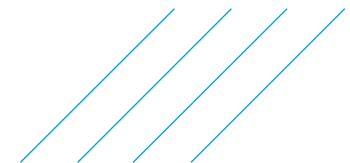




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58





# Appendix D

M&E Report








TROUP  
BYWATERS  
+ ANDERS

*Bringing buildings to life*  
The Spinney HOP  
Engineering Services Condition Survey  
YA3985-ME-CHS-RPT-008

November 2018





JOB

The Spinney HOP - Woodlands, Brimington S43 1BE

JOB NO

YA3985

REPORT

Engineering Services Condition Survey

DOCUMENT NUMBER (if applicable)

YA3985-ME-CHS-RPT-008

STATUS:

For Comment

DATE:

15<sup>th</sup> 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	MD/PS	

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	



# Contents

<b>1.0</b>	<b>Executive Summary .....</b>	<b>4</b>
<b>2.0</b>	<b>Introduction .....</b>	<b>6</b>
<b>3.0</b>	<b>Summary of Existing Services .....</b>	<b>7</b>
<b>4.0</b>	<b>Recommended Replacement Works.....</b>	<b>33</b>
<b>5.0</b>	<b>Building Suitability.....</b>	<b>35</b>
<b>6.0</b>	<b>Energy Efficiency .....</b>	<b>38</b>
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 The Spinney HOP - Woodlands, Brimington S43 1BE

## 1.1 Mechanical Services

The mechanical services were in varying states of condition with the boilers, pumps and some of the pressurisation units having been replaced in the past couple of years and these are in a fair to good condition. The HWS calorifiers appear to be in a fairly good condition and operational at the time of the inspection.

The heating system generally comprised of a two pipe heating system for each of the 6 boilers. The radiators appear to be operational and have are provided with thermostatic valves (although their operation was not checked).

The controls are in reasonable condition and incorporate weather compensation, time clock and local thermostats.

The pipework should be correctly insulated throughout and the valves should be provided with thermal jackets to reduce heat gain in the space.

The discharges from safety valves and general condensate drains appear to differ on each of the boiler houses and are not consistent.

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 gas supply to the cooking appliances is linked to the ventilation system. Both the interlink system and the kitchen ventilation system appear to be in excellent condition.

The comfort cooling system serving the medical room has recently had a refrigerant leak and the contractors report suggests that the system be replaced. The age of the system would suggest this should not be necessary.

## 1.2 Electrical Services

The electrical installation had its latest test and inspection in September 2018. All defects to wiring which may have been highlighted in the subsequent report should be corrected.

The incoming utility supply is of adequate size and although the main switchgear are relatively modern the main panel should be replaced with a MCCB panel board to achieve downstream discrimination with the MCB distribution boards it is supplying. Eventually all other boards other than DB's 1 & 2 will require replacing with more modern boards.

All lighting was operating but generally this was operating with fluorescent luminaires. Consideration should be given to installing dimmable LED lamps where possible in the bedrooms together with emergency lighting.



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

Emergency lighting is provided by central battery units which may be coming to the end of their useful working life and consideration should be given to introducing new LED self-contained emergency lighting installed throughout the building.

Over time consideration should be given to replace the bedroom corridor, toilet and bathroom lighting with new LED luminaires together with automatic lighting controls to the various areas on a block by block basis.

Existing call systems are fit for purpose.

It should be noted that there is no CCTV, intruder alarm or hearing loops installed in the building.



## 2.0 Introduction

Troup Bywaters + Anders were instructed by Faithful & Gould to carry out a condition survey of the mechanical and electrical services at The Spinney HOP - Woodlands, Brimington S43 1BE. The survey took place on 15th November 2018.

The building is generally a single storey building with a first floor flat area now used as a staff area, which was originally constructed in 1974. There were no record drawings, or operating and maintenance manuals available although there was limited information relating to testing of fire alarms and emergency lighting. Access was available to the majority of the areas; this report is based upon a non-intrusive visual inspection only.



## 3.0 Summary of Existing Services

### 3.1 Existing Building Details

The building has been constructed with 4 self-contained wings and a central amenity area each containing their own boiler plant and hot water generation system located within separate boiler houses. Each of the wings are dedicated bedroom wings with the central block containing the kitchen, stores, laundry, hairdresser and offices. Each bedroom wing has a resident's lounge, dining area together with kitchenette, linen stores, sluice rooms, bathrooms, bathrooms and WC's.

### 3.2 Existing Incoming Services

#### **Mechanical Services**

The incoming gas has been routed to the south east of the main building and into a U40 meter located within an external meter house (see Photographs No. 1 & 2).

The gas is distributed in 125mm pipework beneath the ground around the perimeter of the building with 1-1/4" pipework rising externally and running over the roof to then drop into each boiler house (2" rising to serve the kitchen appliances and kitchen boiler house). The external pipework would appear to be in good condition but should be painted yellow ochre to identify the pipework as gas (see Photograph No. 3).

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

Within the kitchen the gas system is linked to the kitchen ventilation system and has a airflow proving/interlock system installed. This appears to be in good condition (see Photograph No.4).

A separate metered MCW supply enters the building from below the slab within each of the 5 boiler houses. This means that, if a leak is detected, the water supply to the whole building cannot be isolated from one valve, however each wing can be isolated without affecting the rest of the building.

The building does not have sprinklers installed and consideration should be given to reviewing the building for the use of sprinklers to assist in the protection of the building, however this would require a review of the incoming water supply and incoming electrical supply to be capable of operating a tanked sprinkler system. The main switchgear will need to be modified to incorporate power supplies as per the sprinkler regulations and BS9999. A suitable location for a tank will also need to be identified.





Photograph No 1 – Gas meter house.



Photograph No 2 – Gas meter.



Photograph No 3 –Gas pipework running across roof to serve each boiler house.





Photograph No 4 – Gas interlock to the kitchen ventilation system.



Photograph No 5 – Typical metered MCW entering the building in boiler house.

## Electrical Services

The electrical incoming utility supply enters the building in a switchcupboard located in the central amenity block and contains the incoming service head and utility meter. The building has a 3 phase 100A supply with the meter being a direct reading meter.





Photograph No 6 – Incoming electrical utility supply.



Photograph No 7 – Incoming utility meter

## Existing Mechanical Services

### Low Temperature Hot Water Boilers

The building is provided with 5 boiler houses, one per bedroom wing (Red, Yellow, Green and Blue) and one serving the central section of the building. The central boiler house has two Ideal Evomax boilers, these have been installed in the past couple of years, have been recently serviced and appear to be in good condition. The Yellow wing has 1No. Broag Remeha boiler, this is approximately 10 years old and in fair condition, no evidence of servicing was present. The Blue wing has 1No.

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Leeds November 2018

Page No.10



Ideal Evomax boiler, this has been installed in the past couple of years, has been recently serviced and appears to be in good condition. The Green wing has 1No. Broag Quinta-Pro boiler, this is approximately 10 years old, has been recently serviced and in fair condition.

Each boiler has its own pump, a variable temperature heating pump and a primary HWS pump. These are single head pumps and do not provide run and standby. In most instances thermal insulation is generally present however there are no insulated valve covers currently installed.

Boiler condensate lines are discharged into plastic drainage pipework which connects into the drainage system. It was not possible to fully identify which drainage connection the condensate has been connected to and this should be identified.

Pressure relief pipework discharges water onto the floor rather than being taken to a gully. This could lead to 100°C water discharging into the corridor where the elderly residents could be moving around. These pipes should be connected back to the drainage system to stop potential flooding of the corridor from occurring. It was not possible to fully identify if pipework has a tundish fitted in all instances and this needs to be investigated further.

The LTHW heating and domestic HWS systems have been provided with expansion vessels. It is not clear if the domestic HWS vessels have been provided with the correct number of valves and drain off points to allow vessels 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.

Pressurisation units should be fitted to all heating systems.

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.



Photograph No 8 – Typical Evomax boiler (Central & Blue Wing)





Photograph No 9 – Broag Remeha Quinta-Pro boiler in Green Wing boiler house.

### Domestic Water Services

Hot water to each area of the building is provided by an LTHW heated calorifier located within the various boiler houses in each wing and a central boiler house next to the kitchen. These units are generally in a fairly good condition and were operational. A diverting valve on the heating system from the boiler maintains the temperature in each of the calorifiers. The temperature of the hot water from the kitchen calorifier was lower than the required 60°C.

Calorifier pressure relief pipework are generally open ended and drain directly onto the floor, this could allow 100°C water spreading under the door into corridor where elderly persons could be walking.

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

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

There are no cold water storage tanks in use (the rooftop tank has been decommissioned) and the cold water is drawn 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. There is evidence of cold water temperature being excessive within the Domestic Water Temperature Check sheets (Medic room especially).

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

Hot water pipework appears to be boxed in throughout the building.



The WC's cisterns within the 'core' of each wing had an overflow which was not piped to discharge into a drain and these were left to overflow onto the floor of the room itself.

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

The DHW expansion vessel within the Green Wing boiler house appears to be full of water and should be recharged or replaced.



Photograph No 10 –Central calorifier serving Kitchen, Laundry and other small rooms



Photograph No 11 – Calorifier pressure relief and automatic air vent discharge pipework draining directly onto the floor and unsupported.





Photograph No 12 – Corrosion to steel pipework due to leaking condensate fitting above



Photograph No 13 – Typical core basin with thermostatic mixing valve installed below.



Photograph No 14 – Typical sluice rooms.





Photograph No 15 – Some of the Toilets have plastic cisterns which may contain asbestos and may need to be replaced.



Photograph 16 – Typical bedroom basin with TMV (hot pipework boxed in)

### Heating Controls System

Each boiler house is complete with a control panel that controls the associated boilers & pumps. Each panel also contains a programmable time clock with integrated weather compensator.

There appears to be no heat metering present on any of the panels.

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





Photograph No 17 – Typical boiler and HWS plant control system

### Internal Heating

The heating within the building is via LST radiators installed on a two pipe heating system. All of the radiators appear to be in reasonable condition, are complete with thermostatic radiator valves and the majority have the pipework boxed in with only a very few exceptions (in unoccupied bedrooms).



Photograph No 18 – Typical wall mounted LST radiators with pipework boxed in.





Photograph No 19 – Unoccupied bedroom LST radiator requiring pipe cover.

### Ventilation

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



Photograph 20 – Typical core area WC extract fan

The kitchen ventilation is via a stainless steel extract canopy served by supply and extract fans. The fans could not be accessed at the time of the survey but the system is fully operational and appears to be in good condition.





Photograph No 21 – Kitchen extract canopy. The bedrooms are ventilated via opening windows and wall mounted extract fans located in the en-suite bathrooms.



Photograph No 22 – Typical toilet and bathroom extract fan.

### Comfort Cooling

The Medical room is provided with a DX wall mounted cooling unit and although this seems to be operational the system has recently suffered a refrigerant leak. The Contractors service report (dated 31<sup>st</sup> October 2018) states that the compressor is 'running hot' and suggests that the system be replaced. As the system is relatively new we would suggest that the manufacturer is approached to examine the system and ensure that installation complies with their recommendations.



## Existing Electrical Services

### Electrical Distribution

Located within main incoming supply switchcupboard in the central ammenity block adjacent to the main incoming supply is the main electrical distribution panel which is a modern 8 way TPN MCB board with an integral main isolator as manufactured by Schneider Isobar range. This main panel feeds a series of distribution boards located throughout the building as follows

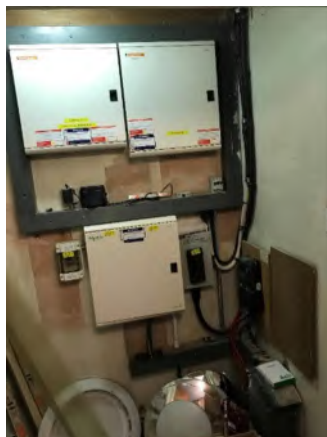
- DB1 - TPN board serving mainly kitchen equipment
- DB2 - TPN board serving central amenity block
- DB4 - TPN board serving laundry
- DB8 - SPN board serving yellow bedroom wing
- DB9 - SPN board serving red bedroom wing
- DB10 - SPN board serving blue bedroom wing
- DB11 - SPN board serving green bedroom wing
- DB12 - SPN board serving central amenity block
- DB13 - SPN board serving first floor flat area

It is recommended that the main board, although new, is replaced with a MCCB panel board as there may be discrimination problems with having MCB boards fed via MCB's. The boards vary in age with DB1 & DB2 being new whilst the other boards though all containing MCB's as their protective devices are older.

Each bedroom wing contains a SPN MCB distribution board which supplies all final circuits within its respective wing.

Labelling on all the switchgear indicated that it was last tested and inspected in September 2018 although we were not able to access any test or inspection certificates.

Although we were not able to access most of the cabling, where we were due to gaps in the containment system, then it all appeared to be PVC/PVC in a reasonable condition. All the cabling appears to be PVC/PVC, though there are areas where it exits from final boards where it requires the covering re-fixing.



Photograph No 23 – Main Hager 8 way TPN MCB board and DB1 & DB2





Photograph No 24 – Bedroom wing SPN MCB distribution board with exposed sub-circuit wiring leaving the board.

### Internal Lighting

Generally within the bedrooms the lighting consists of a central pendent lamp holder with a GLS lamp and shade fitted together with an over sink fluorescent mirror/shaver light which are controlled by a 2 gang switch with the pendant lamp having a dimmer switch. Over the bed there is a pull cord switch which is for switching off the central light.

Throughout the amenity areas and corridors the lighting is provided by means of luminaires employing compact fluorescent 2D lamps. The lighting was operational and working but only manually switched.

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

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

In general all the lighting was operational and working but only manually switched. Where possible within bathrooms, storage areas, staff rooms and the laundry, then these rooms should be provided with either presence or absence detection to control the lighting in the rooms.

The lighting in the building should be reviewed to ascertain the best options for providing energy efficient luminaires and lighting controls. As the building is provided with primarily circulation spaces and bedrooms the use the correct colour temperature for the lamps should be considered as a warmer light would be more beneficial for the residents. It may also be beneficial to have a series of night lights on manual switches to reduce the corridor lighting to a minimal access level during the night.



Photograph No 25 – Typical bedroom central pendant luminaire





Photograph No 26 – Typical bedroom mirror luminaire.



Photograph No 27 – Lighting switch controlling bedroom lighting



Photograph No 28 – Amenity lighting





Photograph No 29 – Typical Bedroom Corridor lighting.



Photograph No 30 – Main Kitchen Lighting



Photograph no 31 – Laundry room lighting and fire detectors.



## Emergency Lighting

Emergency lighting within the buildings is provided by means of separate self-contained emergency luminaires operating for a period of 3 hours duration during mains failure of the normal lighting. These luminaires are provided with miniature fluorescent lamps.

The lighting is supplied via three central battery units located in a store room 0112. These units are as manufactured by Centralite and incorporate a test switch. These units are approaching the end of their useful working life and either should be replaced with new or removed completely and new self-contained emergency lighting installed throughout the building.

None of the bedrooms has been provided with emergency lights. The building needs to be further reviewed to ensure that all areas are provided with suitable means of escape lighting as the original design no longer complies with current regulations..

Not all rooms leading onto escape routes are provided with adequate emergency illumination while the latest test carried out in October 2018 showed that not all the luminaires are operating for their full rated duration of 3 hours.

It was also noted that not all safety signs and firefighting equipment was not adequately illuminated on failure of the normal lighting so we would recommend a review and additional emergency lighting being installed.

It was also noted that additional local test facilities were required as in some areas the only test switch was on the central battery unit itself.

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



Photograph No 32 – Typical central battery unit





Photograph No 33 – Emergency lighting within dayroom

### External Lighting

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



Photograph No 34 – There are a few lighting column on the site illuminating the main garden areas.





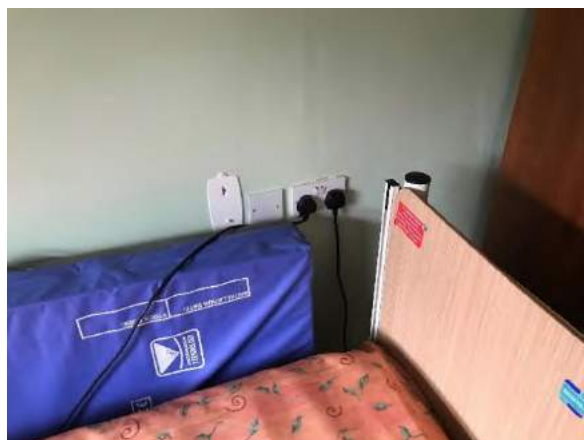
Photograph No 35 – Typical wall mounted bulkhead luminaire a fire exit door. It was not clear if these were emergency luminaires.

### Small Power

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

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

No induction loops were provided within the building



Photograph No 36 –Bedroom with sockets increased in height off the floor.





Photograph No 37 – Kitchen equipment via local isolator with emergency stop button



Photograph No 38 – Various power supplies within kitchen





Photograph No 39 – Isolators supplying laundry equipment

## Data

The building is provided with data points from a data rack in the office and consists of cable installed in a similar way to the small power outlets. These are mainly confined to staff areas and bedrooms are not provided with internet access. There is Wi-Fi located within the home though this is confined to the central amenity areas..

A payphone is available for residents use though this is rarely used as residents have their own mobile phones.



Photograph No 40 – Data rack installed in office.





Photograph No 41 – Wi-Fi distribution point.

## Fire Alarm

The building is provided with a modern addressable fire alarm system with the system being split into 5 zones, which has replaced the original conventional system. The panel is located in the main entrance and is visible from outside with the blinds open. There are no faults indicated on the panel and appears to be operating correctly. The main supply to the panel requires to be in a fire enhanced cable and the local isolator requires upgrading to current standards.

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

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

The first floor flat has a separate fire alarm panel which is linked to the main panel.

We were also concerned that the audibility levels are not in line with BS5839 for sleeping accommodation.

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

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

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

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





Photograph No 42 – New addressable fire alarm panel located in the main entrance.



Photograph No 43 – Example of smoke detector installed in bedroom



Photograph No 44 – First floor flat has a separate fire alarm panel





Photograph No 45 – Manual call points are not fitted with covers

### Security

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

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



Photograph No 46 – Exit door with a call point & First Q Wander Guard alarm fitted.



## Nurse Call System

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

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



Photograph No 47 – Nurse call point within activity room



Photograph No 48 – Nurse call point within assisted toilet





Photograph No 49 – Master Nurse Call system monitor located within office.

### TV Aerial

The building is not provided with a central aerial system and an array of aerials are provided on the roofs to provide terrestrial TV signal throughout the building.



Photograph No 50 – Terrestrial TV aerials at roof level.



## 4.0 Recommended Replacement Works

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

### Year One Works

#### Electrical Services

- Replace the existing main electrical distribution board to a MCCB panel board.
- Correct all defects to wiring which may have been highlighted in last test and inspection report from September 2018.
- Replacement of the existing tungsten GLS lamps with LED luminaires.
- Install dimmable LED lamps to the central pendent bedroom luminaires..
- Where corridor escape signage is non-illuminated ensure emergency lighting is installed adjacent to them at all fire exits and changes in direction.
- Install emergency lighting to all bedrooms.
- Ensure all external escape doors are provided with emergency lighting
- Install VAD's to all bedrooms and communal areas
- Carry out an audibility test to check that levels are in line with BS5839 for sleeping accommodation. If required install additional sounders to bedrooms.
- Install hearing loops to communal areas and offices
- Install fire enhanced cable to fire alarm panel supply and new isolator

#### Mechanical Services

- Service all boilers to ensure that they are operating correctly. All boilers to have test results tapped to the boiler casing.
- Insulate and label the pipework within all of the boiler houses and install insulation covers to the valves.
- Install valve schedule and label all valves in all boiler houses.



- Replace all valves/joints that are showing signs of leaks.
- Install magnetic filters on each heating system prior to the boilers.
- Install all 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.
- Replace missing covers to radiator pipework.
- Install new extract fans where faulty.

## Year Two Works

### Electrical Services

- Replace the bedroom corridor, toilet and bathroom lighting with new LED luminaires together with automatic lighting controls to the various areas on a block by block basis.
- Replace existing distribution boards other than DB1 & DB2 with modern MCB boards
- Provide CCTV cameras to main entrance and around building

### Mechanical Services

- Replace the black plastic toilet cisterns (if they are found to contain ACMs) and toilets with new close coupled toilets with built in overflows in lieu of the cisterns with the overflow pipework discharging onto the floor.

## Year Three Works

### Electrical Services

- Replace emergency lighting central battery units with new or removed completely and install new LED self-contained emergency lighting installed throughout the building.
- Provide internet access to all areas

### Mechanical Services

- Replace aging boilers in Red, Yellow and Green boiler houses.



## 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 16<sup>th</sup> 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 31<sup>st</sup> March 2002.

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



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

#### Standard 22

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

#### Standard 25

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

#### Standard 26

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



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

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

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

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

Emergency lighting to all rooms including bedrooms

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

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

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



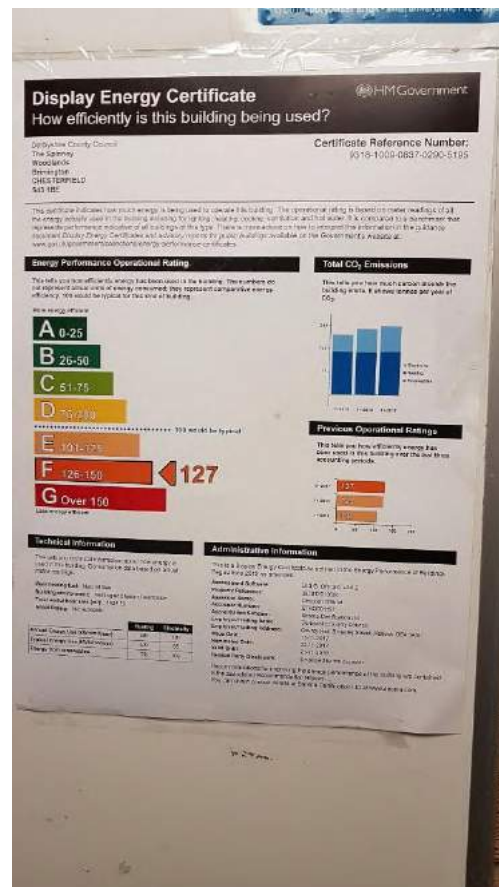
## 6.0 Energy Efficiency

Currently the building has an Display Energy Certificate (DEC) with a Rating of F (126 -150) 127. This certificate is dated 15<sup>th</sup> November 2017,.

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

One area where it may be possible to further improve the energy efficiency would be to have a look at replacing the existing calorifiers with new calorifiers which are capable of accepting solar heating to reduce the cost of the domestic hot water.

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



Photograph No 51 – Current DEC with a rating of F – 127.

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

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



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

Consideration should be given to replacing the existing boiler and calorifier plant with new controls utilising an optimiser.

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

## The Spinney HOP

**TROUP**  
**BYWATERS**  
**+ ANDERS**

Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
<b>Mechanical Services</b>				
Central heating boiler	✓	✓		
Optimised Boiler Controls			✓	Heating includes compensation but not optimisation
Central Domestic Water Generation	✓	✓		
LST Radiators with Thermostatic Valves	✓	✓	✓	A small number of instances where heating pipework is exposed – pipework to be boxed in
En-suite toilets with Wash Hand Basins	✓	✓		
Wash hand Basins in bedrooms				
Thermostatic Mixing Valves to Wash Hand Basins	✓	✓		
Communal Toilets + Wash Hand Basins	✓	✓	✓	Toilet cisterns to be checked for ACMs – if found positive then replace. Overflows from



# Care Home Services Check List

## The Spinney HOP

**TROUP**  
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**+ ANDERS**

Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
				toilets discharge onto the floor – replace with toilets with a built in overflow
Communal Assisted Bathrooms	✓	✓		
Toilet Extract Fans with PIR Control	✓	✓	✓	A number of extract fans are damaged / not working and need to be replaced
Bedrooms Naturally Ventilated	✓	✓		
Sluice Rooms with Hand Wash Facilities	✓	✓		
Water Fittings and Equipment Complies With Water Supply Regulations	✓	✓		
G3 Regulations – Discharge pipes/condensate drains.	✓	✓	✓	Discharge pipes from boilers / calorifiers to be terminated into the drainage pipework
Kitchen Supply and Extract Ventilation System	✓	✓		
Gas Interlock system with Kitchen Ventilation System.	✓	✓		
Gas supply installation complies with gas regulations.	✓	✓		



# Care Home Services Check List

## The Spinney HOP

**TROUP**  
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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Installation of sprinklers to the building to BS9251:2014.				
<b>Electrical Services</b>				
Main LV incoming Switchgear Suitable for incoming load	✓	✓	✓	Main panel should be replaced with a MCCB panel board to achieve downstream discrimination with the MCB distribution boards it is supplying.
Remote Distribution Boards up to Current Standards	✓	✓	✓	Other than DB's 1 & 2 all other boards will require eventually replacing with more modern boards.
Electrical Wiring Has Been Regularly Tested and Report Issued	✓	✓		Last test and inspection carried out in September 2018
Fire Alarm System installed to BS5839 P1 - L1 + M	✓	✓	✓	New addressable system has been installed. Mains supply to panel requires upgrading
Sounders In All Bedrooms	✓		✓	Suggest an audibility test is carried out to check 75dB is achieved at all bedheads.
VAD's to All bedrooms	✓		✓	Currently there are no VAD's installed in any of the areas.



# Care Home Services Check List

## The Spinney HOP

**TROUP**  
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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Nurse Call System Throughout The Building	✓	✓		Currently the building has been provided with a full nurse call system.
LED Lights to Bedrooms (300 Lux)	✓		✓	Existing pendent luminaire has a GLS lamp fitted and will not achieve 300 lux in the bedrooms. Replace the GLS lamp with dimmable LED lamp and where necessary replace the dimmer switches to be comparable with the LED lamp. Additional ceiling mounted luminaires should be installed.
General LED Lighting to all areas	✓		✓	Existing luminaires are either linear fluorescent or 2D lamps. Replace with LED lamps and fittings over time.
Electrical accessories with contrast colour to the wall finish	✓		✓	Switches and sockets in the bedrooms are generally white in colour and should be replaced with a switch with a contrast colour to the wall finish.
Emergency Lighting to Bedroom to BS5266	✓		✓	None fitted at present, all rooms should be provided with emergency luminaires.
Table Lamp in Bedroom	✓		✓	It was not clear if a table lamp had been provided as the bedrooms were empty.
2 No SSO to each Bedroom	✓	✓		Generally rooms had two sockets for general use.



## Care Home Services Check List The Spinney HOP

**TROUP**  
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Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Switching of the lights in the room		✓		Switching of both pendant and wash basin fitting was by 2 gang switch in some rooms with dimming facility for pendant switch
Small power for table lamps and hospital beds			✓	Bedrooms should be provided with a power supply for a hospital bed and for a table lamp and possible use of a television. All accessories should be provided with a colour contrast plate finish.
Door Guard Systems to external Doors		✓		All external doors have been provided with First Q Wander guard system.
Door Access Controls to External Doors		✓		The main entrance doors have been provided with a door access system.
Emergency Lighting to Corridors and Communal Areas	✓	✓		
Illuminated Emergency Exit Signage to All Escape Routes	✓		✓	Exit signage is not always provided by illuminated signs and in some areas needs additional lighting installed
Residents Access to Telephones	✓	✓		A payphone is available
Access to Internet			✓	Consideration should be given to providing internet access to all areas



# Care Home Services Check List

## The Spinney HOP

**TROUP**  
**BYWATERS**  
**+ ANDERS**

Service	Standard Requirement	Currently Installed	Possible Enhancement	Comments
Hearing Loops to Communal Areas and Offices	✓		✓	None installed
Disabled Hoists and Lifts to Upper Levels	✓			Not applicable as all resident areas are single storey
CCTV Cameras to Main Entrance and around building	✓		✓	No CCTV installed
Intruder alarm system within the building			✓	No intruder alarm installed
TV Aerial to All Bedrooms		✓	✓	Aerials provide terrestrial TV only



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[tbanda.com](http://tbanda.com)



# Appendix E

## Structural Report





CONSULTING CIVIL, STRUCTURAL,  
HIGHWAY AND TRANSPORTATION ENGINEERS

**GCA**



## **Specific Structural Appraisal**

**of**

**The Spinney HOP  
Woodlands,  
Lansdowne Road,  
Brimington,  
S43 1BE**

**for**

**Faithful + Gould**

**Ref: 7754i**

**Date: November 2018**





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## **CONTENTS**

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

**Appendix A – Key Plan**

**Appendix B – Photographs**

**Appendix C – Bracing Arrangement of Mono-pitch Roof**

**Appendix D – Bracing Arrangement of Duo-pitch Roof**



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## **Structural Appraisal**

### **The Spinney HOP, Woodlands, Lansdowne Road, Brimington, Chesterfield, S43 1BE**

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#### **1. Introduction**

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



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## **2. GENERAL OBSERVATIONS**

201. The premises were visited on the afternoon of Tuesday 13<sup>th</sup> November 2018 by a Chartered Structural Engineer from GCA (UK) Ltd and at the time of the survey the weather was overcast and mild rain.
202. The premises comprise a central hub with four identical bedroom wings leading off. (See key plan). The building is primarily single storey with the exclusion of the central section of the hub which was two storeys.
203. The roofs over the building wings are a mixture of mono-pitch, duo-pitch and flat roofs.
204. The roofs primarily consist of four different types:
- a. Roofs over the bedroom wings typically formed from mono-pitch trusses finished with concrete tiles over with a central flat roof section.
  - b. Roof over the central hub is generally flat and finished with felt.
  - c. Roof over the kitchen area is of a vaulted construction.
  - d. Roof over the two-storey section is duo-pitched and finished with concrete tiles.
205. The ground around the property slopes steeply up from front to rear and the footprint of the bungalow is on a relatively level plateau cut into the bank.
206. There was a bitumen paved drive and car park area leading to the main entrance adjacent to blocks 3 and 4.



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### **3. EXTERNAL OBSERVATIONS**

#### Roofs Over Bedroom Wings

- 301. The roofs are typically finished with concrete tiles. (See photo 1)
- 302. Where visible, tiles appear to be in reasonable condition. On isolated elevations the roof slopes are obscured by moss growth.
- 303. The verges of the concrete tiles are exposed and the mortar beneath the tiles has perished. (See photo 2)
- 304. The ridges appear line and level to the eye. There is evidence of deterioration of the ridge tiles in several localised locations
- 305. There were no obvious signs of distortion to the ridges and the pointing to the gable was in generally reasonable condition and brickwork showing no evidence of significant distortion.
- 306. The condition of the fascia and above ground rainwater goods are in varying states of repair.

#### Flat Roofs Over the Central Hub Area

- 307. The flat roof areas are finished with felt and thought to be of single ply construction.
- 308. It was not possible to inspect or assess the condition of the flat roofs due to access constraints.

#### Vaulted Roof Over Kitchen

- 309. Due to access limitations and pitch of roof our visual inspection of the roof finishes was restricted.
- 310. From what could be viewed it is thought that the roof is finished with a waterproof membrane.
- 311. The sides of the vaulted roof section are finished with flexible timber cladding to the gable sides and glazing to the northern light face. (See photos 3 and 4)
- 312. The junction between the gable wall and roof appears to be finished with a pressed metal trim.
- 313. There were no obvious signs of distortion to the ridge or gable walls.

#### Roof over the two-storey section

- 314. The roof is typically finished with concrete tiles.
- 315. Where visible, tiles appear to be in reasonable condition.
- 316. The edges of the concrete tiles are exposed and the mortar beneath the tiles has perished.



- 
317. The ridge appears line and level to the eye. There is evidence of deterioration of the ridge tiles.
318. There were no obvious signs of distortion to the ridges and pointing to the gable was in generally reasonable condition and shows no evidence of significant distortion.
319. The rainwater goods and fascia appear in reasonable condition.



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#### **4. INTERNAL OBSERVATIONS**

##### Bedroom Wings

- 401. The mono-pitched roof comprises proprietary light timber trusses spaced at some 600mm centres with their higher end built into the block wall. (See photo 5)
- 402. There is no evidence of significant distortion or racking to the truss members and the roof has been underdrawn with sarking felt.
- 403. There are no diagonal and longitudinal roof bracings or positive fixings between the trusses and the gable walls, however there is no evidence of significant distortion or racking.
- 404. Light wells were present within the corridor areas. It was not possible to determine whether the light wells were introduced at the time of construction or had been retrofitted into the structure. (See photo 6)

##### Flat Roof Over the Hub

- 405. The flat roof sections were typically underdrawn with plasterboard/cement board. It was not possible to access the roof structure in these zones with the exception of the amenities area between the bedrooms, at this location we identified that the roof was constructed with timber joists with boarding over.

##### Vaulted Roof Over the Kitchen

- 406. It was not possible to determine the construction of the roof over the kitchen, however it is thought that the roof was constructed from timber.
- 407. The wall at the high end of the vaulted roof was infilled with curtain walling. No lateral bracing to the higher end was identified. (See photos 7 and 8)
- 408. The walls within the kitchen area at high level were finished with plaster and tiles at low level. There was no evidence of cracking within the walls.

##### Duo-Pitched Roof Over the Two Storey Section

- 409. The duo-pitched roof comprises proprietary light timber trusses spaced at some 600mm centres presumably spanning between load bearing external walls to external walls. (See photo 9)
- 410. There is no evidence of significant distortion or racking to the truss members and the roof has been underdrawn with sarking felt.
- 411. Based on our findings from our restricted inspection there are no diagonal and longitudinal bracings or positive fixings between the trusses and gable walls.



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## 5. **CONCLUSIONS & RECOMMENDATIONS**

### Roof Over Bedroom Areas

501. Our inspection has not found any evidence of significant racking to the inspected roof structures.
502. However, the lack of longitudinal and diagonal bracings to the proprietary light timber trusses has led to a less robust structure and although it may continue to remain serviceable over the rest of its design life, they will remain vulnerable to distortion due to an unusual weather event or changes to the immediate physical environment.
503. We recommend the introduction of a timber diagonal bracing member to the roof structures and a positive connection between the roof structures and adjacent masonry gables. **See Appendix C** for an extract for the requirement for bracing of proprietary light timber trusses.
504. Due to the difficulties in retrofitting roof bracing members, we recommend that the roof space is accessed internally and at least four parallel lines of longitudinal bracing members introduced along the full length, and two diagonal bracing members introduced over one - third length of the roof structure at each end.

### The Flat Roof Over the Hub

505. Due to access restrictions we were unable to make any comments.

### Vaulted Roof Over the Kitchen

506. 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.
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 walls to the roof structure using galvanised steel straps at no more than 600mm centres.

### Duo-Pitch Roof Over the Two Storey Area

508. Our inspection has not found any evidence of significant racking to the inspected roof structures.
509. However, the lack of longitudinal and diagonal bracings to the proprietary light timber trusses has led to a less robust structure and although it may continue to remain serviceable over the rest of its design life, they will remain vulnerable to distortion due to an unusual weather event or changes to the immediate physical environment.



- 
510. We recommend the introduction of a timber diagonal bracing member to the roof structures and a positive connection between the roof structures and adjacent masonry gables. **See Appendix D** for an extract for the requirement for bracing of proprietary light timber trusses.
511. Due to the difficulties in retrofitting roof bracing members, we recommend that the roof space is accessed internally and at least four parallel lines of longitudinal bracing members introduced along the full length, and two diagonal bracing members introduced over one - third length of the roof structure at each end.
512. We recommend that the trusses adjacent to the gables are fixed to the masonry using mild steel metal straps spaced at no more than 1200mm apart along the top and bottom booms.

#### Further Comments

Whilst undertaking the inspection several defects were identified primarily relating to cracking with external brickwork and possible defective drainage. We recommend that consideration should be given to the further investigation of the cracks and a CCTV survey of the drains serving the premises commissioned.

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

**Checked by EN**

File Ref: 7754i  
Date: November 2018



## Appendix A – Key Plan





## Appendix B – Photographs





Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8



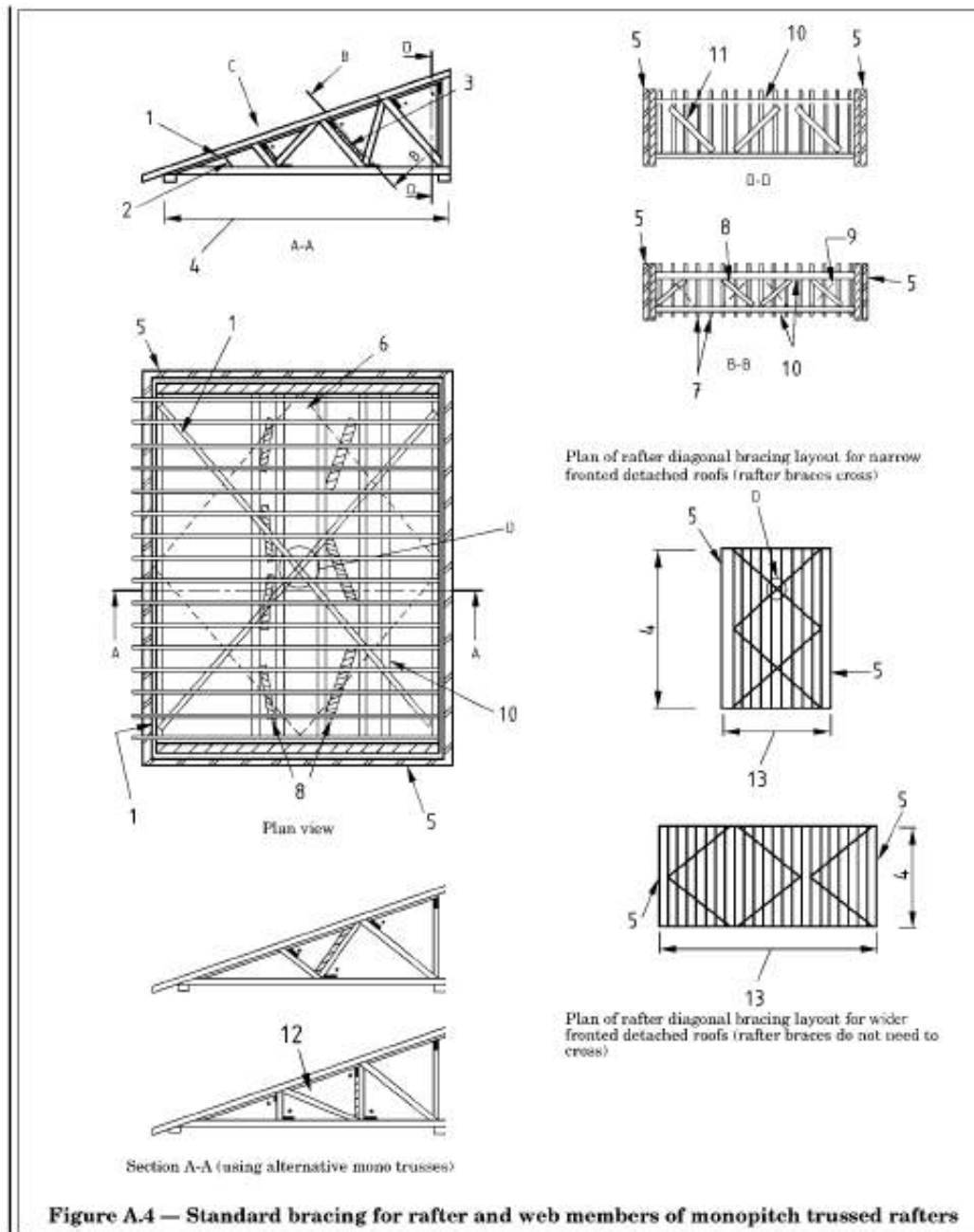


Photo 9



## Appendix C – Bracing Arrangement of Mono-pitch Roof

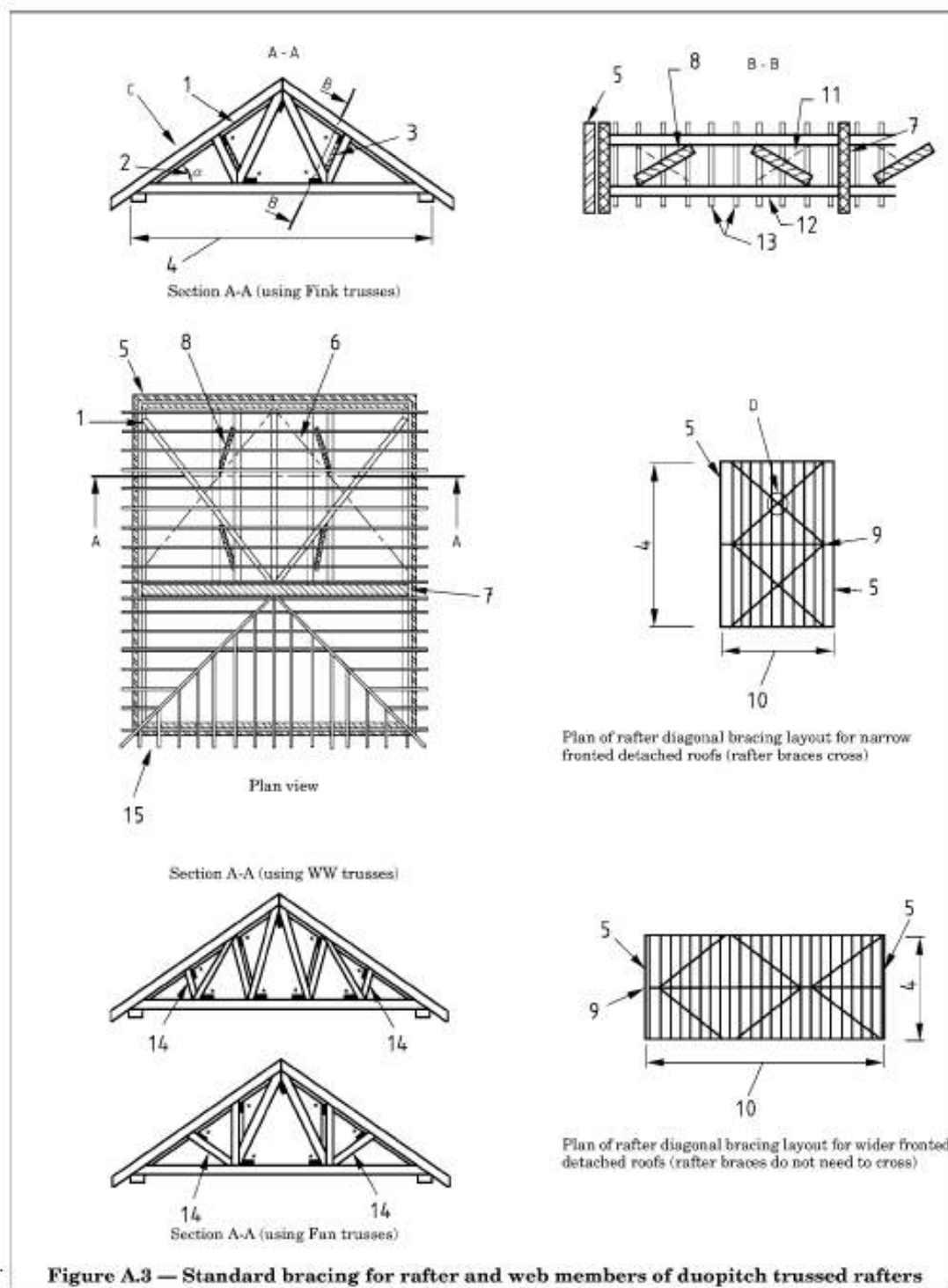
BS 5268-3:2006





## Appendix D – Bracing Arrangement of Duo-pitch Roof

BS 5268-3:2006





# Appendix F

Cost Data & Cost Summary Sheets





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
				S	Security

ROOM DESCRIPTION				CONDITION SURVEY															Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 2019	Priority 2 2019-20	Priority 3 2021-23	Priority 4 2023-27	Priority 5 2027-31	Priority 6 2031-41		
Internal	1	Residential rooms (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	310	£87.00	B	4	R	35	5-10 years	£26,970.00	Plastered ceilings to residential rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£26,970.00			£26,970.00	
Internal	1	Residential rooms (Ground)	0	Internal finishes	Wall finishes	Plaster	m2	310	£87.00	B	4	R	35	5-10 years	£26,970.00	Plastered walls to residential rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£26,970.00			£26,970.00	
Internal	1	Residential rooms (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	310	£80.00	B	3	R	10	3-5 years	£24,800.00	Residential rooms have vinyl sheet flooring	Currently the carpet floor covering to the residential rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£24,800.00				£24,800.00	
Internal	1	Residential rooms (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	310	£80.00	A	5	R	10	10-15 years	£24,800.00	Cyclical replacement	Cyclical replacement					£24,800.00		£24,800.00	
Internal	1	Residential rooms (Ground)	0	Door	Door	Timber FD30	Nr	36	£823.00	B	4	F	35	5-10 years	£29,628.00	Timber fire doors to all residential rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£29,628.00			£29,628.00	
Internal	1	Residential rooms (Ground)	0	Sanitary ware	Sink	Vitreous China	Nr	36	£525.00	B	4	R	35	5-10 years	£18,900.00	Each residential room has a Vitreous China WHB	The vitreous WHB to each room ae in good condition. Due to their low usage they have been given a long estimated lifespan				£18,900.00			£18,900.00	
Internal	1	Residential rooms (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	775	£11.00	B	2	R	3	Within 2 years	£8,525.00	Each residential room has wallpapered walls, whilst in good condition will require re-papering or redecorating	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£8,525.00					£8,525.00	
Internal	1	Residential rooms (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	775	£11.00	A	4	R	3	5-10 years	£8,525.00	Cyclical decorations	Cyclical decorations				£8,525.00			£8,525.00	
Internal	1	Residential rooms (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	775	£11.00	A	5	R	3	10-15 years	£8,525.00	Cyclical decorations	Cyclical decorations					£8,525.00		£8,525.00	
Internal	1	Residential rooms (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	775	£11.00	A	6	R	3	15-25 years	£8,525.00	Cyclical decorations	Cyclical decorations						£8,525.00	£8,525.00	
Internal	1	Communal (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	218	£87.00	B	4	R	35	5-10 years	£18,966.00	Plastered walls to lounges in good condition	Currently the ceilings are in an acceptable condition.				£18,966.00			£18,966.00	
Internal	1	Communal (Ground)	0	Internal finishes	Wall finishes	Plaster	m2	840	£87.00	B	4	R	35	5-10 years	£73,080.00	Plastered ceilings to residential rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to replater the surfaces in the coming years.				£73,080.00			£73,080.00	
Internal	1	Communal (Ground)	0	Internal finishes	Floor finishes	Carpet	m2	218	£59.00	B	3	R	15	3-5 years	£12,862.00	Lounges have carpet sheet floor covering	Currently the carpet sheet floor covering to the lounges are in good condition, however due to the nature of the rooms their condition will deteriorate.			£12,862.00				£12,862.00	
Internal	1	Communal (Ground)	0	Internal finishes	Floor finishes	Carpet	m2	218	£59.00	A	5	R	15	10-15 years	£12,862.00	Lounges have carpet sheet floor covering	Currently the carpet sheet floor covering to the lounges are in good condition, however due to the nature of the rooms their condition will deteriorate.					£12,862.00		£12,862.00	
Internal	1	Communal (Ground)	0	Door	Door	Timber FD30	Nr	2	£1,646.00	B	4	F	35	5-10 years	£3,292.00	Timber fire doors to all residential rooms	Upon inspection, every room had a double fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£3,292.00			£3,292.00	
Internal	1	Communal (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	545	£11.00	B	2	R	5	Within 2 years	£5,995.00	Each residential room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£5,995.00					£5,995.00	
Internal	1	Communal (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	545	£11.00	A	4	R	5	5-10 years	£5,995.00	Each residential room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£5,995.00			£5,995.00	
Internal	1	Communal (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	545	£11.00	A	5	R	5	10-15 years	£5,995.00	Each residential room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£5,995.00		£5,995.00	



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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
D	D = Failed - life expired and/or serious risk imminent failure	4	5 to 10 years	H	Health and Safety
				S	Security

ROOM DESCRIPTION							CONDITION SURVEY												Predicted replacement (£1s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25			
																		Priority 1 2019	Priority 2 2019-20	Priority 3 2021-23	Priority 4 2023-27	Priority 5 2027-31	Priority 6 2031-41			
Internal	1	Communal (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	545	£11.00	A	6	R	5	15-25 years	£5,995.00	Each residential room has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£5,995.00	£5,995.00		
Internal	1	Circulation (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	320	£87.00	B	4	R	35	5-10 years	£27,840.00	Plastered ceilings to circulation corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£27,840.00			£27,840.00		
Internal	1	Circulation (Ground)	0	Internal finishes	Wall finishes	Plaster	m2	320	£87.00	B	4	R	35	5-10 years	£27,840.00	Plastered walls to circulation corridors are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£27,840.00			£27,840.00		
Internal	1	Circulation (Ground)	0	Internal finishes	Floor finishes	Carpet	m2	320	£59.00	B	3	R	10	3-5 years	£18,880.00	Circulation corridors have vinyl sheet / carpet flooring	Currently the vinyl sheet / carpet floor covering to the circulation rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£18,880.00				£18,880.00		
Internal	1	Circulation (Ground)	0	Internal finishes	Floor finishes	Carpet	m2	320	£59.00	A	5	R	10	10-15 years	£18,880.00	Circulation corridors have vinyl sheet / carpet flooring	Currently the vinyl sheet / carpet floor covering to the circulation rooms are in good condition, however due to the nature of the rooms their condition will deteriorate.					£18,880.00		£18,880.00		
Internal	1	Circulation (Ground)	0	Door	Door	Timber FD30	Nr	14	£1,646.00	B	4	F	35	5-10 years	£23,044.00	Timber fire doors to all circulation rooms	Upon inspection, numerous circulation rooms had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£23,044.00			£23,044.00		
Internal	1	Circulation (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	800	£11.00	B	2	R	5	Within 2 years	£8,800.00	Each circulation room has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£8,800.00						£8,800.00	
Internal	1	Circulation (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	800	£11.00	A	4	R	5	5-10 years	£8,800.00	Cyclical decorations	Cyclical decorations				£8,800.00			£8,800.00		
Internal	1	Circulation (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	800	£11.00	A	5	R	5	10-15 years	£8,800.00	Cyclical decorations	Cyclical decorations					£8,800.00			£8,800.00	
Internal	1	Circulation (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	800	£11.00	A	6	R	5	15-25 years	£8,800.00	Cyclical decorations	Cyclical decorations						£8,800.00	£8,800.00		
Internal	1	Kitchens / Coffee Bars (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	17	£87.00	B	4	H	35	5-10 years	£1,479.00	Plastered ceilings to serving / cooking kitchens are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£1,479.00			£1,479.00		
Internal	1	Kitchens / Coffee Bars (Ground)	0	Internal finishes	Wall finishes	Plaster	m2	17	£87.00	B	5	H	35	10-15 years	£1,479.00	Plaster and paint to walls in good condition	Currently the finish to the walls are in acceptable condition, but will require replacement at the end of their lifespan					£1,479.00		£1,479.00		
Internal	1	Kitchens / Coffee Bars (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	17	£80.00	B	3	H	10	3-5 years	£1,360.00	Serving / cooking kitchens have vinyl sheet flooring	Currently the vinyl sheet floor covering to the serving kitchens are in good condition, however due to the nature of the rooms their condition will deteriorate.			£1,360.00					£1,360.00	
Internal	1	Kitchens / Coffee Bars (Ground)	0	Door	Door	Timber FD30	Nr	4	£931.00	B	4	H	35	5-10 years	£3,724.00	Timber fire door to all serving kitchens	Upon inspection, the serving kitchens had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£3,724.00			£3,724.00		
Internal	1	Kitchens / Coffee Bars (Ground)	0	Sanitary ware	Sink	Stainless steel	Nr	4	£525.00	B	2	H	20	Within 2 years	£2,100.00	Each serving / cooking kitchen has a stainless-steel sink - which is in acceptable condition	The stainless-steel sinks will need replacing in due course		£2,100.00						£2,100.00	
Internal	1	Kitchens / Coffee Bars (Ground)	0	FF+E	FF+E	Worktops and units	Nr	4	£2,500.00	B	4	H	10	5-10 years	£10,000.00	Stainless steel worktops and associated standing units	The worktop and units (base and wall) will need replacing in due course				£10,000.00				£10,000.00	
Internal	1	WC / Bath (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	77	£87.00	B	4	H	35	5-10 years	£6,699.00	Plastered ceilings to WC / bathrooms corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£6,699.00				£6,699.00	
Internal	1	WC / Bath (Ground)	0	Internal finishes	Wall finishes	Plaster	m2	77	£87.00	B	4	H	35	5-10 years	£6,699.00	Plastered walls to WC / bathrooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£6,699.00				£6,699.00	
Internal	1	WC / Bath (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	77	£80.00	B	3	H	10	3-5 years	£6,160.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in good condition, however due to the nature of the rooms their condition will deteriorate.			£6,160.00					£6,160.00	



A		A = Good - Performing as intended and operating efficiently	1	Urgent	E	Environmental
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D		D = Failed - life expired and/or serious risk imminent failure	4	5 to 10 years	H	Health and Safety
					S	Security

ROOM DESCRIPTION							CONDITION SURVEY											Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	
																		Priority 1 2019	Priority 2 2019-20	Priority 3 2021-23	Priority 4 2023-27	Priority 5 2027-31	Priority 6 2031-41	
Internal	1	WC / Bath (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	77	£80.00	A	5	H	10	10-15 years	£6,160.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in good condition, however due to the nature of the rooms their condition will deteriorate.					£6,160.00		£6,160.00
Internal	1	WC / Bath (Ground)	0	Door	Door	Timber FD30	Nr	20	£931.00	B	4	H	35	5-10 years	£18,620.00	Timber doors to all communal WC / bathrooms	Upon inspection, every room had a timber door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£18,620.00			£18,620.00
Internal	1	WC / Bath (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	193	£11.00	B	2	H	5	Within 2 years	£2,123.00	Each WC / bathrooms have plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£2,123.00					£2,123.00
Internal	1	WC / Bath (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	193	£11.00	A	4	H	6	5-10 years	£2,123.00	Cyclical redecoration	Cyclical redecoration				£2,123.00			£2,123.00
Internal	1	WC / Bath (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	193	£11.00	A	5	H	6	10-15 years	£2,123.00	Cyclical redecoration	Cyclical redecoration					£2,123.00		£2,123.00
Internal	1	WC / Bath (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	193	£11.00	A	6	H	9	15-25 years	£2,123.00	Cyclical redecoration	Cyclical redecoration						£2,123.00	£2,123.00
Internal	1	WC / Bath (Ground)	0	Sanitary ware	Sink	Vitreous China	Nr	20	£525.00	B	4	H	20	5-10 years	£10,500.00	Each WC / bathrooms has vitreous china WHB	Currently the vitreous china WHB is in good condition, however it need upgrading in due course.				£10,500.00			£10,500.00
Internal	1	WC / Bath (Ground)	0	Sanitary ware	WC	Vitreous China	Nr	20	£1,115.00	B	3	H	20	3-5 years	£22,300.00	Each WC / bathrooms has vitreous china WC	Currently the vitreous china WC is in good condition, however it need upgrading in due course.			£22,300.00				£22,300.00
Internal	1	WC / Bath (Ground)	0	Sanitary ware	WC	Vitreous China	Nr	20	£1,115.00	A	6	H	20	15-25 years	£22,300.00	Cyclical replacement	Cyclical replacement						£22,300.00	£22,300.00
Internal	1	Offices / ancillary rooms (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	10	£87.00	B	4	R	35	5-10 years	£870.00	Plastered ceilings to offices / ancillary rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£870.00			£870.00
Internal	1	Offices / ancillary rooms (Ground)	0	Internal finishes	Wall finishes	Plaster	m2	10	£87.00	B	4	R	35	5-10 years	£870.00	Plastered walls to offices / ancillary rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£870.00			£870.00
Internal	1	Offices / ancillary rooms (Ground)	0	Internal finishes	Floor finishes	Carpet	m2	10	£59.00	B	3	R	10	3-5 years	£590.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in good condition, however due to the nature of the rooms their condition will deteriorate.			£590.00				£590.00
Internal	1	Offices / ancillary rooms (Ground)	0	Internal finishes	Floor finishes	Carpet	m2	10	£59.00	A	5	R	10	10-15 years	£590.00	Cyclical replacement	Cyclical replacement					£590.00		£590.00
Internal	1	Offices / ancillary rooms (Ground)	0	Door	Door	Timber FD30	Nr	2	£931.00	B	4	F	35	5-10 years	£1,862.00	Timber fire doors to all offices / ancillary rooms	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£1,862.00			£1,862.00
Internal	1	Offices / ancillary rooms (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	25	£11.00	B	2	R	5	Within 2 years	£275.00	Each office / ancillary room, has plastered walls decorated with emulsion	To the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£275.00					£275.00
Internal	1	Offices / ancillary rooms (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	25	£11.00	A	4	R	6	5-10 years	£275.00	Cylical redecorations	Cylical redecorations				£275.00			£275.00
Internal	1	Offices / ancillary rooms (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	25	£11.00	A	5	R	9	10-15 years	£275.00	Cylical redecorations	Cylical redecorations					£275.00		£275.00



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D	D = Failed - life expired and/or serious risk imminent failure	4	5 to 10 years	H	Health and Safety
				S	Security

ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£1s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 2019	Priority 2 2019-20	Priority 3 2021-23	Priority 4 2023-27	Priority 5 2027-31	Priority 6 2031-41		
Internal	1	Offices / ancillary rooms (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	25	£11.00	A	6	R	9	15-25 years	£275.00	Cylical redecorations	Cylical redecorations						£275.00	£275.00	
Internal	1	Kitchen (Ground)	0	Internal finishes	Ceiling finishes	Suspended Ceiling	m2	51	£82.00	B	4	H	35	5-10 years	£4,182.00	Plastered ceilings to Laundry are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£4,182.00			£4,182.00	
Internal	1	Kitchen (Ground)	0	Internal finishes	Wall finishes	Altro Wiperock walls	m2	51	£150.00	B	5	H	35	10-15 years	£7,650.00	Altro wiperock walls to serving / cooking kitchens are in good condition	Currently the finish to the walls are in acceptable condition, but will require replacement at the end of their lifespan					£7,650.00		£7,650.00	
Internal	1	Kitchen (Ground)	0	Internal finishes	Wall finishes	Altro Wiperock walls	m2	51	£150.00	B	6	H	35	15-25 years	£7,650.00	Altro wiperock walls to serving / cooking kitchens are in good condition	Currently the finish to the walls are in acceptable condition, but will require replacement at the end of their lifespan						£7,650.00	£7,650.00	
Internal	1	Kitchens / Coffee Bars (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	17	£80.00	A	5	H	10	10-15 years	£1,360.00	Serving / cooking kitchens have vinyl sheet flooring	Currently the vinyl sheet floor covering to the serving kitchens are in good condition, however due to the nature of the rooms their condition will deteriorate.					£1,360.00		£1,360.00	
Internal	1	Kitchen (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	51	£80.00	B	3	H	10	3-5 years	£4,080.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to Laundry is in good condition, however due to the nature of the room its condition will deteriorate.			£4,080.00				£4,080.00	
Internal	1	Kitchen (Ground)	0	Door	Door	Timber FD30	Nr	2	£931.00	B	4	H	35	5-10 years	£1,862.00	Timber fire door to all serving / cooking kitchens	Upon inspection, the kitchen had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£1,862.00			£1,862.00	
Internal	1	Kitchen (Ground)	0	FF+E	Steelwork	Steel worktops / base units / wall units	Nr	1	£7,000.00	B	4	H	5	5-10 years	£7,000.00	The kitchen has steel worktops, base and walls units	The worktops / base units / wall units are in an acceptable condition				£7,000.00			£7,000.00	
Internal	1	Laundry (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	19	£87.00	B	4	R	35	5-10 years	£1,653.00	Plastered ceilings to Laundry are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£1,653.00			£1,653.00	
Internal	1	Laundry (Ground)	0	Internal finishes	Wall finishes	Altro Wiperock walls	m2	19	£150.00	B	5	R	35	10-15 years	£2,850.00	Altro wiperock walls to serving / cooking kitchens are in good condition	Currently the finish to the walls are in acceptable condition, but will require replacement at the end of their lifespan					£2,850.00		£2,850.00	
Internal	1	Laundry (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	19	£80.00	B	3	R	10	3-5 years	£1,520.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to Laundry is in good condition, however due to the nature of the room its condition will deteriorate.			£1,520.00				£1,520.00	
Internal	1	Laundry (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	19	£80.00	A	5	R	10	10-15 years	£1,520.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to Laundry is in good condition, however due to the nature of the room its condition will deteriorate.					£1,520.00		£1,520.00	
Internal	1	Laundry (Ground)	0	Door	Door	Timber FD30	Nr	1	£931.00	B	4	F	35	5-10 years	£931.00	Timber fire door to all serving / cooking kitchens	Upon inspection, the kitchen had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£931.00			£931.00	
Internal	1	Laundry (Ground)	0	FF+E	Joinery	Worktops / base units / wall units	Nr	1	£1,000.00	B	4	R	5	5-10 years	£1,000.00	The laundry has timber worktops, base and walls units	The worktops / base units / wall units are in an acceptable condition				£1,000.00			£1,000.00	
Internal	1	Sluices (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	16	£87.00	B	4	H	35	5-10 years	£1,392.00	Plastered ceilings to Laundry are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£1,392.00			£1,392.00	
Internal	1	Sluices (Ground)	0	Internal finishes	Wall finishes	Plaster	m2	16	£87.00	B	4	H	35	5-10 years	£1,392.00	Plastered walls to Laundry are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£1,392.00			£1,392.00	
Internal	1	Sluices (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	16	£80.00	B	3	H	10	3-5 years	£1,280.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to Laundry is in good condition, however due to the nature of the room its condition will deteriorate.			£1,280.00				£1,280.00	
Internal	1	Sluices (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	16	£80.00	A	5	H	10	10-15 years	£1,280.00	Cyclical replacement	Cyclical replacement					£1,280.00		£1,280.00	



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

ROOM DESCRIPTION							CONDITION SURVEY											Predicted replacement (£1s)						Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25	
																		Priority 1 2019	Priority 2 2019-20	Priority 3 2021-23	Priority 4 2023-27	Priority 5 2027-31	Priority 6 2031-41	
Internal	1	Sluices (Ground)	0	Door	Door	Solid veneer faced timber door (Single)	Nr	4	£931.00	B	4	H	35	5-10 years	£3,724.00	Timber door to Laundry is in a good condition	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£3,724.00			£3,724.00
Internal	1	Sluices (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	40	£11.00	B	2	H	5	Within 2 years	£440.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£440.00					£440.00
Internal	1	Sluices (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	40	£11.00	A	4	H	5	5-10 years	£440.00	Cyclical decorations	Cyclical decorations				£440.00			£440.00
Internal	1	Sluices (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	40	£11.00	A	5	H	5	10-15 years	£440.00	Cyclical decorations	Cyclical decorations					£440.00		£440.00
Internal	1	Sluices (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	40	£11.00	A	6	H	5	15-25 years	£440.00	Cyclical decorations	Cyclical decorations						£440.00	£440.00
Internal	1	Sluices (Ground)	0	FF+E	Joinery	Worktops / base units / wall units	m2	4	£500.00	B	4	H	5	5-10 years	£2,000.00	The sluices have timber worktops	The timber worktops are unacceptable condition				£2,000.00			£2,000.00
Internal	1	Medical Room (Ground)	0	Internal finishes	Ceiling finishes	Plaster	m2	17	£87.00	B	4	H	45	5-10 years	£1,479.00	Exposed plasterboard	Due to the nature of the room -there is no finish to the ceiling				£1,479.00			£1,479.00
Internal	1	Medical Room (Ground)	0	Internal finishes	Wall finishes	Plaster	m2	17	£87.00	B	6	H	85	15-25 years	£1,479.00	Exposed blockwork	Due to the nature of the room -there is no finish to the walls						£1,479.00	£1,479.00
Internal	1	Medical Room (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	17	£80.00	B	3	H	10	3-5 years	£1,360.00	Generally good condition	renew			£1,360.00				£1,360.00
Internal	1	Medical Room (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	17	£80.00	A	5	H	85	15-25 years	£1,360.00	Cyclical replacement	Cyclical replacement					£1,360.00		£1,360.00
Internal	1	Medical Room (Ground)	0	Door	Door	Solid veneer faced timber door (Single)	Nr	4	£931.00	B	4	H	35	5-10 years	£3,724.00	Timber door to Laundry is in a good condition	Upon inspection, every room had a fire door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£3,724.00			£3,724.00
Internal	1	Medical Room (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	43	£11.00	B	2	H	5	Within 2 years	£473.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£473.00					£473.00
Internal	1	Medical Room (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	43	£11.00	A	4	H	5	5-10 years	£473.00	Cyclical decorations	Cyclical decorations				£473.00			£473.00
Internal	1	Medical Room (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	43	£11.00	A	5	H	5	10-15 years	£473.00	Cyclical decorations	Cyclical decorations					£473.00		£473.00
Internal	1	Medical Room (Ground)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	43	£11.00	A	6	H	5	15-25 years	£473.00	Cyclical decorations	Cyclical decorations						£473.00	£473.00
Internal	1	Offices (First)	0	Internal finishes	Ceiling finishes	Plaster	m2	8	£87.00	B	4	R	35	5-10 years	£696.00	Plastered ceilings to offices / ancillary rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£696.00			£696.00
Internal	1	Offices (First)	0	Internal finishes	Wall finishes	Plaster	m2	8	£87.00	B	4	R	35	5-10 years	£696.00	Plastered walls to offices / ancillary rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£696.00			£696.00



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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
D	D = Failed - life expired and/or serious risk imminent failure	4	5 to 10 years	H	Health and Safety
				S	Security

ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£1s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 2019	Priority 2 2019-20	Priority 3 2021-23	Priority 4 2023-27	Priority 5 2027-31	Priority 6 2031-41		
Internal	1	Offices (First)	0	Internal finishes	Floor finishes	Carpet	m2	8	£59.00	C	2	R	10	Within 2 years	£472.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in a worn and neglected condition, however the room does not seem to be in use.		£590.00					£590.00	
Internal	1	Offices (First)	0	Internal finishes	Floor finishes	Carpet	m2	8	£59.00	A	5	R	10	10-15 years	£472.00	Cylical replacement	Cylical replacement					£590.00		£590.00	
Internal	1	Offices (First)	0	Door	Door	Solid veneer faced timber door (Single)	Nr	1	£931.00	B	4	R	25	5-10 years	£931.00	Solid veneer faced timber door (single)	Upon inspection, these rooms had solid veneer faced timber doors..The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£931.00			£931.00	
Internal	1	Offices (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	20	£11.00	C	2	R	5	Within 2 years	£220.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£220.00						£220.00
Internal	1	Offices (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	20	£11.00	A	4	R	6	5-10 years	£220.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.				£220.00				£220.00
Internal	1	Offices (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	20	£11.00	A	5	R	9	10-15 years	£220.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.					£220.00			£220.00
Internal	1	Offices (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	20	£11.00	A	6	R	9	15-25 years	£220.00	Each office / ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.						£220.00		£220.00
Internal	1	Kitchens (First)	0	Internal finishes	Ceiling finishes	Plaster	m2	8	£87.00	B	4	H	35	5-10 years	£696.00	Plastered ceilings to Laundry are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£696.00				£696.00
Internal	1	Kitchens (First)	0	Internal finishes	Wall finishes	Plastered Walls	m2	8	£87.00	B	5	H	35	10-15 years	£696.00	Plaster and paint to walls in good condition	Currently the finish to the walls are in acceptable condition, but will require replacement at the end of their lifespan					£696.00			£696.00
Internal	1	Kitchen (Ground)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	51	£80.00	A	5	H	10	10-15 years	£4,080.00	Vinyl sheet flooring to Laundry is in good condition	Currently the vinyl sheet flooring to Laundry is in good condition, however due to the nature of the room its condition will deteriorate.					£4,080.00			£4,080.00
Internal	1	Kitchens (First)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	8	£80.00	C	2	H	10	Within 2 years	£640.00	Vinyl sheet flooring to first floor Kitchens are in a worn condition	Currently the vinyl sheet flooring to the first floor Kitchens are in a worn condition, however the rooms look neglected and unlikely to be in use. If they were to become active rooms, it is advisable to refurbish the vinyl flooring.		£640.00						£640.00
Internal	1	Kitchens (First)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	8	£80.00	A	5	H	10	10-15 years	£640.00	Vinyl sheet flooring to first floor Kitchens are in a worn condition	Currently the vinyl sheet flooring to the first floor Kitchens are in a worn condition, however the rooms look neglected and unlikely to be in use. If they were to become active rooms, it is advisable to refurbish the vinyl flooring.					£640.00			£640.00
Internal	1	Kitchens (First)	0	Door	Door	Solid veneer faced timber door (Single)	Nr	2	£931.00	B	4	H	35	5-10 years	£1,862.00	Solid veneer faced timber door (Single) to all serving / cooking kitchens	Upon inspection, the kitchen had solid veneer doors in acceptable condition. The doors are likely to be effected by impact damage in the future and so this could be considered when estimating its lifespan.				£1,862.00				£1,862.00
Internal	1	Kitchens (First)	0	FF+E	FF+E	Timber worktops, wall and base units	Nr	2	£3,000.00	C	2	H	15	Within 2 years	£6,000.00	The kitchens have timber worktops, base and walls units	The worktops / base units / wall units are in a worn condition but the rooms look neglected and unlikely to be in use. If they were to become active rooms, it is advisable to refurbish the kitchen furniture.		£6,000.00						£6,000.00
Internal	1	Ancillary Rooms (First)	0	Internal finishes	Ceiling finishes	Plaster	m2	61	£87.00	B	4	R	35	5-10 years	£5,307.00	Plastered ceilings to offices / ancillary rooms are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£5,307.00				£5,307.00
Internal	1	Ancillary Rooms (First)	0	Internal finishes	Wall finishes	Plaster	m2	61	£87.00	B	4	R	35	5-10 years	£5,307.00	Plastered walls to offices / ancillary rooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£5,307.00				£5,307.00
Internal	1	Ancillary Rooms (First)	0	Internal finishes	Floor finishes	Carpet	m2	61	£59.00	C	2	R	10	Within 2 years	£3,599.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in a worn and neglected condition, however the room does not seem to be in use.		£3,599.00						£3,599.00



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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
D	D = Failed - life expired and/or serious risk imminent failure	4	5 to 10 years	H	Health and Safety
				S	Security

ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£1s)						Total	
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25		
																		Priority 1 2019	Priority 2 2019-20	Priority 3 2021-23	Priority 4 2023-27	Priority 5 2027-31	Priority 6 2031-41		
Internal	1	Ancillary Rooms (First)	0	Internal finishes	Floor finishes	Carpet	m2	61	£59.00	A	5	R	10	10-15 years	£3,599.00	Offices / ancillary rooms have carpet sheet flooring	Currently the carpet sheet floor covering is in a worn and neglected condition, however the room does not seem to be in use.					£3,599.00		£3,599.00	
Internal	1	Ancillary Rooms (First)	0	Door	Door	Solid veneer faced timber door (Single)	Nr	5	£931.00	B	4	R	25	5-10 years	£4,655.00	Solid veneer faced timber door (single)	Upon inspection, these rooms had solid veneer faced timber doors. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.					£785.00		£785.00	
Internal	1	Ancillary Rooms (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	153	£11.00	C	2	R	5	Within 2 years	£1,683.00	Each ancillary room, has plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£1,683.00						£1,683.00
Internal	1	Ancillary Rooms (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	153	£11.00	A	4	R	6	5-10 years	£1,683.00	Cyclical decorations	Cyclical decorations				£1,683.00			£1,683.00	
Internal	1	Ancillary Rooms (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	153	£11.00	A	5	R	6	10-15 years	£1,683.00	Cyclical decorations	Cyclical decorations					£1,683.00		£1,683.00	
Internal	1	Ancillary Rooms (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	153	£11.00	A	6	R	6	15-25 years	£1,683.00	Cyclical decorations	Cyclical decorations						£1,683.00	£1,683.00	
Internal	1	WC / Bath (First)	0	Internal finishes	Celling finishes	Plaster	m2	7	£87.00	B	4	H	35	5-10 years	£609.00	Plastered ceilings to WC / bathrooms corridors are in good condition	Currently the ceilings are in an acceptable condition, but there may be a necessity to replaster the surfaces in the coming years.				£609.00			£609.00	
Internal	1	WC / Bath (First)	0	Internal finishes	Wall finishes	Plaster	m2	7	£87.00	B	4	H	35	5-10 years	£609.00	Plastered walls to WC / bathrooms are in good condition	Currently the walls are in an acceptable condition, but there may be a necessity to relater the surfaces in the coming years.				£609.00			£609.00	
Internal	1	WC / Bath (First)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	7	£80.00	C	2	H	10	Within 2 years	£560.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in a worn condition, however the bathrooms are dated and it is unclear whether they are in use		£560.00						£560.00
Internal	1	WC / Bath (First)	0	Internal finishes	Floor finishes	Vinyl sheet	m2	7	£80.00	A	5	H	10	10-15 years	£560.00	WC / bathrooms have vinyl sheet flooring	Currently the vinyl sheet floor covering to the WC / bathrooms are in a worn condition, however the bathrooms are dated and it is unclear whether they are in use					£560.00		£560.00	
Internal	1	WC / Bath (First)	0	Door	Door	Solid veneer faced timber door (Single)	Nr	2	£931.00	B	4	H	35	5-10 years	£1,862.00	Timber doors to all communal WC / bathrooms	Upon inspection, the first floor bathrooms had a timber door which was in acceptable condition. The doors are likely to be effected by impact damage and so this could be considered when estimating its lifespan.				£1,862.00			£1,862.00	
Internal	1	WC / Bath (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	18	£11.00	C	2	H	5	Within 2 years	£198.00	Each WC / bathrooms have plastered walls decorated with emulsion	Due to the nature of the room the walls will need to be included as part of a cyclical maintenance plan.		£198.00						£198.00
Internal	1	WC / Bath (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	18	£11.00	A	4	H	6	5-10 years	£198.00	Cyclical decorations	Cyclical decorations				£198.00			£198.00	
Internal	1	WC / Bath (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	18	£11.00	A	5	H	6	10-15 years	£198.00	Cyclical decorations	Cyclical decorations					£198.00		£198.00	
Internal	1	WC / Bath (First)	0	Internal finishes	Decorations	Complete decoration of room including ceilings, walls, joinery and internal face of doors	m2	18	£11.00	A	6	H	9	15-25 years	£198.00	Cyclical decorations	Cyclical decorations						£198.00	£198.00	
Internal	1	WC / Bath (First)	0	Sanitary ware	Sink	Vitreous China	Nr	2	£525.00	B	4	H	20	5-10 years	£1,050.00	Each WC / bathrooms has vitreous china WHB	Currently the vitreous china WHB is in good condition, however it need upgrading in due course.				£1,050.00			£1,050.00	
Internal	1	WC / Bath (First)	0	Sanitary ware	WC	Vitreous China	Nr	2	£1,115.00	B	3	H	20	3-5 years	£2,230.00	Each WC / bathrooms has vitreous china WC	Currently the vitreous china WC is in good condition, however it need upgrading in due course.			£2,230.00				£2,230.00	



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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
D	D = Failed - life expired and/or serious risk imminent failure	4	5 to 10 years	H	Health and Safety
				S	Security

ROOM DESCRIPTION				CONDITION SURVEY															Predicted replacement (£1s)							Total
Internal / External	Building	Room No. / Name	Floor	Element	Element group	Sub element group	Unit rate	Item quantity (m2)	Standard Rate	Condition rank	Priority	Type	Typical Life from new (YEARS)	Estimated Remaining Useful Design Life (YEARS)	Cost	Disrepair Narrative / General Comments	Remedial Works	1	1-2	3-5	5-10	10-15	15-25			
																		Priority 1 2019	Priority 2 2019-20	Priority 3 2021-23	Priority 4 2023-27	Priority 5 2027-31	Priority 6 2031-41			
Internal	1	WC / Bath (First)	0	Sanitary ware	WC	Vitreous China	Nr	2	£1,115.00	A	6	H	20	15-25 years	£2,230.00	Cyclical replacement	Cyclical replacement						£2,230.00	£2,230.00		
External Areas	1	External	0	External Landscaping	Hard Landscaping	Tarmacadam	m2	350.00	32.00	B	4	R	20	10-15 years	£11,200.00	Tarmacadam hard standing driveway and paved walkways traversing the buildings perimeter	Currently the hard standing tarmacadam pathways etc are in an acceptable condition.				£11,200.00			£11,200.00		
External	1	External	0	Building Superstructure	Roofs - pitched	Concrete tiles	m2	861.00	93.00	B	5	G	40	10-15 years	£80,073.00	Concrete roof tiles to pitched roofs	The roof tiles are likely to reach their estimated lifespan and require replacement					£80,073.00		£80,073.00		
External	1	External	0	Building Superstructure	Roofs - flat	Mineral felt	m2	486.00	200.00	A	6	G	20	15-25 years	£97,200.00	Mineral-felt roof covering	Section of mineral felt roof in excellent condition and likely to have been replaced in recent years						£97,200.00	£97,200.00		
External	1	External	0	Building Superstructure	Roofs - flat	Mineral felt	m2	65.00	200.00	C	3	G	20	3-5 years	£13,000.00	Mineral-felt roof covering	Section of mineral felt roof showing signs of deterioration and reaching the end of its shelf life			£13,000.00				£13,000.00		
External	1	External	0	Building Superstructure	Roof Drainage	Aluminium RWGs	m	240.00	185.00	B	6	G	30	15-25 years	£44,400.00	Aluminium RWGs	Aluminium rainwater goods in adequate condition, however will require upgrading when reaches the end of its lifespan						£44,400.00	£44,400.00		
External	1	External	0	Building Superstructure	Wall structure	Brickwork	m2	0.00	352.00	B	6	G	40	15-25 years	£0.00	Traditional brickwork	No signs of spalled or deteriorating brickwork						£0.00	£0.00		
External	1	External	0	Building Superstructure	Doors	PVCu Doors	Nr	9.00	1279.00	B	6	S	30	15-25 years	£11,511.00	uPVC single doors	uPVC doors in adequate condition without defects						£11,511.00	£11,511.00		
External	1	External	1	Building Superstructure	Doors	PVCu Doors	Nr	6.00	2279.00	B	6	S	31	15-25 years	£13,674.00	uPVC double doors	uPVC doors in adequate condition without defects						£13,674.00	£13,674.00		
External	1	External	0	Building Superstructure	Windows	PVCu windows	m2	225.00	125.00	B	6	S	30	15-25 years	£28,125.00	uPVC windows	uPVC windows in adequate condition without defects						£28,125.00	£28,125.00		
External	1	External	0	Building Superstructure	Soffits / fascias	Fascia	m	324.00	32.00	C	2	G	30	Within 2 years	£10,368.00	Timber shiplap fascias	Rotten and defective shiplap fascia boards rotten and reaching end of shelf life		£10,368.00					£10,368.00		
Internal	1	Kitchen Store	1	Electrical Services	Sub-mains switchgear	Main Distribution Board	Nr	1	£2,000.00	C	1	L	25	Urgent	£2,000.00	Main board needs replacing with MCCB board to achieve downstream discrimination	Replace the distribution board with MCCB panel board	£2,000.00						£2,000.00		
Internal	1	Bedrooms	1	Electrical Services	Sub-mains switchgear	Distribution Boards	Nr	7	£500.00	C	1	L	25	Urgent	£3,500.00	Existing distribution boards other than DB's 1 & 2 are obsolete	Replace the existing distribution boards with modern Schneider Acti9 distribution boards to match the ones already installed in other areas.	£3,500.00						£3,500.00		
Internal	1	Laundry	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	Nr	38	£200.00	C	3	H	10	3-5 years	£7,600.00	Bedrooms should be provided with an emergency luminaire	Install a recessed anti-panic emergency luminaire with a new ket test switch.			£7,600.00				£7,600.00		
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Nr	38	£40.00	C	1	Q	20	Urgent	£1,880.00	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.	£1,520.00						£1,520.00		
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Nr	38	£100.00	C	1	E	20	Urgent	£3,800.00	Provision of table lamps in bedrooms	Place a table lamp in each bedroom	£3,800.00						£3,800.00		
Internal	1	Bedrooms	1	Electrical Services	Lighting Systems	Lighting control and management systems	Nr	47	£100.00	C	3	R	20	3-5 years	£3,800.00	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.			£3,800.00				£3,800.00		
Internal	1	Bedrooms	1	Electrical Services	Protection Systems	Fire Alarm Installations (inc, call points, sounders and detection)	Nr	50	£100.00	C	1	R	25	Urgent	£5,000.00	Fire alarms may not be heard by some residents	VAD's should be installed in bedroom and communal	£5,000.00						£5,000.00		
Internal	1	Office & communal areas	1	Electrical Services	Call Systems	Induction Loop	Nr	5	£2,500.00	C	1	R	25	Urgent	£12,500.00	No hearing loops	Install hearing loops	£12,500.00						£12,500.00		
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Lighting control and management systems	Item	1	£5,000.00	C	3	R	25	3-5 years	£5,000.00	The corridor lighting shoulds be provided with a photocell lighting controls to make use of natural daylight.	all corridor lighting controls should be reviewed and where possible automatic lighting controls should be installed in the corridors.			£5,000.00				£5,000.00		
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	Item	1	£5,000.00	C	1	R	25	Urgent	£5,000.00	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.	£5,000.00						£5,000.00		
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	Item	1	£10,000.00	C	1	R	25	Urgent	£10,000.00	The corridors should be provided with illuminated emergency exit signs and installed at all turns and exits from internal rooms.	A review of the current exit signage should be carried out and where the signs do not comply with BS5266, new signs should be installed.	£10,000.00						£10,000.00		
Internal	1	Corridor	1	Electrical Services	Lighting Systems	Lighting and luminaires (internal)	Item	1	£12,000.00	C	3	R	25	3-5 years	£12,000.00	The existing corridor and amenity area luminaires should be replaced with new LED luminaires to improve energy efficiency.	Install new LED luminaires.			£12,000.00				£12,000.00		
Internal	1	Throughout	1	Electrical Services	protection	CCTV	Item	1	£10,000.00	C	3	R	25	3-5 years	£10,000.00	No CCTV	Install CCTV			£10,000.00				£10,000.00		
Internal	1	Throughout	1	Electrical Services	Lighting Systems	Emergency lighting (inc key switch)	Item	1	£15,000.00	C	3	R	25	3-5 years	£15,000.00	Existing central battery units are coming to the end of useful life	replacecentral battery units are coming to the end of useful life			£15,000.00				£15,000.00		
Internal	1	Throughout	1	Mechanical Services	Heating Plant & Auxiliaries	Magnetic Filters	Nr	5	£200.00	D	1	G	10	Urgent	£1,000.00	No magnetic filtration installed within the boiler houses	Magnetic filters should be installed to protect boilers/pumps, especially if new boilers are installed.	£1,000.00						£1,000.00		



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ROOM DESCRIPTION				CONDITION SURVEY														Predicted replacement (£1s)							Total
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Internal	1	Throughout	1	Mechanical Services	Heating Plant & Auxiliaries	Pressure relief discharges	Nr	5	£125.00	C	1	H	20	Urgent	£625.00	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 and connected directly to a drain.	£625.00							£625.00
Internal	1	Throughout	1	Mechanical Services	Heating Plant & Auxiliaries	Heating Services Thermal Insulation	Nr	5	£800.00	C	3	R	20	3-5 years	£4,000.00	Small sections of heating pipework within boiler houses have no insulation.	Install thermal insulation on remaining heating pipework within boiler houses.			£4,000.00					£4,000.00
Internal	1	Throughout	1	Mechanical Services	Heating Distribution	Gas Fired Boiler <100kW	Nr	3	£2,000.00	C	3	R	20	3-5 years	£6,000.00	Red, Yellow and Green Wing boilers approaching the end of life	Replace boilers before they fail			£6,000.00					£6,000.00
Internal	1	Throughout	1	Mechanical Services	Mechanical Ventilation	Local Extract Fans	Nr	4	£250.00	D	1	H	10	Urgent	£1,000.00	Certain small extract fans are damaged/faulty	Replace extract fans	£1,000.00							£1,000.00
Internal	1	Throughout	1	Mechanical Services	Hot & Cold Water Distribution Services	Toilets	Nr	7	£400.00	C	2	R	25	within 2 years	£2,800.00	Existing black toilet cisterns may contain asbestos, also the overflow discharges onto the floor.	Replace black toilet cistern and toilets with new close coupled toilets with built in overflows.		£2,800.00						£2,800.00
Internal	1	Throughout	1	Mechanical Services	Heating Distribution	Radiator pipework	Nr	3	£200.00	D	1	H	15	Urgent	£600.00	Small sections of pipework not boxed in	Box in pipework	£600.00							£600.00
Internal	1	Throughout	1	Mechanical Services	Heating Plant & Auxiliaries	Expansion Vessels	Nr	5	£250.00	D	1	R	15	Urgent	£1,250.00	Expansion vessels do not appear to have correct number of valves and drain off points. To be reviewed.	Expansion vessels need to be reviewed and valves drain off points installed if required.	£1,250.00							£1,250.00
Internal	1	Throughout	1	Mechanical Services	Heating Plant & Auxiliaries	Gas Fired Boiler <100kW	Nr	3	£150.00	C	1	G	20	Urgent	£450.00	No evidence of the 3 older Broag boilers being recently serviced	Service the 3 Broag boilers	£450.00							£450.00
Internal	1	Throughout	1	Mechanical Services	Comfort Cooling	Split Systems	Item	1	£500.00	C	1	H	10	Urgent	£500.00	Service records indicate a problem with the compressor running hot	Manufacturer to examine installation (possible replacement under warranty)	£500.00							£500.00
Priority Totals																	£48,745.00	£55,389.00	£173,822.00	£428,534.00	£199,761.00	£257,301.00			
Overall Total																							£1,163,552.00		



Item	Description of Work	Quantity	Unit	Cost	Total Cost
	<b>The Spinney HOP - 25 Yr Master Cost Plan</b>				
<b>1.00</b>	<b>Preliminaries</b>	<b>1</b>	<b>Item</b>	<b>£0.00</b>	<b>£0.00</b>
<b>2.00</b>	<b>Ceilings</b>	<b>1</b>	<b>Item</b>	<b>£98,838.00</b>	<b>£98,838.00</b>
<b>3.00</b>	<b>External walls, windows &amp; Doors</b>	<b>1</b>	<b>Item</b>	<b>£53,310.00</b>	<b>£53,310.00</b>
<b>4.00</b>	<b>Floors and Stairs</b>	<b>1</b>	<b>Item</b>	<b>£156,562.00</b>	<b>£156,562.00</b>
<b>5.00</b>	<b>Internal Walls &amp; Doors</b>	<b>1</b>	<b>Item</b>	<b>£261,118.00</b>	<b>£261,118.00</b>
<b>6.00</b>	<b>Redecorations</b>	<b>1</b>	<b>Item</b>	<b>£114,928.00</b>	<b>£114,928.00</b>
<b>7.00</b>	<b>Roofs</b>	<b>1</b>	<b>Item</b>	<b>£245,041.00</b>	<b>£245,041.00</b>
<b>8.00</b>	<b>Sanitary Services</b>	<b>1</b>	<b>Item</b>	<b>£81,610.00</b>	<b>£81,610.00</b>
<b>9.00</b>	<b>Fixed Furniture and Fittings</b>	<b>1</b>	<b>Item</b>	<b>£26,000.00</b>	<b>£26,000.00</b>
<b>9.00</b>	<b>External Areas</b>	<b>1</b>	<b>Item</b>	<b>£11,200.00</b>	<b>£11,200.00</b>
<b>10.00</b>	<b>Mechanical Services</b>	<b>1</b>	<b>Item</b>	<b>£18,225.00</b>	<b>£18,225.00</b>
<b>11.00</b>	<b>Electrical Services</b>	<b>1</b>	<b>Item</b>	<b>£96,720.00</b>	<b>£96,720.00</b>
<b>12.00</b>	<b>Sub-total</b>				<b>£1,163,552.00</b>
13.00	Preliminaries People and Equipment (Based on 15%)				£174,532.80
14.00	Preliminaries Site Specific Costs (scaffold etc,,)				£30,000.00
15.00	Provisional Uplift for Sectional Works @ 25%				£342,021.20
<b>16.00</b>	<b>Sub-total</b>				<b>£1,710,106.00</b>
17.00	Pre Construction costs:EMPA @ 3.25%				£0.00
<b>18.00</b>	<b>Sub-total</b>				<b>£1,710,106.00</b>
19.00	Contractor Management Fee @ 3.25%				£0.00
<b>20.00</b>	<b>Sub-total</b>				<b>£1,710,106.00</b>



21.00	Statutory and consultancy fees (includes Building Control, Building Surveyor, Building Services, surveys etc.) @ 15%				£256,515.90
<b>22.00</b>	<b>Sub-total</b>				<b>£1,966,621.90</b>
23.00	Risk Allowance @ 10%				£196,662.19
24.00	Client Contingency @10%				£196,662.19
<b>25.00</b>	<b>Sub-total</b>				<b>£2,359,946.28</b>
26.00	Professional fees, surveys and stat fees (15%)				£353,991.94
<b>27.00</b>	<b>Total Construction Cost</b>				<b>£2,713,938.22</b>

**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.





## Stephen Gray

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