

Condition Survey

Project	Elleray Hall, Teddington
Client	London Borough of Richmond
Date	07 September 2018
Prepared by	Matthew McEwen

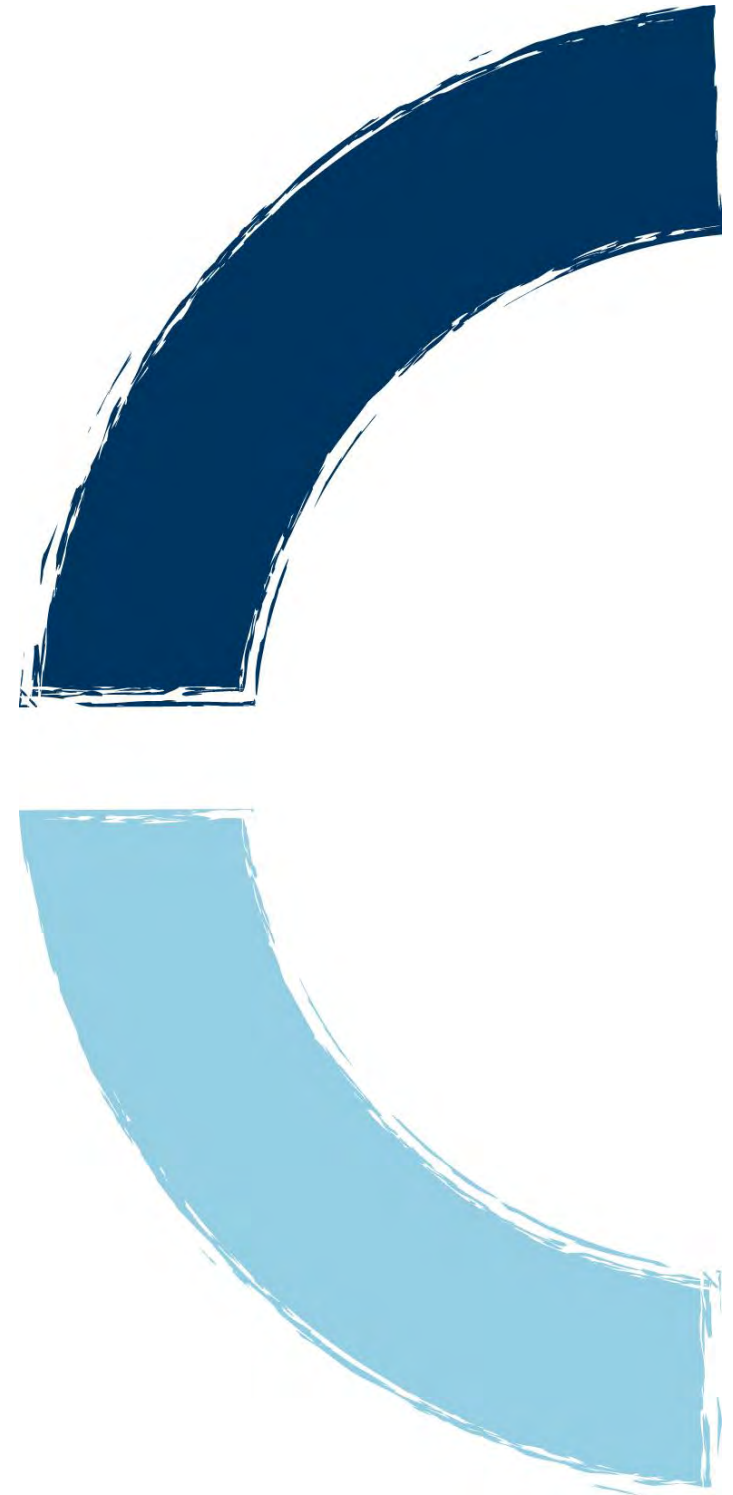
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Preliminaries

1. The property was inspected on 26 July 2018 by Matthew McEwen from Stace who undertook a fabric survey and Salman Khalique of HK associates on the 09 August 2018 who undertook an inspection of mechanical and electrical services installations. The weather at the time of the inspection was fine and sunny.
2. This report records the condition of the property at the time of inspection with recommendations for remedial action and planned maintenance works. The report is to be read in conjunction with the accompanying portfolio of cross-referenced photographs.
3. The inspection undertaken for the provision of a condition survey and is not deemed to be a full building (structural) survey.
4. Limitations - Our inspection was limited to those parts of the building we could see at the time of our inspection. Elements of the building structure that were covered, unexposed, inaccessible or obscured by fittings, fixtures, furniture or finishes were not inspected and are therefore not included within the schedule. Floor and ceiling voids were not inspected. We have excluded certain roof areas of the buildings where not accessible and have viewed these areas from adjacent areas at ground floor level where a partial inspection of roof covering was possible. Areas where no access was available, or which were not visible from ground floor vantage points have been noted within the following limitation section.
5. We have not carried out any chemical or laboratory tests to determine where high alumina cement, asbestos or other deleterious materials have been used during the construction of the building.
6. Directions in this schedule (i.e. left, right), are given as if facing the element being described.
7. Where elements such as doors or windows are numbered, these are given with the extreme left-hand element numbered one.
8. All dimensions mentioned in this schedule are of an approximate nature and should be taken as a guide to the position, size etc of items only.
9. For the purposes of this schedule it has been assumed that the front of the building faces approximately North.
10. The schedule is priced using the BCIS Building Maintenance Price Book together with known current tender rates where appropriate. Costs are day one costs which do not allow for building inflation. Costs include preliminaries, overheads and profit at 20% with rates based on works being procured on a 5-year term contract. All costs exclude VAT.

11. All work found necessary is to be carried out in accordance with current Legislation and Regulations.
12. Neither the whole nor any part of this report nor any reference thereto may be included in any documents, circulars or statements without our written approval of the form or context in which it appears.
13. We have utilised Plans produced by Property Data Solution and provided by London Borough of Richmond to reference all areas of the building.

Access Restrictions:

The following areas were not accessible at the time of inspection owing to access restrictions:

1. Loft spaces to main hall and extension.

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1.0 Executive Summary

Elleray Hall consists of a main hall which was constructed in the 1960's with a large extension being added in the 1990's, both are sited centrally on a plot of approximately 0.3 acres. Asphalt hardstanding is provided to the front of the property with a mixture soft landscaped areas and hard landscaping to the rear of the property.

Internally the property was found to be in generally fair condition although general maintenance appears to have been neglected over recent years with numerous elements now requiring redecoration or remedial works. A small number of cracks were found to the extension block and appear to be historic, these should be monitored in future years and made good as part of the next redecoration cycle.

Externally the property is in poor condition and external elements are widely deteriorated with replacement of flat roofs and windows (Main Hall) required urgently and extensive repair and redecoration of elements required.

Overall the building is reaching the end of its effective lifespan and will need a large investment over the 10-year period to replace larger elements which are reaching the end of its effective lifespan, replacement of cladding, flat roofs and windows are required in the immediate future.

The garden areas and hardstanding are generally in fair condition although isolated areas of repair are required within the first year to rectify defects to areas of fencing and hard landscaping. Replacement of garage structures is anticipated to be required within 10-year period owing to widespread corrosion to precast panels. We note that the boundary wall to the adjacent home on Middle Lane is out of plumb and should be monitored to ensure this

Mechanical installations throughout are in a degraded condition and reaching the end of their effective lifespan, parts suppliers have been unable to be located and replacement of the boilers is required urgently to prevent any loss of heating. Records of installation testing was not held on sight and is not understood to have been undertaken, this should be urgently undertaken to determine the condition and to rectify any defects present.

Urgent installation of ventilation to gas cupboard within the kitchen and installation of a gas solenoid valve is recommended to be undertaken.

2.0 Conditions of Survey

We have undertaken a non-intrusive visual inspection of the fabric and structure of this building both internally and externally together with the hard-landscaped areas and boundaries. Internal inspection was restricted due to floor coverings, furniture and storage and no access was gained into the loft space owing to access height. The property is currently occupied and was in use as a day centre at the time of inspection.

Our inspection report has been undertaken and prepared in accordance with our fee proposal dated 25 April 2018. The weather at the time of the survey was warm and sunny.

3.0 General Description

3.1 Review of the Structure and Surroundings

Elleray Hall consists of a main hall which was constructed **in the 1960's with** a large extension being added **in the 1990's, both are sited centrally on a plot** of approximately 0.3 acres. Asphalt hardstanding is provided to the front of the property with a mixture soft landscaped areas and hard landscaping to the rear of the property.

The main hall comprises of a portal frame clad with a mixture of painted asbestos sheets and painted galvanised steel sheets. The doors are a mixture of solid flush doors, part panelled timber and part single glazed. Single glazed timber windows are provided to older parts of the property and double-glazed timber windows to the extension section of the building. The pitched roof to the main hall is covered with asbestos cement roof tiles with natural slate tiles to the extension. The connecting flat roof is covered entirely with a mineral felt roof cover. Timber fascia boards and soffit boards are provided entirely throughout the property, UPVC rainwater good are exclusively installed. The fascia boards and soffit boards are in timber with UPVC rainwater good.

Two pre-cast concrete with asbestos sheet roofs and timber doors are located to the rear of the property.

The accommodation is arranged over 1 floor and comprises of: Three lounges, general spaces, three unisex toilets, hairdressers, three offices, Stage/store, main hall, kitchen, servery and kitchen store.

3.2 Elemental Details

Roof	Pitched, hipped and flat roofs	Mixture of asbestos cement tiled roof, natural slate tiles and mineral felt roof covering.
Flashings	Roof/Cladding Junctions	Lead sheeting
Walls	Solid masonry walls and cladding	Mixture of masonry walls with roughcast render finish and steel framed walls with Asbestos cement covering/galvanised steel sheets (all painted).
Floors	Largely solid floors throughout with areas of raised suspended timber floors	A variety of finishes have been provided including carpet tiles and vinyl sheeting
Joinery	Part glazed timber panelled external doors	Gloss painted finish
	Timber sash window	Gloss painted finish
	Timber panelled internal doors	Gloss painted finish
	Profiled dado rails and skirtings	Gloss painted finish
Services	Mains gas, electric and water supplies	

3.3 Services

Mechanical Services

Central Plant:

Heating in the building is provided by two gas fired floor standing boilers (Ideal- Concord CX 140-340) located within heating plantroom at ground floor.

Boilers are old with visible age defects and are no longer manufactured in UK, so parts may be difficult to obtain. They will need replacing as soon as possible to avoid breakdown of boilers and inability to repair.

Hot water is provided by an unvented hot water cylinder located within a separate store room adjacent boiler house.

Heating/Cooling Distribution System

The heating pipes are plumbed in steel and run within the floor void and sometimes above the floor surface in various areas. Water quality in the heating system should be checked to determine quality and regular chemical dosing undertaken as required. Copper pipework is provided in other areas of the property for hot and cold-water supplies.

Double panel radiators and LTHW fan convectors are installed in most parts of the building.

Ventilation

A mechanically assisted extraction hood with variable speed controller is provided to the kitchen.

Above Ground Drainage

Generally, the drainage system appears to be in acceptable standard, a report of blockage to the toilet pipework in G015 & G014 has been reported and this facility subsequently is not in use although the blockage is understood to relate to below ground elements.

Below Ground Drainage

The reported blockage to the below ground drainage system is understood to relate to root growth to the pipework run which runs along the South West corner of the building, this should be investigated via a CCTV survey to determine the cause of the blockage.

It is anticipated that localised repair including relining or localised excavation and replacement of drainage runs may be required to reinstate the below ground drainage system.

Electrical Services

LV Distribution

Electrical power to building is provided by a UKPN 3 phase 100amps cut out located within the electrical cupboard. There are three power distribution boards in the same room.

Lighting and small power distribution boards are fed from the main cut out intake in the electrical room. The overall cable installation looks messy with no clipping or jointing process followed properly.

The method and routing of the cabling throughout the building was not determined during the non-intrusive survey but it is assumed to run within the ceiling voids of the property and drop/rise vertically to the outlets.

General Lighting

General lighting is provided to all areas of the buildings and consists of a wide variety of luminaire and lamp types to compliment the respective areas of the building. The visual appearance of the lighting equipment and fixtured viewed during the survey were found to be satisfactory.

Lighting levels appeared to be comparable with the application of the building.

Electrical test certification or condition reports were not available during our inspections and were not held on file at the property. **Test's** should be undertaken regularly and are required to determine the condition of the largely concealed installation.

Emergency Lighting

A number of emergency lights are installed throughout to bulkhead luminaries and within surface mounted fluorescent light fittings. These should be regularly tested.

Fire Alarm System

An addressable fire alarm panel is located by the main entrance door and was in good condition and appears to be in working order at the time of inspection and there were no faults on the panel at the time of inspection.

Fire Alarm Certification was available at the time of inspection and was held on site.

Telephone/Data Services:

A BT service cable is provided to the property and enters the front of the façade of the property, the BT service was operable at the time of inspection. Data networking unit within the electrical cupboard was in fair condition but will require replacement within the next 5 years.

Security Systems

An intruder alarm system is installed to the premises however it is understood that this is not currently operational and is not regularly activated.

3.4 Services Recommendations

1. Urgent replacement of boilers with all associated pipes and heating circuit accessories.
2. Check water quality of heating system- take samples and chemically dose pipes where required.
3. Carry out gas safe test annual inspection.
4. Install gas solenoid valve in heating plantroom.
5. Change fan convectors in main hall.
6. Check electrical cables safety and clipping in the main electrical intake room.
7. Install ventilation to gas cupboard within kitchen to vent to atmosphere.
8. Provide maintenance log books and O&M files to property where not currently provided or held on site.

3.5 Compliance with Statutory Legislation

Generally, the property is well adapted for those who are disabled or have impaired vision or mobility. The property is widely accessed via ramped access and the property is largely level throughout with minor level differences to rear doors although alternate routes exist.

Consideration should be given to installing thermostatic mixing valves to all hand basins to provide immediate controlled hot water temperatures, to minimise risk to children, elderly and the vulnerable. The water hygiene risk register should be updated to suit. This legislation applies to newly constructed dwellings and is not retrospective but should be considered for future use.

The gas meter which is located within a cupboard in the kitchen store is inadequately ventilated and requires ventilating to the outside atmosphere. This does not meet the requirements of the gas regulations, this should be urgently implemented.

Gas Safe Installation Certificates should be provided for all gas fired plant and Current Safety Standards should be consulted establish plan operation and safety status. Tests should be to be carried out by a Gas Safe Registered Engineer.

Residual current devices should be installed within all distribution boards.

NICEIC electrical installations should be checked to establish operational status, current compliance with the BS 7671 IEE Wiring Regulations.

NICEIC Emergency Lighting to all emergency lighting and current standards to establish operational status, current compliance with the BS 5266 Code of Practice for emergency lighting in premises.

Fire Alarm Certification is required for all fire detection equipment to establish operational status, current compliance with the BS 5839 Code of Practice for fire detection and fire alarm service to premises.

Subject to receipt of off-site records, there was minimal evidence of Mechanical and Electrical Certification in place and therefore it is recommended inspections and testing of all services are to be carried out immediately to comply with Legal Statutory Regulations.

The minimum Health & Safety Mechanical and Electrical Certification required is as below. The client is at risk if the following Certification is not available or current:

- Gas Installation Certificates to all gas fired plant and current safety standards to establish plant operation and safety status, test carried out by Gas Safe Registered Engineer
- Under the Health & Safety at Work Act 1974 (HSWA), Control of Substances Hazardous to Health Regulations 2002 (COSHH) ACoP L8, and The Management of Health & Safety at Work Regulations 1999 (MHSWR) an employer or person in control of a premises has a legal duty to ensure the safety of staff, visitors and people in the vicinity of their property.

One of the duties under these Regulations is to prevent or control the risk of proliferation and expose to Legionella. Carry out Water Hygiene Surveys and provide Test Certificate in accordance with Current Water Regulations to establish water quality and protection measures takes against Legionella, test to be carried out by a reputable Contractor / Engineer.

- Inspection of, and where practicable, a wet test of private under-ground fire hydrant systems should be made in conjunction with the Fire Authority and the owner or occupier of the premises or his representative. Where such hydrants are supplied from mains, arrangements should also be made with the Water Undertaker before tests are carried out. To carry out the correct inspection and tests of fire hydrants at six monthly intervals and pressure/flow test required every 5 years (or when alterations to a mains supply), to ensure arability of hydrants for use by the Fire Service - all in accordance with British Standard BS9999:2015.
- Periodic electrical installation inspection and testing certification to current Wiring regulations to establish system operation and safety status by NICEIC Registered Electrical Contractor
- Periodic Emergency Lighting Certificate to current Health & Safety Standards.
- Fire Alarm Test Certificate to ensure compliance with Health & Safety Standards.
- Duty to manage Asbestos. Asbestos Management Plan in place and held on site, to be monitored and managed and updates as required.

3.6 Health & Safety Issues

No significant health and safety issues were noted other than normal risks associated with the operations and maintenance of this type of property.

3.7 Energy efficiency

We would recommend that confirmation is provided to confirm if an EPC is currently provided for the premises as this was not available on site and confirmation obtained to determine if Minimum Energy Efficiency Standards which were introduced under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 are applicable on the premises. If this is the case, upgrading of elements in order to improve thermal performance **may be required in order to achieve minimum standards which require a EPC of “E” rating from the 1st April 2020**. No allowance has been made for the provision of an EPC or subsequent sustainability works in particular however replacement of the windows with modern double-glazed units, installation of additional installation and replacement of the boilers with a condensing boiler may be methods to upgrade the EPC rating.

For Public buildings over 250m², a Display Energy Certificate is required. This is not currently shown and is a legal requirement to be displayed and should be installed as soon as possible within the main hall or entrance corridor.

Appointment of a sustainability consultant would be recommended to advise on the potential cost-efficient energy efficiency upgrades.

3.8 Overall Statement on building fitness for purpose and remaining economic lifespan

Following our survey and review of the premises, it is clear that the building is reaching the end of its economic lifespan. This is due in part to the age of the main hall and lack of maintenance. As a result numerous elements of the property are heavily degraded and require urgent works to rectify.

Areas of the property, where are currently in fair condition and currently weathertight are expected to degrade over the next 10-year period and extensive refurbishment works may be required in the next 10 - 20 year period as material's such as asbestos cement roofing tiles, asbestos cement roof and low level areas of cladding degrade and require replacement or over cladding with modern alternatives.

Prior to any refurbishment, a holistic appraisal of the works should be undertaken given the age and current condition of the property which is likely to require extensive works to repair/replacement elements with modern alternatives.

We recommend that urgent works noted in the schedules are undertaken to prolong the lifespan of the existing building and to minimise any disruption to staff and users of the building. A regular cyclical maintenance schedule should be followed to improve and maintain conditions.

3.9 Statement on current maintenance and ongoing maintenance

Currently the building is generally well maintained internally and is generally well kept externally. Larger elements such as doors and windows have been neglected for a substantial period and elements have now reached a point where economical repair is not possible and wholesale replacements required.

We would therefore recommend that a cyclical maintenance strategy is put in place to maintain and prevent the condition of elements from deteriorating beyond economical repair, we note that this would help prolong the lifespan of the existing structure whilst this is to be retained.

3.10 Statement on further inspections, surveys or testing

During our survey it was highlighted that the drain run which serves the rear toilet is blocked. We understand that this has been previously investigated and relate to a blockage from tree roots. We were unable to see any blockages from visible inspection points but recommend that a full CCTV survey of the drainage system is obtained to determine the condition of the below ground drainage system. An provisional sum of £1,000.00 has been allowed for a survey and £3,500.00 allowed for the replacement of isolated drainage runs to rectify the blockage of the drainage system.

We were unable to obtain a Fire Risk Assessment (FRA) for the property at the time of inspection. A FRA is required and should be implemented to determine the risks posed. An allowance of £750.00 has been allowed for the survey and a provisional sum of £5000.00 for remedial works to doors and isolated fire proofing. We noted that a number of fire doors have been installed which appear to align with compartment lines and are of the standard expected, other areas such as plant room doors are not fire rated (no visual marks or identifying tags/pins) and we therefore recommend that high risk areas are protected to minimise potential damage to the premises.

We would highlight that owing to the vulnerable position of asbestos cement cladding that regular monitoring should be undertaken to ensure that any damage and release of material is quickly removed, safely disposed of and damaged areas encapsulated.

4.0 Survey Report Dashboard

4.1 Summary of yearly totals of repairs costs, replacement costs and upgrade costs

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Total	Costs to upgrade to Grade A	Replacement Costs
Fabric Costs	<i>£ 76,040.00</i>	<i>£2,985.00</i>	<i>£10,725.00</i>	<i>£1,975.00</i>	<i>£5,500.00</i>	<i>£35,015.00</i>	<i>£132,240.00</i>		
Mechanical and Electrical Costs	<i>£37,750.00</i>	<i>£17,700.00</i>	<i>£7,000.00</i>	<i>£16,000.00</i>	<i>£0.00</i>	<i>£13,000.00</i>	<i>£91,450.00</i>		
Total Costs	<i>£113,790.00</i>	<i>£20,685.00</i>	<i>£17,725.00</i>	<i>£17,975.00</i>	<i>£5,500.00</i>	<i>£48,015.00</i>	<i>£223,690.00</i>	<i>£454,035.00</i>	<i>£563,125.00</i>

4.2 Summary of Costs of Upgrading each Element to Condition A

We have reviewed the costs of upgrading to condition A and a figure of £454,035.00 has been determined **to be required to upgrade elements to “Condition A” as detailed within our appointment document.**

Where deleterious materials such as Asbestos cement have been utilised a cost for upgrading to condition A has been included but this should be considered as localised patch repair only. Currently the ACM cladding and ACM roof tiles are fit for purpose and are largely performing in respect of weathertightness but needs to be managed. Owing to the extensive presence of deleterious materials (although performing intended function), if it were deemed necessary to improve these elements, wholesale replacement or over cladding may be required which would be an expensive option as upgrading to meet current Building Regulations is likely to be required.

Noting the condition of the premises and remaining lifespan of many elements utilised, partial or complete redevelopment of the property may be considered a more cost-effective option over the next 10 - 25 year life of the property.

4.3 Costing Notes

N.B - We have estimated effective service life of the remaining elements based on any defects found on site and known lifespan of elements, this is an estimate on remaining lifespan and should not be take an guarantee of effective lifespan. Regular maintenance of materials are expected to be undertaken to reach the lifespans estimated, for example a 15 year lifespan expectation of a door will require regular maintenance of decorations, maintenance of door locks and mechanisms in order to year a 15 year service life. Should regular maintenance not be undertaken then a reduced lifespan can be expected.

5.0 General Description

Throughout the schedule the following definitions of condition and priority codes have been used which align with our requirements of our project brief:

Condition Codes

- A - Good (performing well and operating efficiently)
- B - Satisfactory (Performing adequately but showing minor deterioration)
- C - Poor (Showing major defects and/or not operating efficiently)
- D - Bad (Life expired and/or serious risk of imminent failure)

Priority Codes

- 1. - Urgent (work that will prevent immediate closure of the premises and/or high risk to health and safety of the occupants and/or remedy a serious breach of legislation).
- 2. - Essential (work required within 2 years that will prevent serious deterioration and/or address a medium risk to health and safety of occupants and/or remedy a less serious breach of legislation).
- 3. - Desirable (work required within 3-5 years that will prevent deterioration and/or address a low risk to the health and safety of the occupants and/or remedy a minor breach of legislation).
- 4. - Long Term (work required to improve the general appearance and prevent deterioration in the 6-10 year period).

6.0 10 Year - Condition Survey - Condition Survey

Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs							Economic life expectancy	Replacement Cost	General Comments	Photo Reference
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A				

External Areas

Main Hall - Area wide items

1.01	N/A	Pitched Roof - Main Hall	Asbestos Cement Roof Tiles	No defects noted to roof and no internal leaks noted within pitched roof areas. Surface of tiles are moderately stained but appear in good condition with no delamination noted in visible areas of roof.	B	4								£150,000.00	10 - 15 years	£175,000.00		193,194,215 - 219
1.02	N/A	Corrugated Asbestos Cement Sheets / Galvanised Steel Corrugated Sheets	Painted Asbestos Cement Corrugated wall sheets and painted galvanised corrugated steel sheets and associated edge trims and other accessories	Paint to corrugated sheets has widely delaminated, sheeting generally in good condition. Redecoration of all areas of panels and associated trims required. Number of wasp nests behind cladding sheets which require urgent removal and repair of damage and sealing of access holes.	C	4								£75,000.00	10 - 15 years	£125,000.00	Minor areas of damage to edges of Asbestos cement panels which are currently sealed with paint. Cladding to be monitored and checked for damage and repairs, sealing and cleaning of debris to be undertaken.	214-241
1.03	N/A	Main Hall - Plastic Rainwater goods	Plastic round downpipes and half round gutters.	Gutters and downpipes in fair condition, areas of decorated downpipes are widely delaminated and require redecoration at the same time as decoration of the cladding panels. Fixing to gutters and downpipes to be checked at the time of decorating and repairing timber substrate.	B	3			£250.00				£2,250.00	£2,250.00	10 - 15 years	£2,250.00		229-231, 240
1.04	N/A	Main Hall - Timber Windows and Cills	Painted timber single glazed windows and painted timber cills.	Windows widely deteriorated and widely decayed throughout, widespread repair removal and repair to timber decay required and subsequent redecoration of windows required.	D	2	£50,000.00							£50,000.00	< 2 years - Most are widely failed	£50,000.00		220,225, 227 - 228, 239-240,
1.05	N/A	Main Hall - External Timber Doors	Painted timber single glazed windows (Wired glass) and painted timber cills.	Decorations to doors are widely deteriorated and require redecoration and replacement of timber weather bar and numerous areas of repair to timber decay at low level.	D	2	£1,500.00				£175.00		£175.00	£2,500.00	< 2 years - Most are widely failed	£2,500.00		100-101, 165, 222, 229
1.06	N/A	Main Hall - Timber Bargeboard and Fascia.	Painted timber bargeboard to gable ends and painted timber fascia's to roof verges.	Area of heavily decayed fascia board to rear courtyard which required replacement, decorations heavily deteriorated to timber bargeboard and fascia's throughout. Widespread deterioration of decorations throughout and isolated areas of timber decay, preparation of timbers and redecoration to be undertaken throughout.	C	2	£2,000.00				£500.00		£500.00	£4,000.00	< 2 years - Numerous areas in poor condition and widespread decay.	£4,000.00		229-230

Extension/Connection Corridor - Area wide items

2.01	N/A	Pitched Roof - Extension	Natural Slate roof	Staining noted to ceiling within G024 although leak noted as historic and patch replacement works undertaken, no other defects noted to roof. Isolated replacement of slipped tiles forecasted.	A	4							£500.00	£0.00	20 Years	£12,500.00		193-198, 246-248
2.02	N/A	Extension - Flat roof above office G024	Mineral Fibre felt roof, lucked under pitched slate roof	Staining noted to ceiling within G024 although leak noted as historic, no other defects noted to roof. Roof & gutter to be regularly cleaned and debris removed. Allowance made for replacement of degraded flat roof abutment.	C	3			£600.00					£600.00	< 5 years - evidence of early failure of felt membrane	£600.00	Water ingress was noted as occurring last winter, to be monitored and felt inspected closely along joint if leak is active.	246-248
2.03	N/A	Extension Corridor - Mineral Felt Roof (Between Main Hall Corrugated Sheet and Extension Pitched Roof)	Mineral Fibre felt roof with areas of lead flashing	Felt roof appears to be reaching the end of lifespan and has numerous areas of ponding and does not fall to outlets. Flat roof should be replaced with a new mineral fibre felt roof including new insulation lead to falls and including the replacement of new rainwater outlets.	C	2	£2,250.00							£2,250.00	< 5 years - leaks noted below area roof and onset failure of membrane.	£2,250.00	Replacement costs includes upgrading of insulation value and extra over detailing costs associated with the increased thickness of roofs and alterations to falls to ensure roof drains. N.B - Leaks noted to also be a result of poor maintenance on roofs and overflowing behind cladding. More regular maintenance of gutters recommended. Safe access was not possible to inspect roof by foot and the inspection was undertaken from a ladder.	251-254
2.04	N/A	Extension - Timber Soffit and Fascia Boards	Painted timber soffit and fascia boards	Decorations to soffits and fascia's widely deteriorated and numerous areas of decay noted throughout element.	D	2	£2,250.00						£2,250.00	£4,000.00	10 years if properly maintained and extensive works undertaken in year 1 to reinstata	£4,000.00	Replacement of element in UPVC may be considered to offer better long term alternative and lower maintenance costs.	203,205
2.05	N/A	Extension - Timber Glazed Doors	Painted timber panelled door with glazed top panel and aluminium ironmongery	Doors generally in fair condition, rear door to extension corridor is widely decayed at base and decorations to all doors are widely deteriorated.	C	2	£1,400.00						£250.00	£1,400.00	<5 years unless overhauled or replaced	£1,400.00		174
2.06	N/A	Extension - Timber Windows and Cills	Painted timber double glazed windows with composite cills which are understood to comprise of a proportion of asbestos.	Windows were operated and a small number are stiff, decorations generally in fair condition with isolated areas of decay to windows. Main window to G024 is heavily decayed and replacement of window required	B	2	£1,750.00						£1,500.00	£7,500.00	10 years with replacement of window in G024	£7,500.00	N.B - Asbestos detected in cills and waste will need to be remove and disposed of in accordance with Control of Asbestos Regulations 2012.	175, 177- 180, 193- 198

Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs							Economic life expectancy	Replacement Cost	General Comments	Photo Reference		
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A						
External Areas																			
2.07	N/A	Extension - UPVC Rainwater Goods	Black UPVC square downpipe and square channel section gutters.	UPVC gutters and downpipes are in fair co. one cracked gutter requires replacement to front car park. Replacement of gutters anticipated in long term as embrittlement continues.	D	2	£85.00							£1,500.00	£1,500.00	5 - 10 years with isolated repair	£1,500.00	193 -200, 206	
2.08	N/A	Extension - Roughcast Render Surfaces	Roughcast render repairs to external wall surfaces.	Areas of damaged render and edge beads to window/door openings to GG5. Undertake repairs to render and replace edge beads to damaged areas and subsequently undertake redecoration of render in year 5 & 10.	B/D	2	£100.00							£400.00	£3,500.00	10 - 15 Years	£3,500.00	194-200	
Building Wide Items																			
3.01	N/A	Fire Doors	Not all doors within the property are fire doors and no compartment drawings have been provided.	Undertake survey to determine location of required fire doors and undertake replacement with fire doors as required.	D	1	£5,750.00											Provisional Allowance	
3.02	N/A	Below ground drainage system	Rear North West Drainage run is currently blocked and road toilet is out of use.	Undertake survey of drainage run and undertake replacement of drainage pipework as required to rectify defects.	D	1	£4,500.00											Provisional Allowance	
External Areas - Rear elevations / Gardens																			
4.01	N/A	Rendered Walls	Roughcast rendered surfaces to walls	Rendered surfaces generally in good condition, redecoration of rendered surfaces required in year 5	B	3				£850.00				£850.00		5 year - maintenance period	£850.00		
4.02	N/A	Garden sheds	Precast concrete shed with Asbestos roof, timber framed doors and single glazed windows.	Sheds reaching end of effective life, structures widely carbonated and numerous areas of spalled concrete are present. Short term maintenance to be undertaken to doors and windows to preserve sheds. Long term removal of sheds and installation of modern steel framed sheds allowed for.	C	3	£250.00							£5,250.00	£5,250.00	5 - 10 Years	£5,250.00	181-186	
External Areas - East Elevation																			
5.01	N/A	Timber fencing and gate	Stained timber fence and gate with metal ironmongery	Decorations in poor condition and widespread corrosion to ironmongery. Prepare all surfaces and redecorate throughout.	C	2	£125.00			£125.00				£400.00	£400.00	5 - 10 Years	£400.00	231	
External Areas - West Elevation																			
6.01	N/A	Timber fencing and gate	Stained timber fence and gate with metal ironmongery	Decorations in poor condition and widespread corrosion to ironmongery. Prepare all surfaces and redecorate throughout.	C	2	£125.00			£125.00				£400.00	£400.00	5 - 10 Years	£400.00	201	
External Areas - Front Car Park																			
7.01	N/A	Asphalt	Asphalt surface to car park and general hardstanding of front elevation	Asphalt surface generally worn throughout car park and small number of areas of heavier damage with a number of slight potholes up to 35mm deep. Undertake intermediate repairs to potholes, cut out and patch repair. Subsequently resurface areas of concrete.	C	2	£250.00							£1,250.00	£3,500.00	10 - 15 years	£3,500.00	204-213	
7.02	N/A	Adjoining External Wall	External Wall to neighbours property	Adjoining Owners boundary wall is leaning onto site and should be monitored over coming years to ensure this does not pose a risk to those using facility.	-													This item is included for reference and does not pose an immediate risk but should be notified to the neighbours and monitored for deterioration.	202
7.03	N/A	Railing to main entrance	Painted kee clamp style metal guard rail which is fixed within concrete.	Decorations in poor condition and 2 no. vertical rails have been damaged by impact by vehicle. Undertake replacement of two vertical rails and prepare and redecorate entire railing.	D	2	£165.00							£85.00	£165.00	10 years	£750.00	Redecoration included for in subsequent years. Replacement costs include vehicle barrier as current solution is too tight to adequately resist vehicle.	214
7.04	N/A	Bollards to main entrance and car park	Precast concrete bollard	Concrete bollard adjacent to front door broken and leaning, remove bollard and make good concrete surface.	D	1	£150.00								N/A	N/A	N/A	Bollard not needed in current position.	211-212
7.05	N/A	Mesh fence and concrete posts to alley way	Precast concrete bollard, angled support post and intermediate concrete posts with galvanised mesh panel fencing.	Cut out and remove damaged end post and angled support, replace with a like for like substitute and install metal bollard adjacent to post to prevent damage in future years.	D	1	£285.00							£200.00	£200.00	5 - 10 years	£650.00	Fencing and other post outside of damaged elements in good condition.	211-212

Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs							Economic life expectancy	Replacement Cost	General Comments	Photo Reference
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A				
External Areas																	
Internal Areas																	

G022 - Plant Room

1-5

8.01	G022	Painted timber door	Painted timber door with integrated ventilation grille and with cementitious backing board which appears to be an ACM.	Remove existing door and door set and replace with fire door and frame with associated fire stopping accessories to match compartment wall.	D	1	£550.00							£85.00	£550.00	Not suitable for use in current position	£550.00	Board to be protected and material managed
8.02	G022	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	All penetrations to be fireproofed and sealed on compartment wall junctions. Decorations widely soiled throughout room and to be redecorated following completion of fireproofing. Small number of cracks to walls throughout room.	D	1	£275.00							£125.00	£275.00	5 year - maintenance period	£125.00	Cracking to room to be monitored.
8.03	G022	Painted plaster ceiling	Painted plastered ceiling	Ceiling in fair condition with widespread staining and soiling of ceiling surfaces and decorations	B	3	£45.00							£45.00	£45.00	5 year - maintenance period	£45.00	
8.04	G022	Exposed concrete floor	Exposed concrete floor throughout room	No action required or anticipated based on current condition and use of room	A	4										N/A	N/A	
8.05	G022	Ventilation within room	N/A	Install ventilation within room to reduce temperature as heat within room is excessive.	D	1	£350.00								£350.00	5 year - maintenance period	£350.00	

G020/G023 - Corridor

7-20

9.01	G020/G023	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	All penetrations to be fireproofed and sealed on compartment wall junctions. Decorations widely soiled throughout room and to be redecorated following completion of fireproofing. Small number of cracks to walls throughout corridor which require making good.	D	1	£275.00							£125.00	£275.00	5 year - maintenance period	£275.00	
9.02	G020/G023	Painted plaster ceiling	Painted plastered ceiling	Ceiling in fair condition with widespread staining and soiling of ceiling surfaces and decorations	C	3				£45.00						5 year - maintenance period		
9.03	G020/G023	Vinyl flooring	Vinyl flooring installed throughout corridors	Vinyl flooring is widely marked throughout and there are a small number of gouges to areas of flooring. Floor requires deep clean to remove staining and replacement of flooring in subsequent years.	C	3			£65.00		£400.00				£400.00	5 years	£400.00	
9.04	G020/G023	Painted timber skirting	Painted timber skirting	Painted timber skirting is widely marked and gouged and requires making good and redecoration in the short term.	C	3			£140.00		£140.00				£140.00	5 year - maintenance period	£250.00	

G021 - Plant Room/ Tank Room

21-24

10.01	G021	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	All penetrations to be fireproofed and sealed on compartment wall junctions. Decorations widely soiled throughout room and to be redecorated following completion of fireproofing. Small number of cracks to walls throughout room.	D	1	£210.00							£125.00	£210.00	5 year - maintenance period	£210.00	
10.02	G021	Painted plaster ceiling	Painted plastered ceiling	Ceiling widely soiled and redecoration required throughout	B	3			£30.00						£30.00	5 year - maintenance period	£30.00	
10.03	G021	Timber door	Painted timber flush doors with aluminium ironmongery	Timber doors and ironmongery in fair condition but widely soiled and stained. Undertaken periodic maintenance on door and redecorate door.	C	3	£65.00							£65.00	£65.00	5 year - maintenance period	£320.00	

G026/G029 - Rear Reading room

29-34

11.01	G026/G029	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	Painted walls are generally in fair condition with isolated marks and chips to wall decorations. Isolated hairline cracks to walls to G028 and G030, these should be monitored and made good at the time of redecorating.	B	3	£275.00								£275.00	5 year - maintenance period	£275.00	
11.02	G026/G029	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor widespread staining to ceiling. Area of water ingress in NW corner of room although this was noted as historic which had been repaired.	B	3			£140.00						£140.00	5 year - maintenance period	£140.00	
11.03	G026/G029	Painted Timber windows and doors (Internal)	Painted glazed window set in a painted softwood timber frame	Decorations in fair order allow to redecorate in year three and every five years thereafter.	C	3	£85.00								£85.00			
11.04	G026/G029	Carpet	Carpet installed throughout room	Carpet in fair condition although widely soiled and stained. Carpet to be deep cleaned and replaced in subsequent years.	B	3	£35.00								£475.00	5 - 10 Years	£475.00	

Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs							Economic life expectancy	Replacement Cost	General Comments	Photo Reference	
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A					
External Areas																		
11.05	G026/G029	Painted Timber windows and doors (External)	Painted timber windows and painted timber doors	Decorations in generally fair condition with isolated areas of delaminated decorations and chips. Undertake redecoration of windows in subsequent years. Replace glazing with safety toughened glass to low level pane and upper pane. External handle to be replaced as currently loose and defective. Decorations to be undertaken in future years.	D	1	£490.00							£250.00	£450.00	10 - 15 years	£2,100.00	
11.06	G026/G029	Painted timber skirting	Painted timber skirting	Painted timber skirting is widely marked and gouged and requires making good and redecoration in the short term.	B	3	£175.00							£175.00	£175.00	10 Years	£175.00	
G030 - Lounge																		
12.01	G030	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	Painted walls are generally in fair condition with isolated marks and chips to wall decorations.	B	3		£395.00						£395.00	£395.00	5 year - maintenance period	£395.00	35-39
12.02	G030	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor widespread staining to ceiling	B	3		£185.00						£185.00	£185.00	5 year - maintenance period	£185.00	
12.03	G030	Painted Timber windows and doors (Internal)	Painted timber doors with wired glass and automated door hold	Doors and ironmongery in good condition and in good decorative order.	A	4		£95.00						£95.00		10 Years	£1,600.00	
12.04	G030	Carpet	Carpet installed throughout room within inset mat to main entrance	Carpet in fair condition although widely soiled and stained. Carpet to be deep cleaned and replaced in subsequent years. Inset mat in poor condition and to be replaced in year 1.	B	3	£45.00	£805.00							£45.00	5 - 10 Years	£805.00	
12.05	G030	Painted Timber windows	Painted timber windows and painted windows	Decorations in generally fair condition with isolated areas of delaminated decorations and chips.	B	3		£185.00						£185.00	£185.00	10 - 15 years	£3,400.00	
12.06	G030	Painted timber skirting	Painted timber skirting	Painted timber skirting is widely marked and gouged and requires making good and redecoration in the short term.	B	3		£50.00						£50.00		5 year - maintenance period	£50.00	
G028 - Hairdressing																		
13.01	G028	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	Painted walls are generally in fair condition with isolated marks and chips to wall decorations.	B	3		£110.00						£110.00	£110.00	5 year - maintenance period	£110.00	25-28
13.02	G028	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor marks to ceiling surfaces.	B	3		£35.00						£35.00	£35.00	5 year - maintenance period	£35.00	
13.03	G028	Painted timber skirting	Painted timber skirting	Painted timber skirting is widely marked and gouged and requires making good and redecoration in the short term.	B	3		£65.00						£65.00	£65.00	5 year - maintenance period	£65.00	
13.04	G028	Vinyl flooring	Vinyl flooring installed throughout corridors	Vinyl flooring is widely marked throughout room and has numerous scuffs to floor. Flooring to be deep cleaned and subsequently replaced in year 5.	B	3					£200.00			£200.00		10 Years	£200.00	
G027 - Male and Accessible Toilet																		
14.01	G027	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	Painted walls are generally in fair condition with numerous marks and chips to wall decorations.	C	3		£110.00						£110.00	£110.00	5 year - maintenance period	£110.00	42-50
14.02	G027	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with numerous marks to ceiling surfaces.	B	3		£35.00						£35.00	£35.00	5 year - maintenance period	£35.00	
14.03	G027	Ceramic tiling to floors	Ceramic tiling to low level areas of walls and flooring throughout	Ceramic tiling is generally in good sound condition but is widely soiled and heavily marked. Grouting throughout is in poor condition. Flooring and grouting to be deep cleaned. Bathroom replacement required in short term.	C	3	£150.00				£1,200.00			£1,200.00		5 year - before replacement required	£1,200.00	
14.04	G027	Painted timber architrave	Painted timber architrave	Painted timber architrave is widely marked and gouged and requires making good and redecoration in the short term.	B	3	£45.00				£45.00			£45.00		5 year - maintenance period	£120.00	
G024 - Office																		
15.01	G024	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	Painted walls are generally in fair condition with isolated marks and chips to wall decorations. Area of water staining to ceiling although noted as a historic leak.	B	3		£85.00						£85.00		5 year - maintenance period	£85.00	52-58
15.02	G024	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor marks to ceiling surfaces.	B	3		£45.00						£45.00		5 year - maintenance period	£45.00	
15.03	G024	Painted timber skirtings and architrave	Painted timber skirting and architrave	Painted timber skirting and architrave is widely marked and gouged and requires making good and redecoration in the short term.	B	3		£25.00						£25.00		5 year - maintenance period	£25.00	
15.04	G024	Carpet	Carpet installed throughout room	Carpet in fair condition although widely soiled and stained. Carpet to be deep cleaned and replaced in subsequent years.	B	3	£25.00				£140.00			£25.00		5 - 10 Years	£140.00	
G025 - Rear Activity Room																		
16.01	G025	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	Painted walls are generally in fair condition with isolated marks and chips to wall decorations. Area of water staining to ceiling although noted as a historic leak.	B	3		£425.00						£425.00	£425.00	5 year - maintenance period	£425.00	68-76
16.02	G025	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor marks to ceiling surfaces.	B	3		£205.00						£205.00	£205.00	5 year - maintenance period	£205.00	

Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs							Economic life expectancy	Replacement Cost	General Comments	Photo Reference
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A				
External Areas																	
16.03	G025	Painted timber skirtings and architrave	Painted timber skirting and architrave	Painted timber skirting and architrave is widely marked and gauged and requires making good and redecoration in the short term.	B	3								£85.00	10 Years	£85.00	
16.04	G025	Vinyl flooring	Vinyl flooring installed throughout room	Vinyl flooring is widely marked throughout room and has numerous scuffs to floor. Some areas of deep gouges and missing vinyl along jointing strips. Undertake deep clean of floor and replace in year 5.	C	3	£45.00							£745.00	5 Years	£745.00	
16.05	G025	Kitchen Units	Laminate faced kitchen units and laminate worktop with laminate kickboard. Inset stainless steel sink with half bowl and drainer.	Numerous areas of damage to units including chips and isolated areas of water damage to units, 5 no. doors have dropped and currently sit ajar from other units. Units reaching end of lifespan and require replacement in year 2 together with tiled splashback.	C	3	£850.00							£850.00	<5 Years	£850.00	
G018/G019 - Laundry Room																	
17.01	G018/G019	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	Painted walls are generally in fair condition with isolated marks and chips to wall decorations. Area of water staining to ceiling although noted as a historic leak.	B	3	£110.00						£110.00	£110.00	5 year - maintenance period	£110.00	59-66
17.02	G018/G019	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor marks to ceiling surfaces.	B	3	£35.00						£35.00	£35.00	5 year - maintenance period	£35.00	
17.03	G018/G019	Painted timber skirtings and architrave	Painted timber skirting and architrave	Painted timber skirting and architrave is widely marked and gauged and requires making good and redecoration in the short term.	B	3	£65.00						£65.00	£65.00	5 year - maintenance period	£65.00	
17.04	G018/G019	Vinyl flooring	Vinyl flooring installed throughout room	Vinyl flooring is widely marked throughout room and has numerous scuffs to floor. Some areas of deep gouges and missing vinyl along jointing strips. Undertake deep clean of floor and replace in year 4.	C	3	£25.00		£440.00					£440.00	5 Years	£440.00	
17.05	G018/G019	Ceramic tiling to walls	Ceramic tiling to walls/ splashback around sinks	Ceramic tiling is generally in good condition but is widely soiled and grouting is lightly soiled. Allow to deep clean tiling at time of re-decorating room and regrout in subsequent years.	C	3	£60.00							£60.00	10 Years	£95.00	
17.06	G018/G019	Bulkers Sink	Ceramic sinks with chrome support legs	Ceramic sinks in fair condition with a small number of chips to surface of sink and widespread staining to sink from chemicals which require deep cleaning. Tallier sink has dropped from rear brackets and requires urgent refixing to wall.	D	1	£55.00							£45.00	10 - 15 Years	£310.00	
G016/G017 - Stage and Rear Store																	
18.01	G016/G017	Painted plaster walls	Painted plastered walls with various service penetrations throughout room	Painted walls are generally in fair condition with isolated marks and chips to wall decorations. Numerous cracks to hipped areas of ceiling, cracking up to 2 mm wide and running along length of room.	B	3								£395.00	5 year - maintenance period	£395.00	77-82, 88-90
18.02	G016/G017	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor marks to ceiling surfaces.	B	3	£185.00							£185.00	5 year - maintenance period	£185.00	
18.03	G016/G017	Painted timber skirtings and architrave	Painted timber skirting and architrave	Painted timber skirting and architrave is widely marked and gauged and requires making good and redecoration in the short term.	B	3	£95.00							£95.00	10 Years	£1,600.00	
18.04	G016/G017	Carpet	Carpet installed throughout stage area	Carpet in fair condition although minor areas of staining to carpet. Carpet to be deep cleaned and replaced in subsequent years.	B	3	£45.00							£290.00	10 Years	£290.00	
18.05	G016/G017	Plywood floor	Varnished plywood floor to store area	Flooring in fair condition with minor undulation to flooring, surface finish widely deteriorated and marked in places. Surface finish to be re applied to floor in year 2.	C	3								£400.00	15 Years	£4,125.00	
18.06	G016/G017	External windows and doors	Painted timber windows and doors with single glazing throughout. Doors currently blocked externally with plywood.	Decorations to windows and door in good condition with isolated minor chips and marks to decorations. Redecoration to be undertaken to internal face in year 5. Glazing not currently safety glass but as blocked up externally, glazing is to remain.	B	3	£125.00							£125.00	15 Years	£1,500.00	Assumed that internal decorations will only be undertaken to windows and doors
G014/G015 - Toilet																	
19.01	G014/G015	Painted plaster walls	Painted plastered walls throughout room with isolated ceramic tile splashback above sink	Painted walls are generally in good condition throughout with minor marks to decorations. Periodic decorations to be undertaken to room.	B	3								£45.00	10 Years	£45.00	85-87
19.02	G014/G015	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor marks to ceiling surfaces.	B	3								£15.00	10 Years	£15.00	
19.03	G014/G015	Painted timber skirtings, architrave and window board.	Painted timber skirtings, architrave and window board.	Painted timber architrave, window board and skirtings are in good condition throughout with minor marks and scuffs. Periodic decorations to be undertaken to room.	B	3								£35.00	10 Years	£35.00	
19.04	G014/G015	Vinyl flooring	Vinyl flooring installed throughout room	Vinyl flooring is in good condition throughout, undertake periodic deep cleaning and replacement in year 10.	A	4								£80.00	10 Years	£80.00	
19.05	G014/G015	Timber doors	Painted timber flush doors with aluminium ironmongery	Timber doors and ironmongery in good condition and fully operational at time of inspection. Undertaken periodic maintenance on door and redecorate door.	B	3								£70.00	10 - 15 Years	£70.00	

Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs							Economic life expectancy	Replacement Cost	General Comments	Photo Reference	
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A					
External Areas																		
G013 - Main Hall																		
20.01	G013	Painted plaster walls	Painted lined plastered walls throughout room.	Painted walls are in fair condition although localised areas of room have extensive marks and scuffs to wall. Undertake repairs to damaged areas in year 3 and subsequently undertake redecoration throughout room. Redecorations to be undertaken in subsequent years. Isolated areas of cracking to room, less than 1.5mm width in all areas and	C	3											135-145	
								£1,700.00						£1,700.00	£1,700.00	5 year - maintenance period	£1,700.00	
20.02	G013	Painted plaster ceiling	Painted vaulted plastered ceiling	Ceiling decorations in fair condition throughout, small number of cracks to ceiling and areas of undulations to ceiling boards although concealed behind lining paper. Undertake redecoration of ceiling in year 3 and in subsequent years. *Decoration to timber ceiling hatch included at same time.	B	3												
								£2,400.00						£2,400.00	£2,400.00	5 year - maintenance period	£2,400.00	
20.03	G013	Painted timber skirtings, architrave and window board.	Painted timber skirtings, architrave and window board.	Painted timber architrave, window board and skirtings are in fair condition throughout although widely marked and scuffed. Areas of timberwork around kitchen are heavily marked and require repairs to impact damaged areas. Repair and redecoration to be undertaken in year 3 to align with other redecorations and subsequent repairs undertaken in future years.	B	3												
								£400.00						£400.00	£400.00	5 year - maintenance period	£400.00	
20.04	G013	Vinyl flooring	Vinyl flooring installed throughout room	Vinyl flooring is in good condition throughout although minor marks and gouges are present to flooring throughout, undertake periodic deep cleaning and replacement in year 10.	B	3												
														£4,400.00	£4,400.00	10 Year	£4,400.00	
G011/G012 - Office's																		
21.01	G012	Painted plaster walls	Painted plastered walls throughout	Painted walls are generally in fair condition, widely marked and scuffed to decorations, re decoration to be undertaken in year 3. Redecoration to be undertaken on a cyclical process.	C	3												
								£210.00						£210.00	£210.00	5 year - maintenance period	£210.00	Decoration of boxing and timber cabinets included.
21.02	G012	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor marks to ceiling surfaces. Redecoration to be undertaken in year 3.	B	3												
								£70.00						£70.00	£70.00	5 year - maintenance period	£70.00	
21.03	G012	Carpet (G012)	Carpet installed throughout room	Carpet in poor condition and widely marked and numerous areas of damage to flooring. Replace flooring to room and subsequently deep clean in future years.	D	3												
														£250.00	£250.00	10 Year	£250.00	
21.04	G012	Vinyl flooring (G011)	Vinyl flooring throughout	Vinyl in generally good condition with isolated scuffs and marks to flooring. Undertake deep cleaning of floor and replace in subsequent years.	B	3												
														£200.00	£200.00	10 Year	£200.00	
21.05	G012	Painted timber skirtings, architrave and window board.	Painted timber skirtings, architrave and window board.	Painted timber architrave, window board and skirtings are in fair condition throughout although widely marked and scuffed. Areas of timberwork around kitchen are heavily marked and require repairs to impact damaged areas. Repair and redecoration to be undertaken in year 3 to align with other redecorations and subsequent repairs undertaken in future years.	C	3												
								£65.00						£65.00	£65.00	5 year - maintenance period	£65.00	
21.06	G012	Internal glazed window	Painted timber window with single glazing (plane glass).	Decorations to frame in fair condition, subsequently redecorate in future years.	B	3												
								£120.00						£120.00	£120.00	5 year - maintenance period	£120.00	
21.07	G012	Internal flush timber panel door	Internal flush timber panel door with aluminium ironmongery.	Timber panel door in fair condition with minor scuffs and marks, decorations in a deteriorated condition with widespread marks and scuffs. All doors operational at time of inspection.	C	3												
								£90.00						£90.00	£90.00	5 year - maintenance period	£90.00	
G010 - Kitchen																		
22.01	G010	Painted plaster walls	Painted plastered walls throughout	Painted walls are generally in fair condition with isolated marks and chips to wall decorations. Undertake redecoration of walls in year 3.	C	3												
								£110.00										
22.02	G010	Ceramic tiled walls	Ceramic tiled walls throughout room	Ceramic tiling throughout is generally in fair condition throughout, grouting is widely soiled and requires rerouting in future years. Undertake deep cleaning of grouting of year 2, replacement of tiling expected in year 10.	C	3												
								£250.00						£2,650.00	£2,650.00	10 Years	£2,650.00	
22.02	G010	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in fair condition with minor marks to ceiling surfaces. Undertake redecorations of ceiling in year 3 and subsequent years.	B	3												
								£170.00						£170.00	£170.00	5 year - maintenance period	£170.00	
22.03	G010	Vinyl flooring	Vinyl flooring throughout	Vinyl is widely deteriorated and heavily marked throughout room, area of damaged vinyl flooring poses a trip hazard and requires repairs to be undertaken. Flooring in poor condition and replacement of flooring recommended in year 2.	B	3												
								£125.00	£690.00					£690.00	£690.00	2 Years	£690.00	Noted that staff are struggling to clean flooring owing to condition and owing to use of room this may pose a health risk.

Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs							Economic life expectancy	Replacement Cost	General Comments	Photo Reference
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A				
External Areas																	
22.03	G010	Painted timber skirtings, architrave and window board.	Painted timber skirtings, architrave and window board.	Painted timber architrave, window board and skirtings are in fair condition throughout although widely marked and scuffed. Areas of timberwork around kitchen are heavily marked and require repairs to impact damaged areas. Repair and redecoration to be undertaken in year 3 to align with other redecorations and subsequent repairs undertaken in future years.	C	3											
22.04	G010	Internal flush timber stable style door	Internal flush timber stable style door with aluminium ironmongery.	Timber door in fair condition with minor scuffs and marks, decorations in a deteriorated condition with widespread marks and scuffs. All doors operational at time of inspection.	C	3											
22.04	G010	Galvanised steel roller shutters	Galvanised steel roller shutters.	Rollers shutters operational at time of inspection although noted that no maintenance has been undertaken and there is a build up of debris to guide rails and tracks. Undertaken maintenance to shutters including deep cleaning on a yearly basis. Replacement of shutters likely required in year 10 owing to effective lifespan of product.	B	3	£85.00	£85.00	£85.00	£85.00	£85.00	£85.00	£85.00	£85.00	10 Years	£1,150.00	
G008/G009 - Corridor/Kitchen Store																	
23.01	G008/G009	Painted plaster walls	Painted plastered walls throughout	Painted walls are generally in good condition with isolated marks and chips to wall decorations. Allow to decorate in subsequent years.	B	3											
23.02	G008/G009	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in good condition, allow to decorate in subsequent years.	B	3											
23.03	G008/G009	Vinyl flooring	Vinyl flooring throughout	Vinyl in fair condition although raised at joint to room, requires repair to remove trip hazard. Undertake deep cleaning of floor and replace floor in subsequent years.	D	3											
23.04	G008/G009	Painted timber skirtings, architrave and window board.	Painted timber skirtings, architrave and window board.	Painted timber architrave, window board and skirtings are in good condition throughout. Redecoration to be undertaken in year 3 to align with other redecorations and subsequent repairs undertaken in future years.	C	3											
23.05	G008/G009	Internal flush timber panel door	Internal flush timber panel door with aluminium ironmongery.	Timber panel door in good condition with minor scuffs and marks to decorations. All doors operational at time of inspection.	B	3											
23.06	G008/G009	Timber boxing for gas meter	Painted timber boxing for gas meter	Timber boxing and doors are widely marked and scuffed, doors currently not fully closing but fit for purpose. Undertake periodic redecoration of gas meter boxing.	C	3											
G007 - Staff Toilet																	
24.01	G007	Painted plaster walls	Painted plastered walls throughout	Painted walls are generally in good condition with isolated marks and chips to wall decorations. Allow to decorate in subsequent years.	B	3											
24.02	G007	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in good condition, allow to decorate in subsequent years.	B	3											
24.03	G007	Vinyl flooring	Vinyl flooring throughout	Vinyl in good condition throughout. Undertake deep cleaning of floor and replace floor in subsequent years.	B	3											
24.04	G007	Painted timber skirtings, architrave and window board.	Painted timber skirtings, architrave and window board.	Painted timber architrave, window board and skirtings are in good condition throughout. Redecoration to be undertaken in year 3 to align with other redecorations and subsequent repairs undertaken in future years.	C	3											
24.05	G007	Internal flush timber panel door	Internal flush timber panel door with aluminium ironmongery	Timber panel door in good condition with minor scuffs and marks to decorations. All doors operational at time of inspection.	B	3											
G005/G006 - Ladies Toilet and Corridor																	
25.01	G005/G006	Painted plaster walls	Painted plastered walls throughout	Painted walls are generally in fair condition although widely marked, undertake redecoration of walls in year 3 and subsequent redecoration in future years.	B	3											
25.02	G005/G006	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in good condition, allow to decorate in year 3 at time of redecorating walls and undertake redecoration in future years.	B	3											
25.03	G005/G006	Vinyl flooring	Vinyl flooring throughout	Vinyl in good condition throughout. Undertake deep cleaning of floor and replace floor in subsequent years.	B	3	£35.00										
25.04	G005/G006	Painted timber skirtings, architrave and window board.	Painted timber skirtings, architrave and window board.	Painted timber architrave, window board and skirtings are in good condition throughout. Redecoration to be undertaken in year 3 to align with other redecorations and subsequent repairs undertaken in future years.	C	3											

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Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs							Economic life expectancy	Replacement Cost	General Comments	Photo Reference
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A				

External Areas

25.05	G005/G006	Internal flush timber panel door	Internal flush timber panel door with aluminium ironmongery.	Timber panel door in good condition with minor scuffs and marks to decorations. All doors operational at time of inspection.	B	3									£180.00	5 Year Maintenance Period	£180.00	
G004 - Lobby																		
26.01	G004	Painted plaster walls	Painted plastered walls throughout	Painted walls are generally in fair condition although widely marked with numerous areas of impact damage to wall surfaces. Undertake making good to all walls in year 1 and redecorate throughout. Undertake redecoration of doors in future years.	B	3		£110.00							£110.00	5 year - maintenance period	£110.00	
26.02	G004	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in good condition, allow to decorate in year 3 at time of redecorating walls and undertake redecoration in future years.	B	3		£35.00						£35.00	5 year - maintenance period	£35.00		
26.03	G004	Inset matt	Inset floor matt with absorbent fill and intermediate aluminium bars.	Matt is in poor condition and requires replacement in order to fulfil function. Replace existing floor matt with a like for like substitute in year 2.	C	3		£300.00						£300.00	5 year - replacement	£300.00		
26.04	G004	Vinyl flooring	Vinyl flooring throughout	Vinyl in good condition throughout, widely soiled along access path. Undertake deep cleaning of floor and replace floor in subsequent years.	B	3							£120.00	£120.00	10 Years	£120.00		
26.05	G004	Timber entrance doors	Painted timber entrance doors with lower and upper wired glass panes.	Doors operational at time of inspection although outer doors binding on flooring and frame. Decorations widely damaged and deteriorated and ironmongery loose on outer doors. In year 1 ease and adjust doors, undertake repairs to all four doors and subsequently redecorate doors.	D	3		£260.00						£260.00	10 Years	£2,000.00		

100-110

G001 - Kitchen

27.01	G001	Painted plaster walls	Painted plastered walls throughout	Painted walls are generally in good condition throughout. Undertake redecoration of room in year 5 and make good all minor cracking to walls.	B	3								£110.00	5 Year Maintenance Period	£110.00	
27.02	G001	Painted plaster ceiling	Painted plastered ceiling	Ceiling decorations in good condition, allow to decorate in year 3 at time of redecorating walls and undertake redecoration in future years.	B	3							£35.00	£35.00	5 Year Maintenance Period	£35.00	
27.03	G001	Ceramic flooring	Ceramic tiling installed throughout	Tiling and grouting in good condition throughout, allow to periodically deep clean and replace grouting in year 5.	B	3	£45.00						£110.00	£650.00	10 - 15 Years	£650.00	
27.04	G001	Timber gate	Timber gate and frame	Operable at time of inspection, minor marks to decorations to gate and frame. Undertake redecoration in year 2.	B	3		£40.00						£40.00	5 Year Maintenance Period	£95.00	
27.05	G001	Kitchen	Laminated faced worktop and kitchen cabinets, inset stainless steel bowl and drainer.	Units and worktop in good condition throughout, one area of chip and cap to serving area of worktop which requires replacement.	B	3	£15.00							£15.00	10 - 15 Years	£2,750.00	

Area now converted to kitchen from toilet and lobby shown on record plans. 04-99

Eltery Hall - Mechanical and Electrical Assessment

		Boilers	Heating is provided by 2x floor standing boilers (ideal Concord CX). The boiler is no longer manufacturer. The heating is circulated by pumps through steel pipes in the building. There is also a hot water heating circulation pump pumping heat from boilers to a hot water cylinder. The original installation date of boilers are not known however the system looks very old.	Visible deterioration- boiler parts no longer manufacturer- Life expectancy probably over its age- Replace boilers and associated accessories	D	1	£20,000.00							£20,000.00	Boiler 20 years	£20,000.00	Carry out annual gas checks- Boiler checks in accordance with Pressure systems safety regulations 2000 (PSR) Provision and use of Work Equipment Regulations 1998 (PUWER), HSC ACOP L122 Safety of pressure systems, manufacturer guidelines, and all other latest industry regulations
		Circulation pumps	Heating is circulated around the system by primary and secondary pumps. Pumps are Grundfos electronic (UPS)	None	A	4								£4,000.00	20 years	£4,000.00	
		Pipes	Mixture of pipes plumbed in steel and copper	Overall working condition good- no sign of immediate defects. Suggest water quality must be checked inside steel pipes and system chemically dosed since last boiler maintenance is not known- Boiler chemical flushing should be completed inline with BS 6700 & AI 2009Design. Water for domestic use within buildings- Water Regulations 1999 Water Industry Act 1991 (Section119)	A	1	£2,000.00							£2,000.00	35 years steel, 45 years copper	£2,000.00	
		Thermal insulation	Aluminium foil backed insulation in heating plantroom, phenolic foam class O in hot water cylinder room	Plantroom insulation overall condition fair- no sign of immediate defects- however some of the valves and joints uninsulated- To be insulated properly. Hot water cylinder pipe insulation overall condition fair- no sign of immediate defects- however some of the valves and joints uninsulated- To be insulated properly.	B	1	£500.00							£3,000.00	30 years	£3,000.00	
Heating Plantroom	Roof Void	Mechanical valves	Isolation valves- gate and lever type, double regulating, commissioning station, binder joints	Overall working condition good- no sign of immediate defects.	A	4								£2,000.00	20-25 years	£2,000.00	
		Pressure and temperature relief valve	Installed on boilers	Visible sign of deterioration. To be replaced with new boilers	D	1	£500.00								10 years		
		Motorised, Solenoid valves	2 port motorised valve on heating circuit, no solenoid shut off valve on gas pipe in plantroom	No visible sign of deterioration-control cables intact-overall condition fair/ provide solenoid shut off valve in plantroom	A	1	£1,000.00							£2,000.00	10-15 years		

Item No.	Room Reference	Element	Description	Remedial Action/ Comments	Condition Rating	Priority	Costs								Economic life expectancy	Replacement Cost	General Comments	Photo Reference
							Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 10	Costs to upgrade to Condition A					
External Areas																		
		Hot water calorifier	Unvented cylinder	Overall working condition fair- system looks old with no visible sign of deterioration- Original installation date not known- End of life soon	A	1									£30,000.00	15 years	£20,000.00	
		Gas meter	Gas meter is a G10 type with no solenoid shut off valve in heating plantroom. There is no emergency knock off button located on the wall by the plantroom entrance door.	Gas meter installation new- overall condition good- Solenoid valve in plantroom to be installed and knock off switch to be provided by the door in plantroom.	A	1		£2,000.00							£30,000.00	Gas meter-20years, 15 years solenoid valve	£30,000.00	Carry out annual gas safety check as part of planned maintenance
		Control panel	No motorised control panel in plantroom- controls by local isolator and sensors switches	Advisable to have a dedicated MCP for controls	A	1	£8,000.00									15 years		
		Expansion vessel and pressurization unit	No expansion vessel and pressurization unit present- open vented system	Provide closed loop expansion vessel and pressurization unit as part of new boiler replacement	A	1	£2,000.00									15 years		Expansion vessel and pressurization unit to be provided as part of boiler replacement works
		Pressure and temperature gauge	Some of the pressure and temperature gauges are not working correctly	Replace faulty gauges	B	1		£800.00								10 years		
		Ventilation openings	Ventilation grilles and ducts- high and low level on the door leading onto roof	Clean air grilles to free from dust and debris	B	1		£300.00								40 years		
		Mechanical power distribution board	Power supply distribution board with isolators	None-overall condition good	A	4										20 years		
		Main intake power panel & electric meter	Incoming supply 3 phase 100Amp terminates into UKPN cut-out- original installation date not known, electrical incoming wires in armoured sheathing	Overall plant in working condition at the time of inspection- May need replacing within 5 years from 2018 onwards according to life expectancy cycle	B	2						£11,000.00				20 years		
		Lighting distribution and local power distribution boards	3 distribution boards- 1 in steel, 2 in plastic- DB1 is old and may need replacing, others are in good condition	change DB1	B	1						£2,000.00				20 years		
		Wires loose	loose wiring	clip all loose wiring and fix them in proper manner	B	1		£500.00										
		Radiators	Mixture of single and double panel radiators with TRV and LSV	Radiators are in working order at the time of inspection with minor old age defects. No thermal insulation on heating pipe installed. TRVs not working correctly- To be replaced- Provide LST radiators due to elderly public access	B	1		£3,000.00								Radiators-20 years, valves-10-15 years		
		Radiators	single and double panel radiators with TRV and LSV	Radiators are in working order at the time of inspection with minor old age defects. No thermal insulation on heating pipe installed. TRVs not working correctly- To be replaced- Provide LST radiators due to elderly public access	B	1		£300.00								Radiators-20 years, valves-10-15 years		
		Radiators	single and double panel radiators with TRV and LSV	Radiators are in working order at the time of inspection with minor old age defects. No thermal insulation on heating pipe installed. TRVs not working correctly- To be replaced- Provide LST radiators due to elderly public access	B	1		£300.00								Radiators-20 years, valves-10-15 years		
		Radiators	single and double panel radiators with TRV and LSV	Radiators are in working order at the time of inspection with minor old age defects. No thermal insulation on heating pipe installed.	A	4										Radiators-20 years, valves-10-15 years		
		Radiators, gas, kitchen extract gas proving system	single and double panel radiators with TRV and LSV; gas pipe with solenoid valve and emergency knock off button, gas proving panel	Overall condition good	A	4										Radiators-20 years, valves-10-15 years		
		Fan speed controller	Wall mounted speed controller	Visible sign of deterioration. To be replaced with new item	B	1	£1,000.00							£1,000.00	10-15 years	£1,000.00		
		Radiators	Mixture of double panel radiators with TRV and LSV and fan convactor LTHW	Radiators are in working order at the time of inspection. No thermal insulation on heating pipe installed. TRVs not working correctly- To be replaced- Provide LST radiators due to elderly public access. Existing fan convectors old and need replacing	B	1		£3,000.00						£3,000.00	Radiators-20 years, valves-10-15 years	£3,000.00		
		Gas meter	Gas meter is installed within a cupboard inside store. Ventilation compliance issue	Provide high and low level permanent vent to atmosphere	D	1	£2,000.00							£2,000.00		£2,000.00	Gas room ventilation does not comply	
		Addressable fire alarm system	Smoke and fire alarm detectors- hardwired	None	A	3							£11,000.00	£11,000.00	15 years	£11,000.00	System is aging but still working fine. May need replacing at the end of expected life cycle	
		Lighting, cables, power socket	All in working conditions at the time of survey	Change light diffuser as current ones are aging- change light fittings to LED or low energy bulbs	B	1		£5,000.00						£5,000.00	Lighting 20 years, sockets outlet 15 years, cables wiring 35 years	£5,000.00	Replace light fitting and power sockets at the end of life cycle, replace some of the light diffuser that are aging during ongoing maintenance works	
		BT Krone box	BT distribution point and networking router in the room	No defects- however change networking rack and server within 5-7 years.	A	2					£5,000.00			£5,000.00	10 years	£5,000.00		
		Intruder alarm	Intruder alarm system	Intruder alarm system is understood to not work, intruder alarm system to be stripped out and new 3D zone alarm system to be installed.	D	1	£3,250.00							£3,250.00	10 Years	£3,250.00		

Summary

Total - Fabric	£76,040.00	£2,985.00	£10,725.00	£1,975.00	£5,500.00	£35,015.00	£342,785.00	N/A	£451,875.00
Total - M&E	£37,750.00	£17,700.00	£7,000.00	£16,000.00	£0.00	£13,000.00	£111,250.00	N/A	£111,250.00
Overall Total	£113,790.00	£20,685.00	£17,725.00	£17,975.00	£5,500.00	£48,015.00	£454,035.00	N/A	£563,125.00
Building Wide Total - Costs from Year 1 to Year 10						£223,690.00			
Total - Costs to Upgrade to Condition A						£454,035.00			
Total - Replacement Costs						£563,125.00			

7.0 Elleray Hall, Teddington - Survey Photographs



Photographic Schedule

by Ben Edmunds

Elleray Hall, Teddington - Condition Survey Photographs

Photographic Schedule



Photo (1)

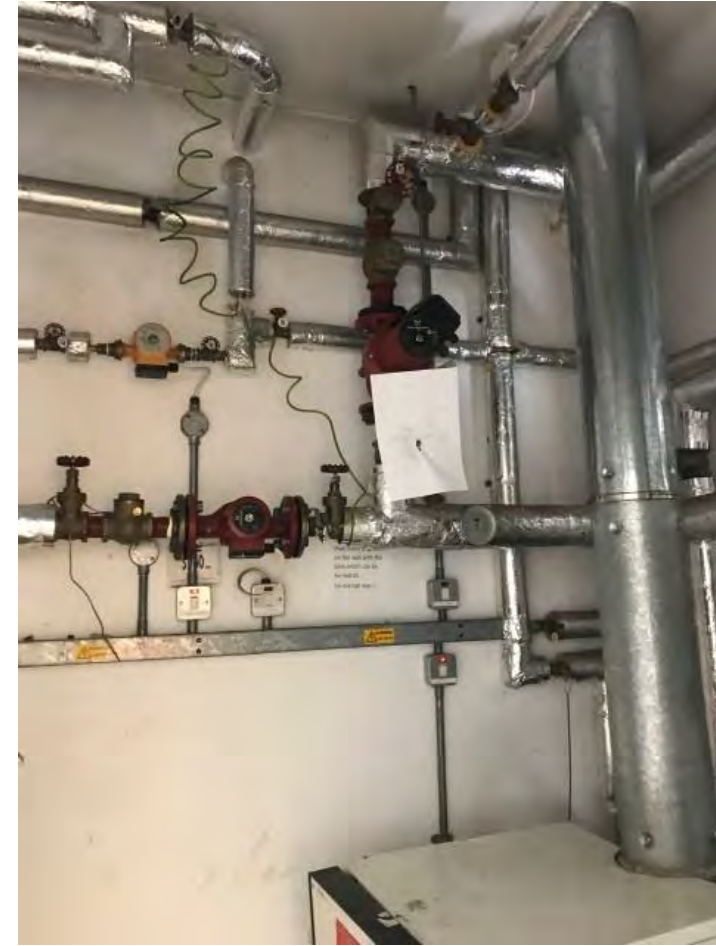


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Photo (3)



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Photo (5)

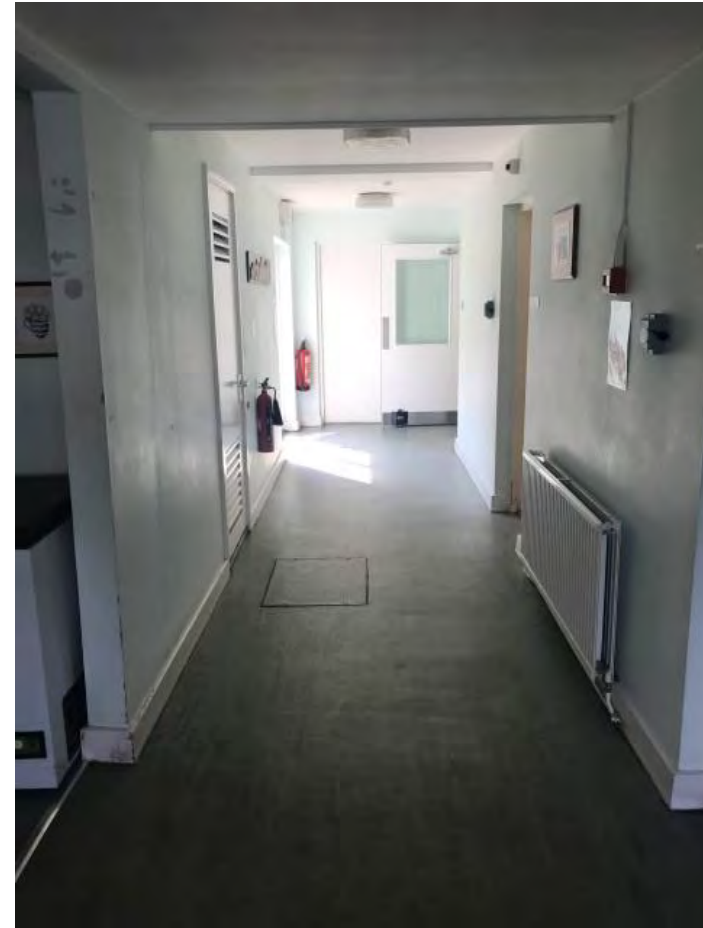


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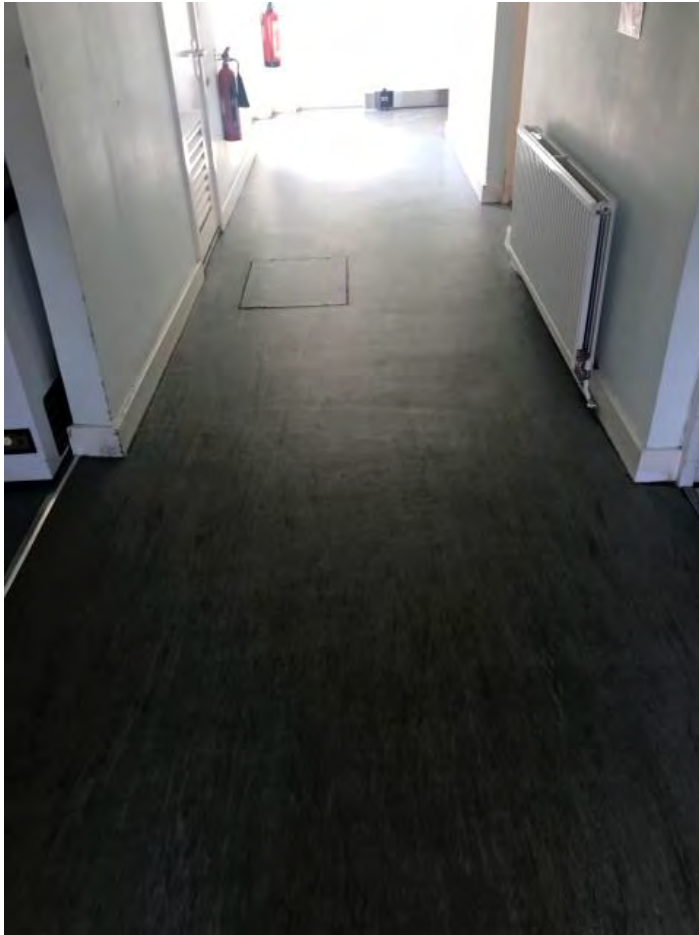


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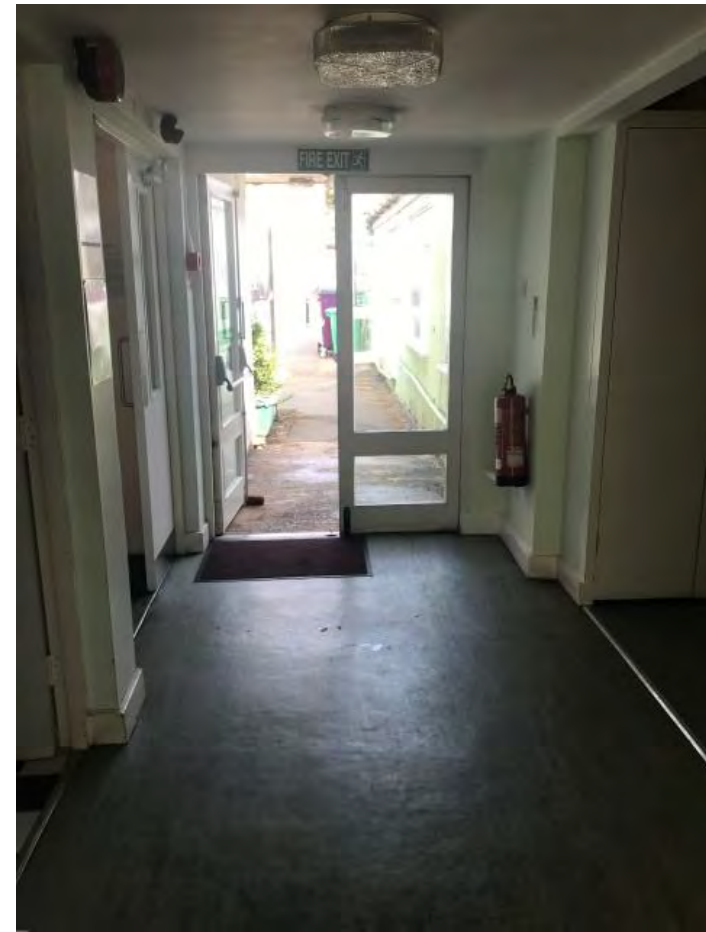


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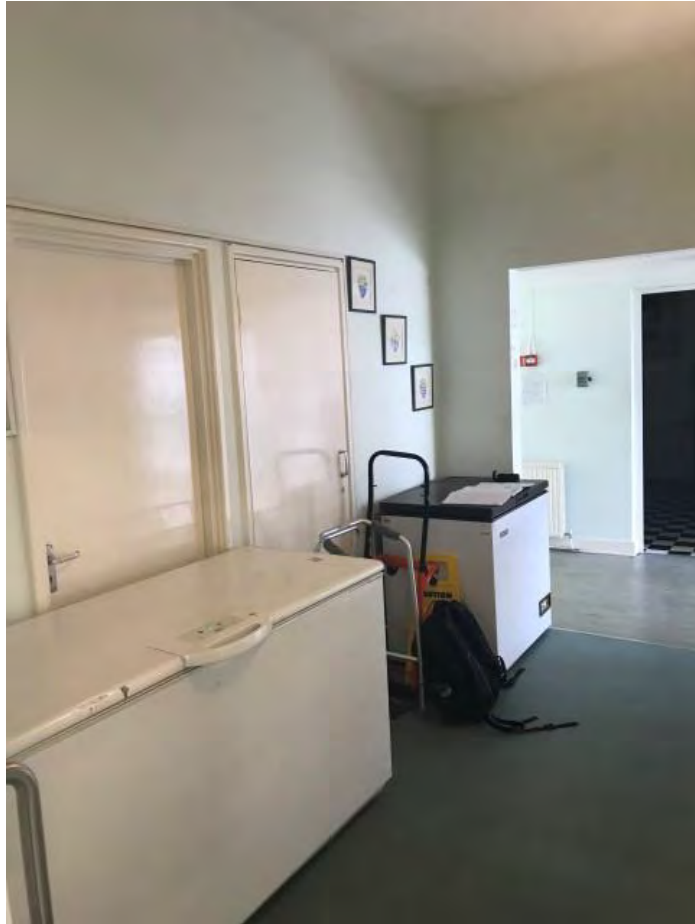


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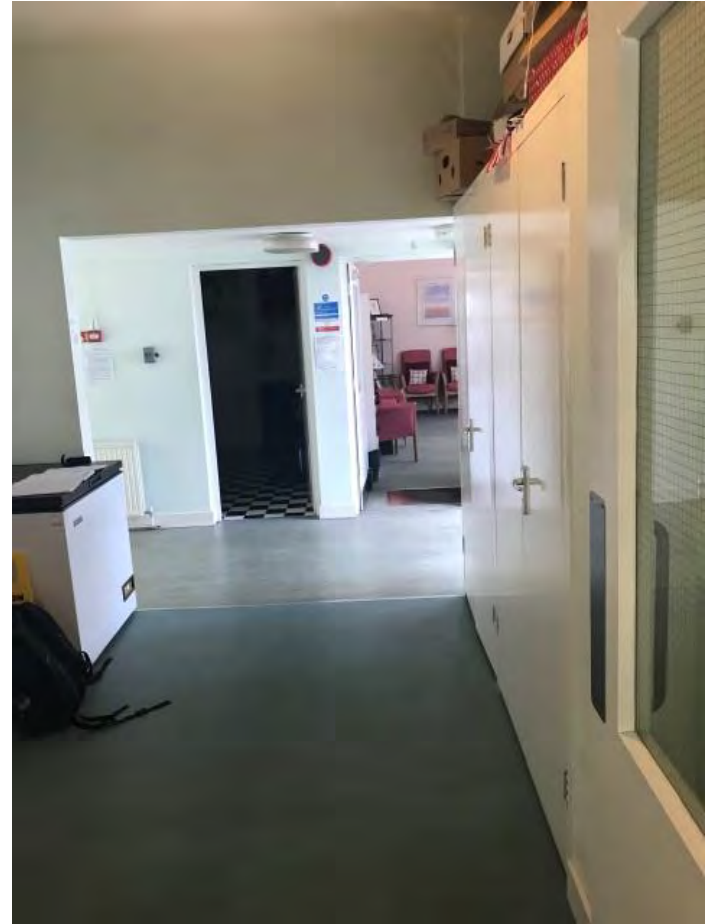


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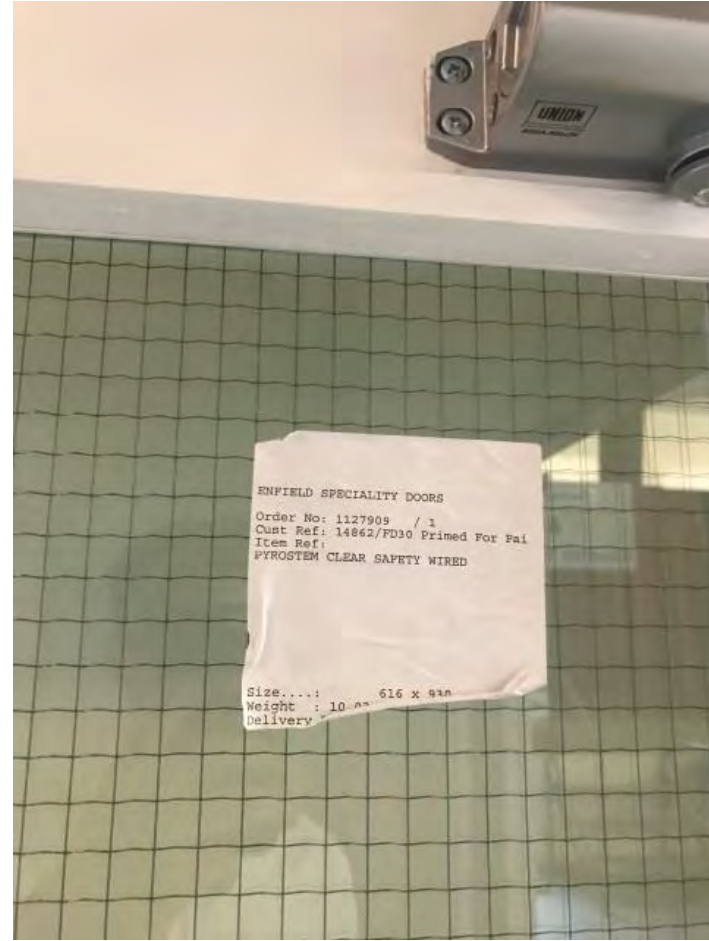


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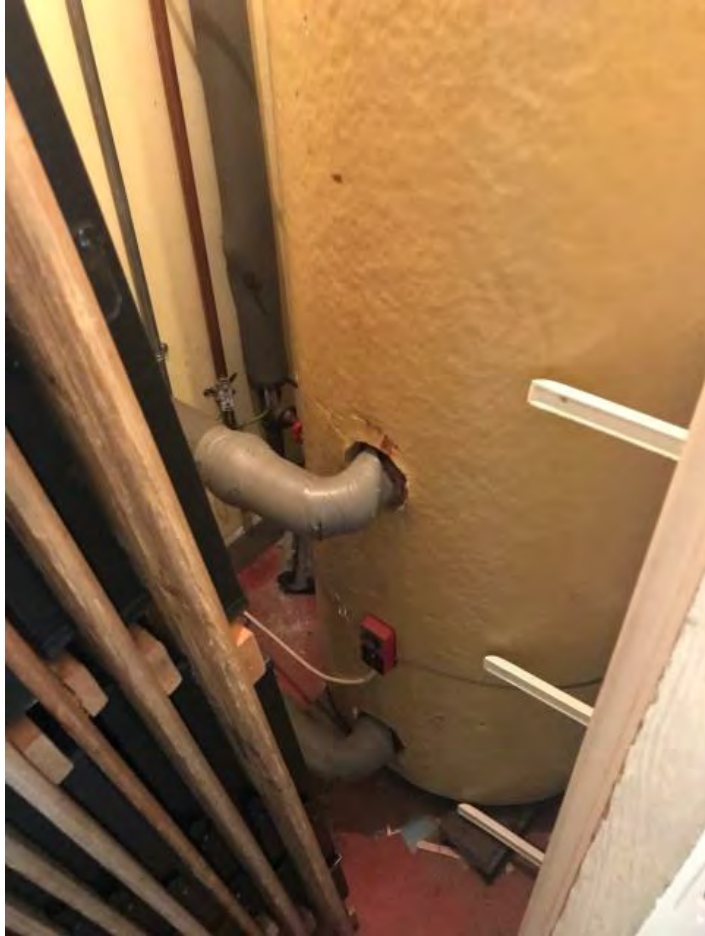


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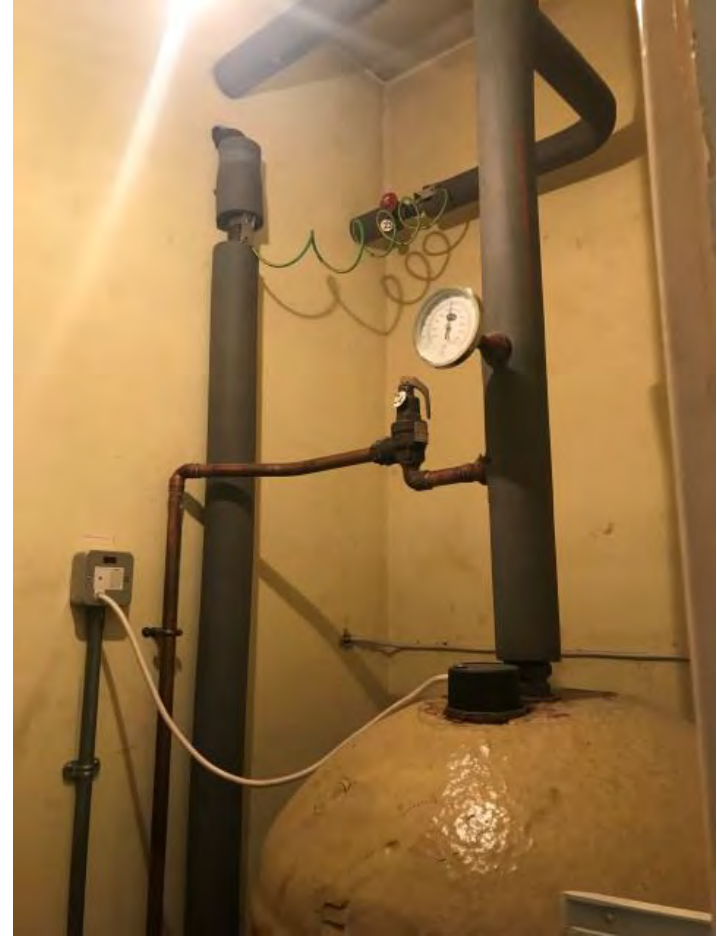


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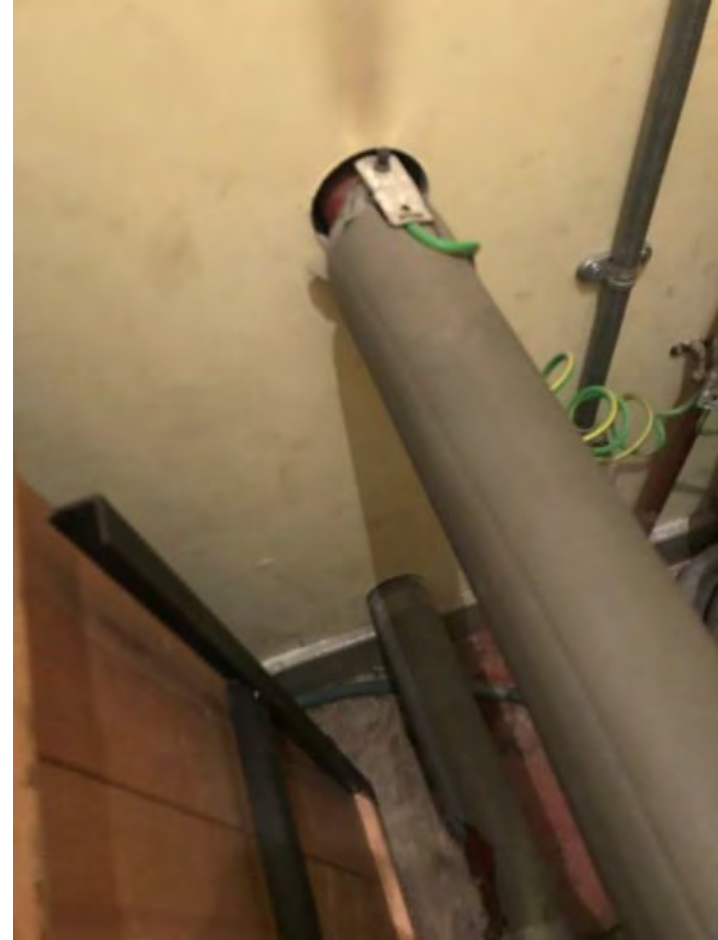


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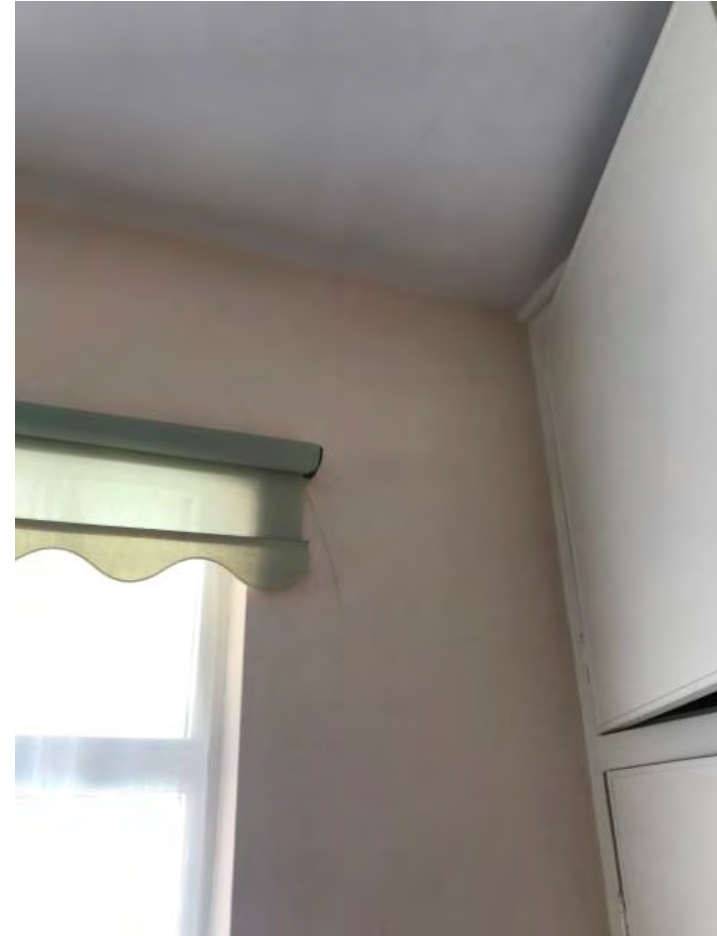


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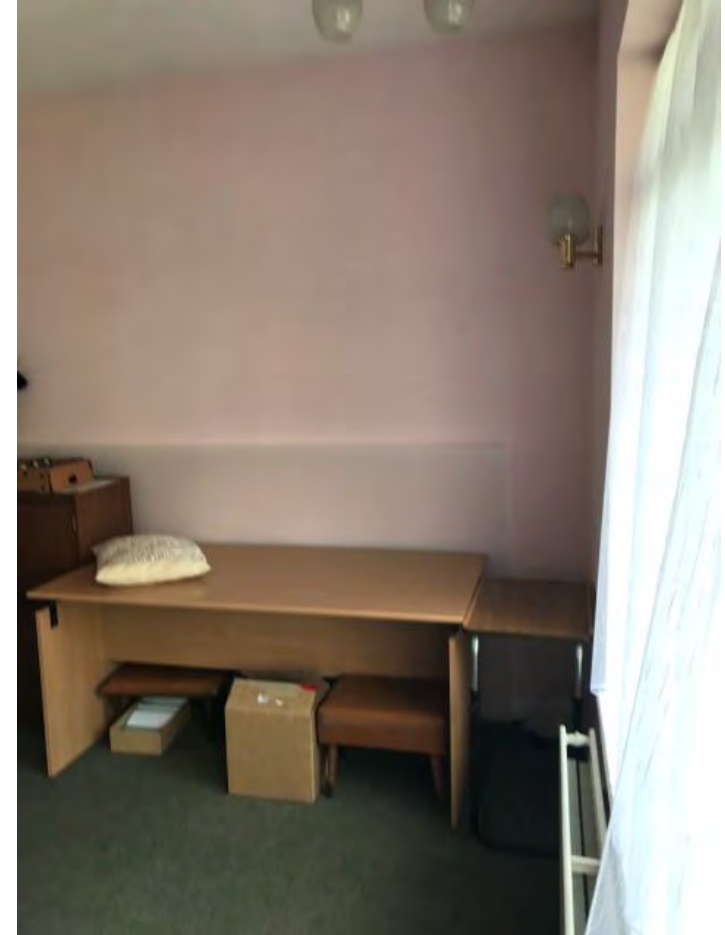


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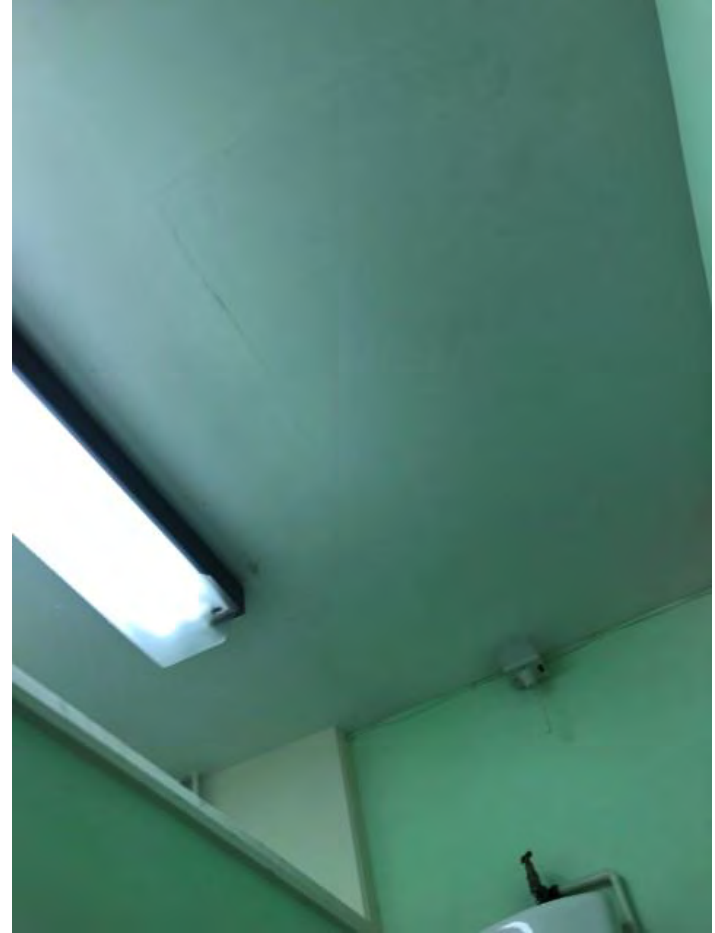


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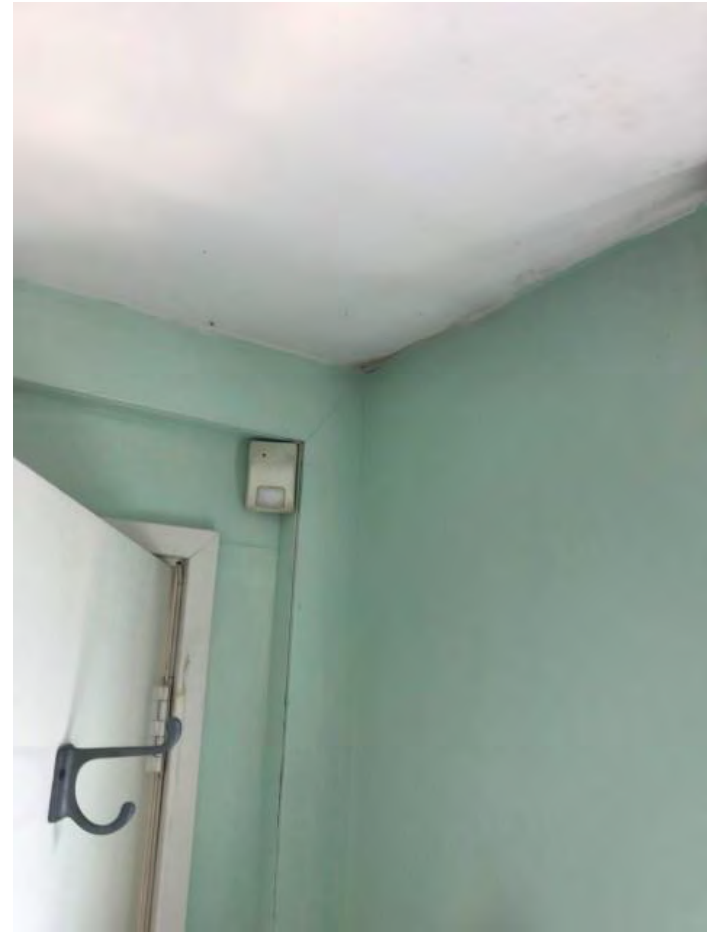


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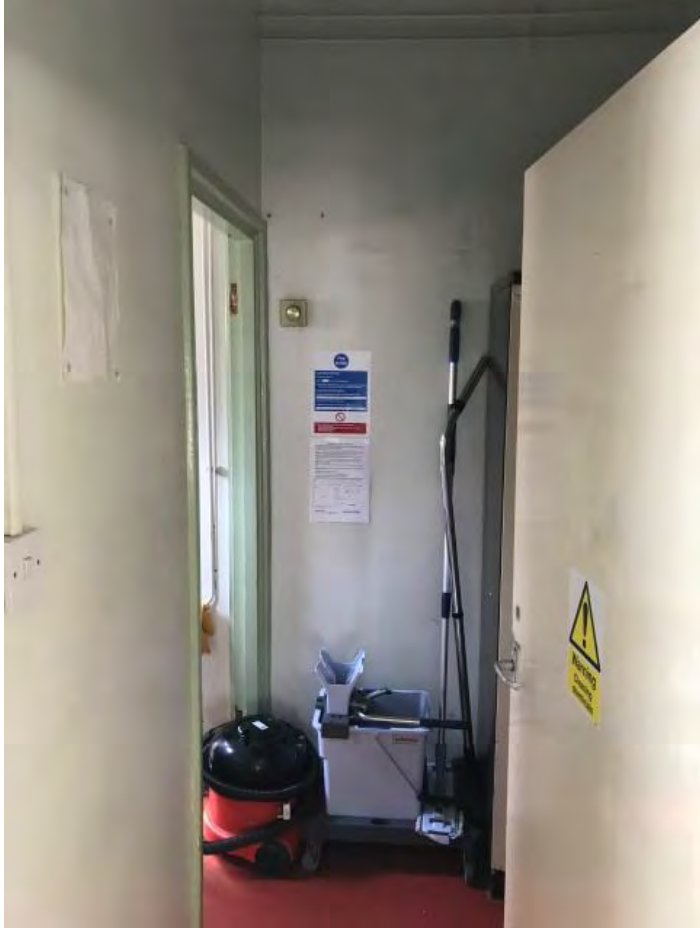


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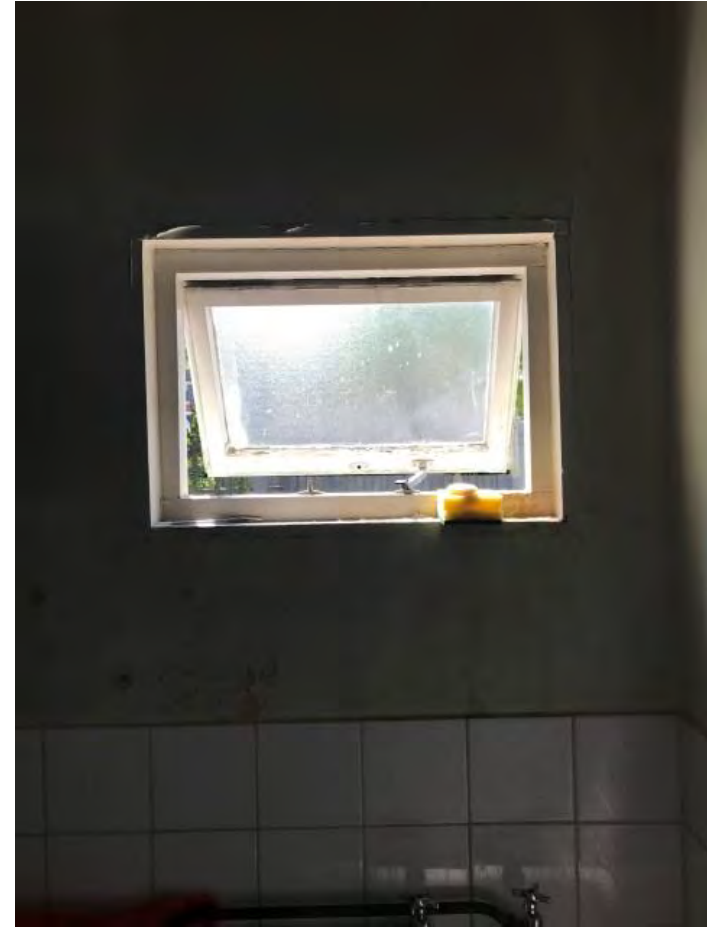


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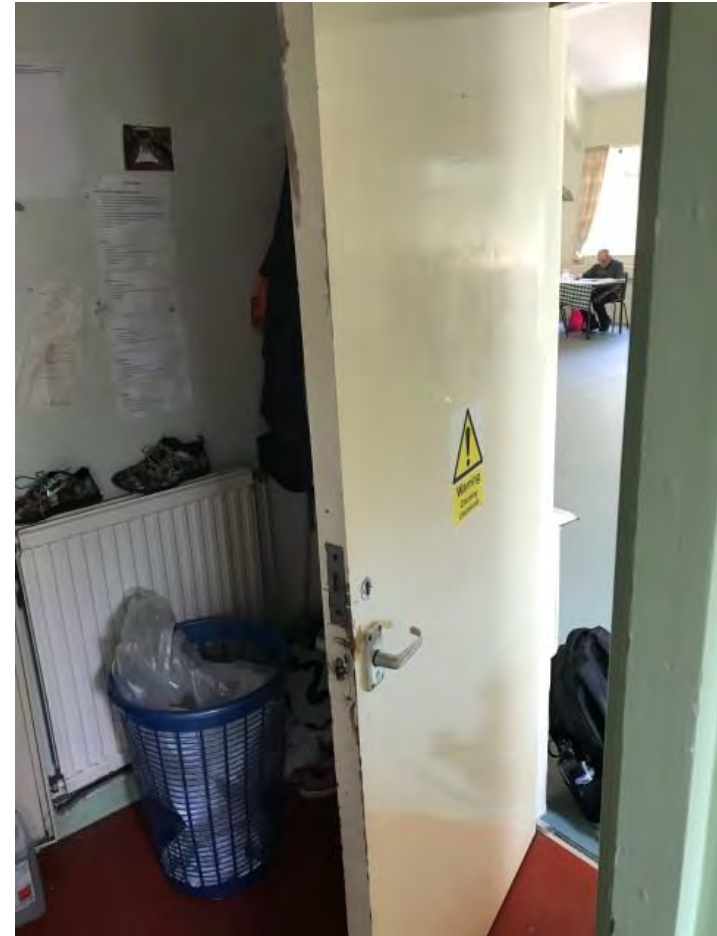


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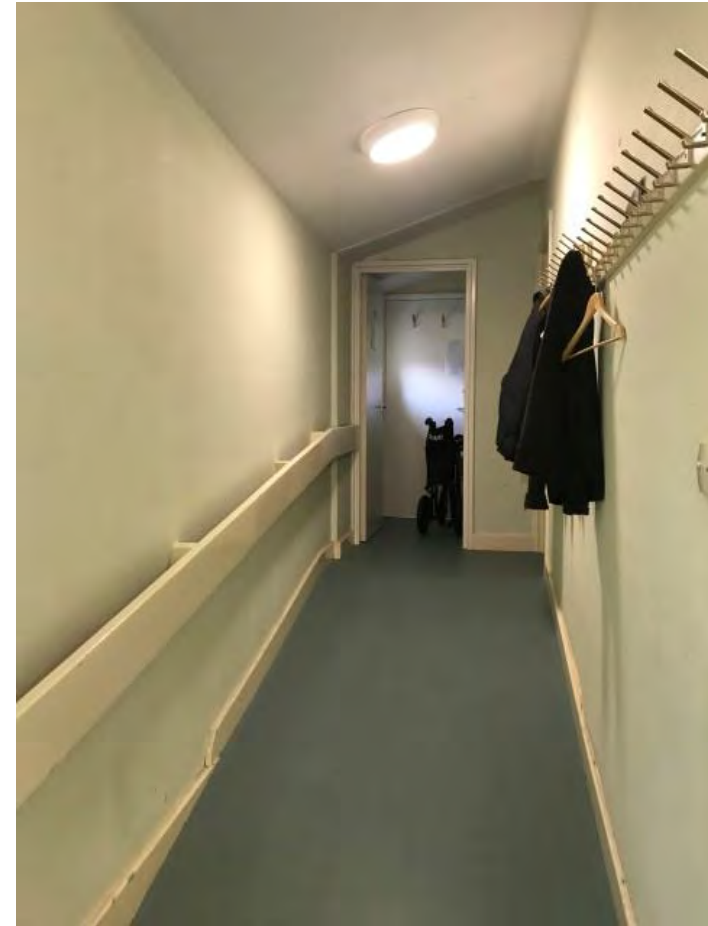


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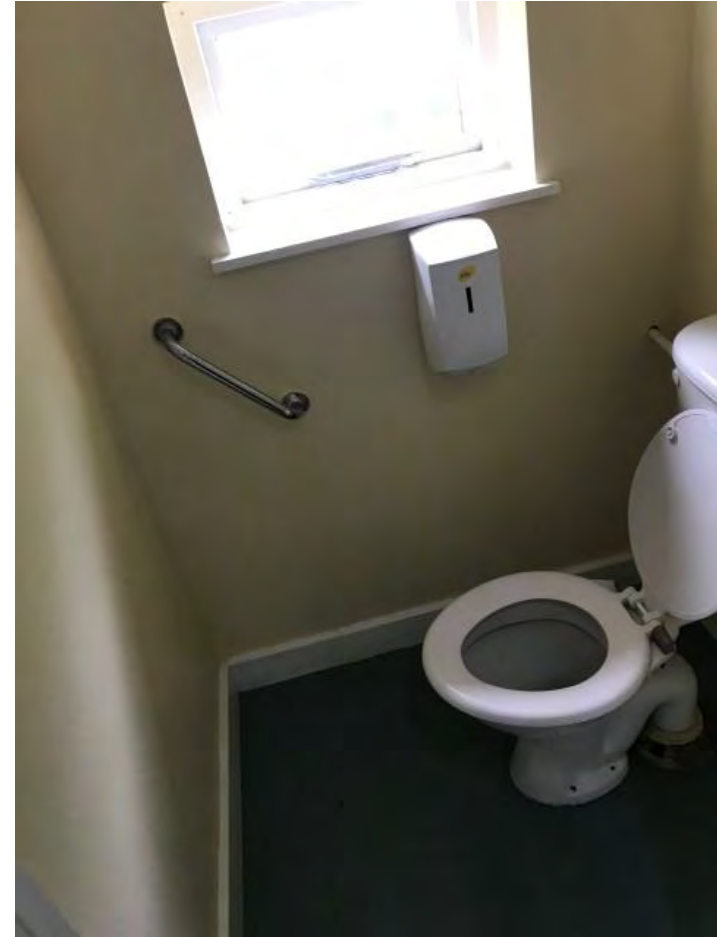


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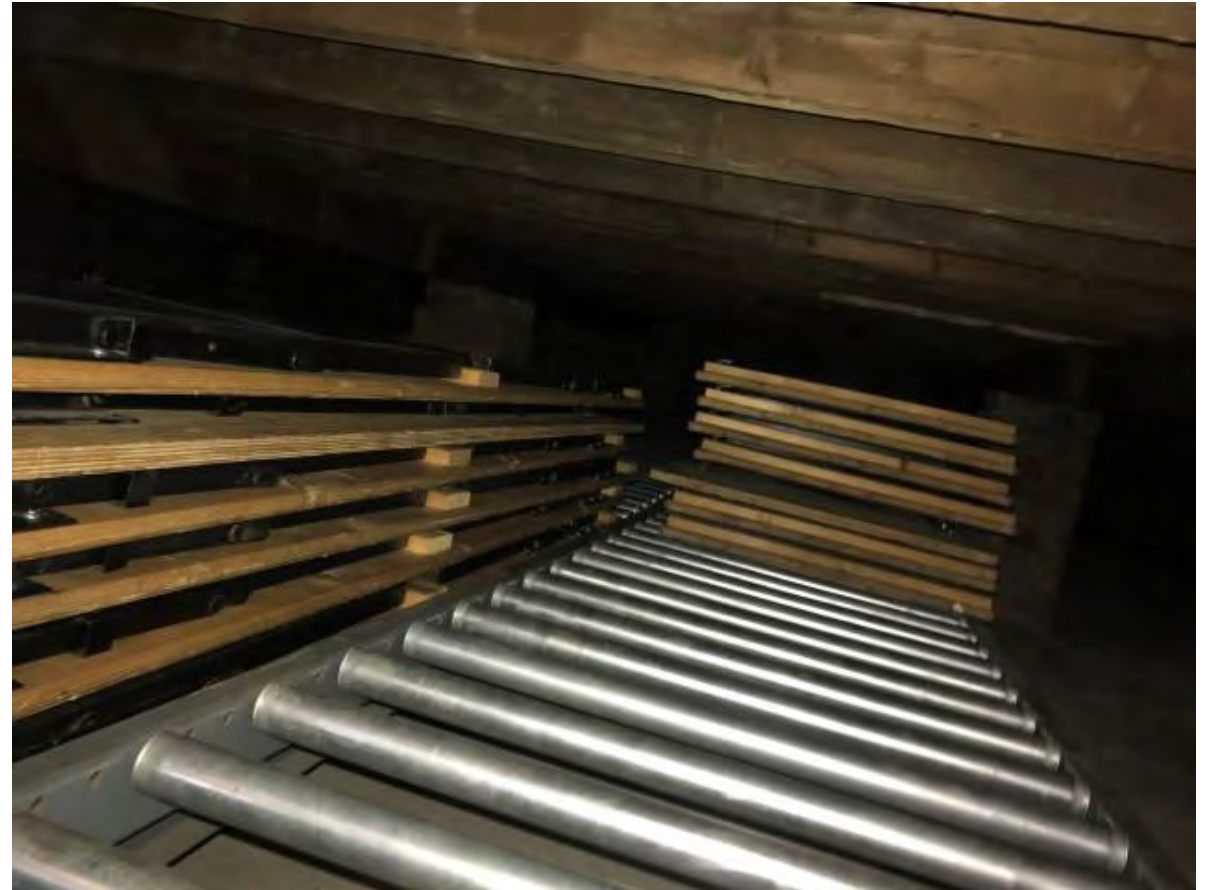


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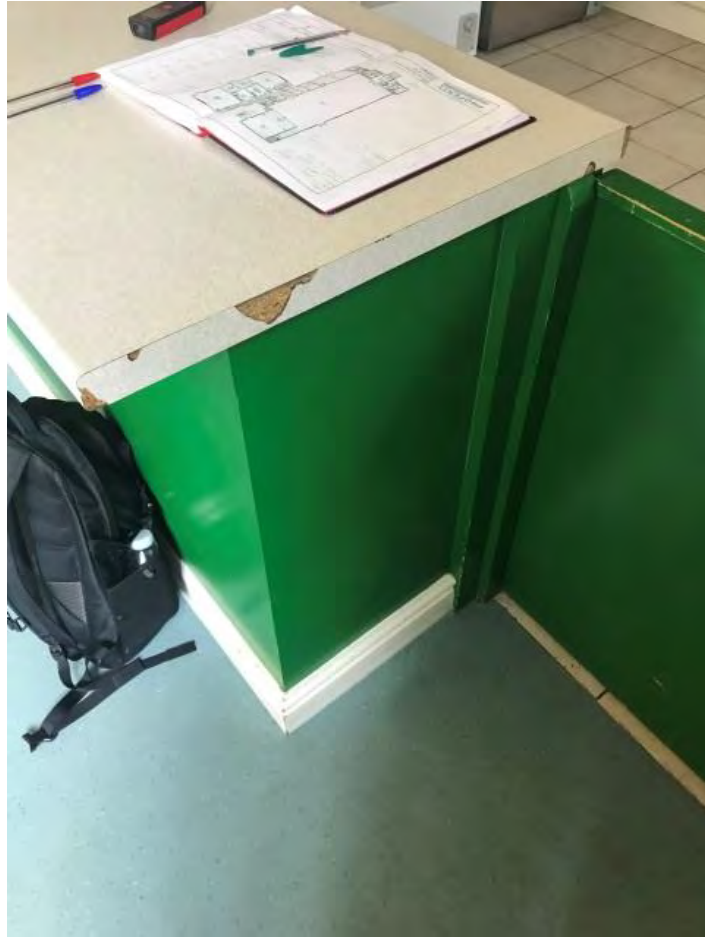


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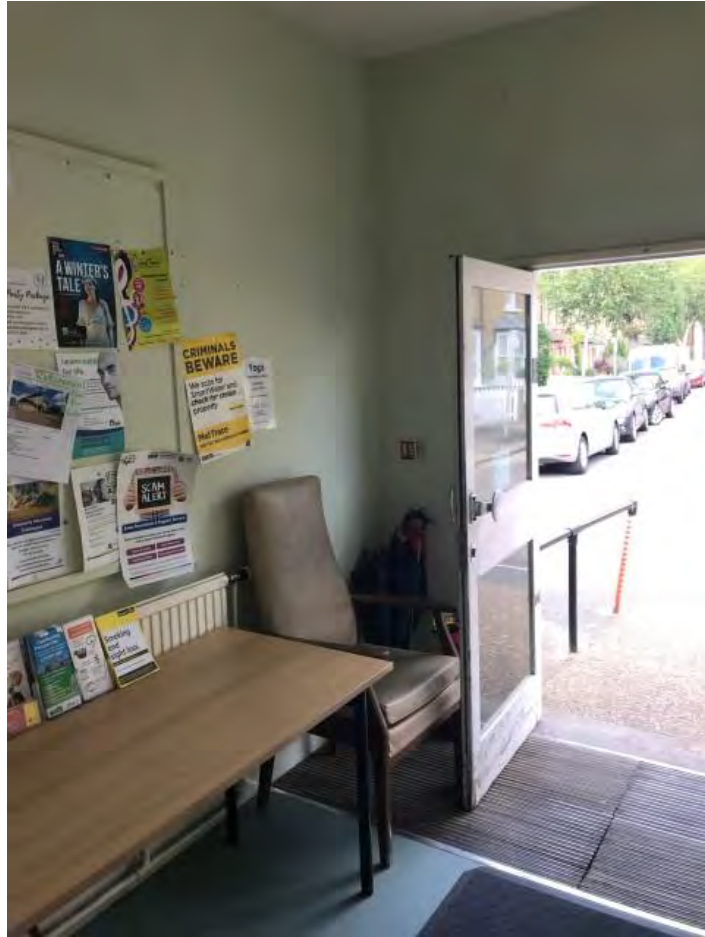


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Photo (123)

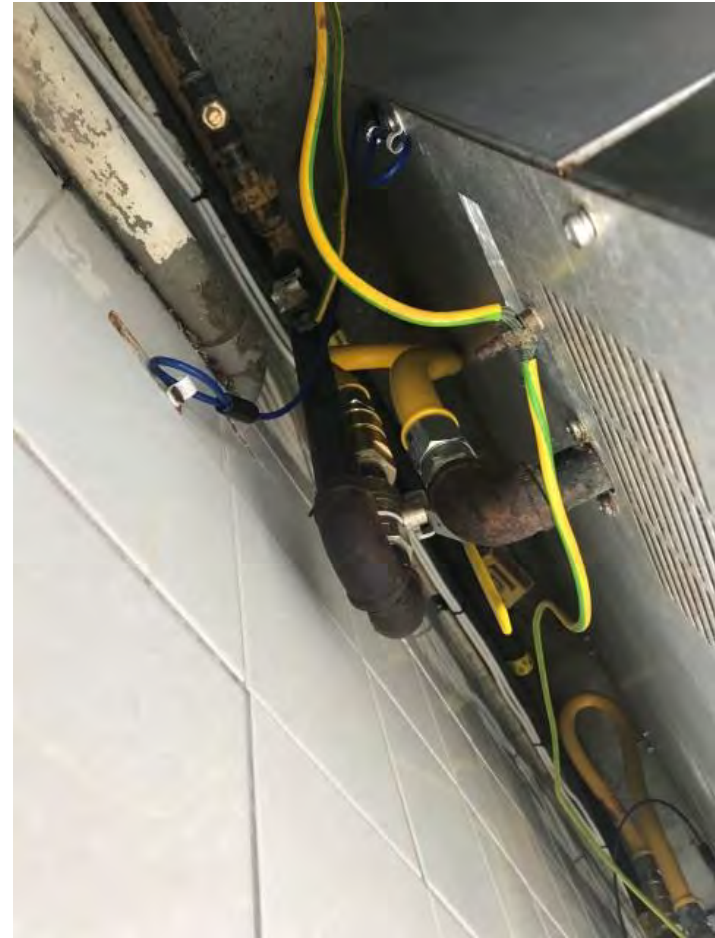


Photo (124)

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Photo (125)



Photo (126)



Photo (128)

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Photo (129)



Photo (130)

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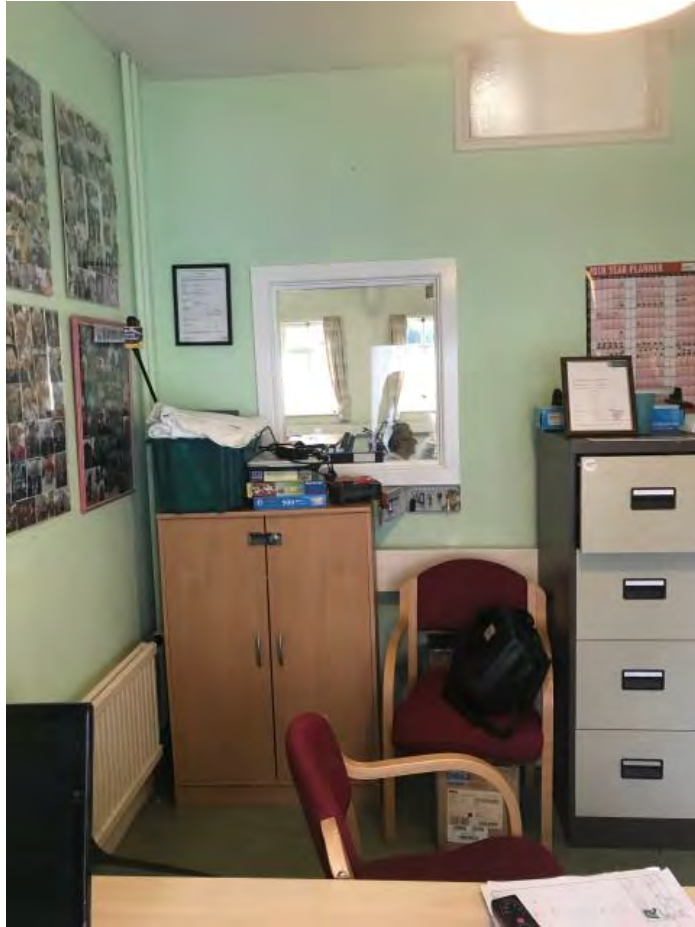


Photo (131)



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Photo (133)

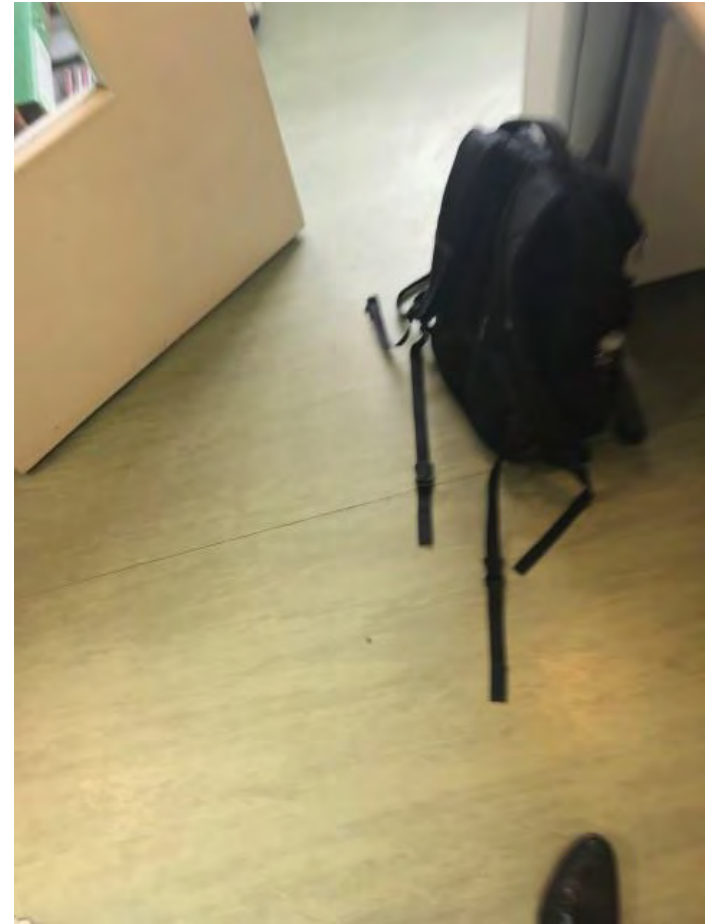


Photo (134)

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Photo (135)



Photo (136)

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Photo (137)



Photo (138)

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Photo (139)

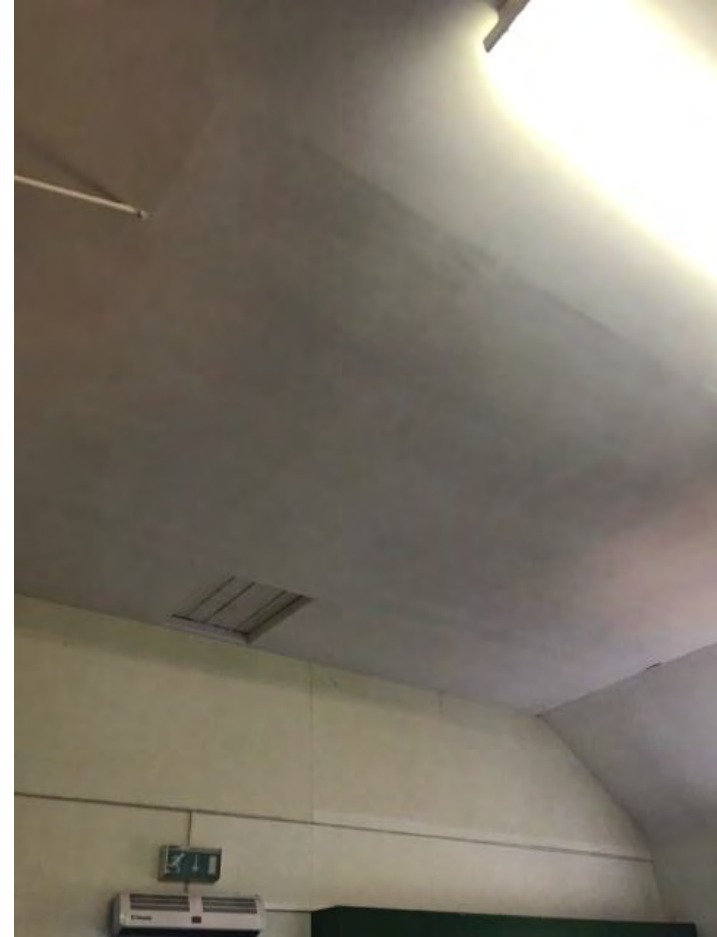


Photo (140)

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Photo (141)

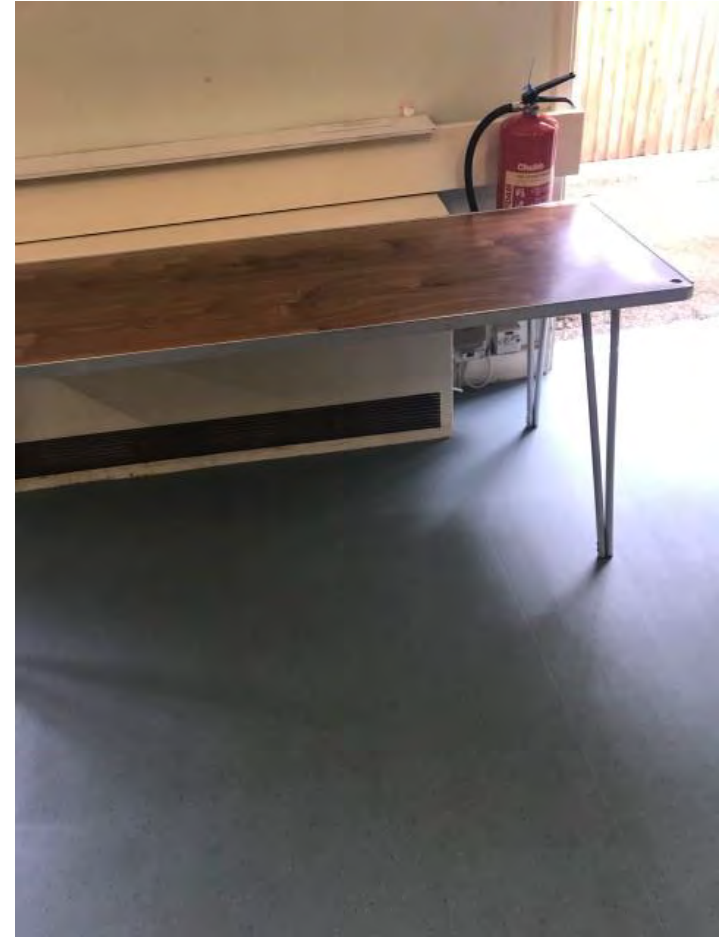


Photo (142)

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Photo (143)



Photo (144)

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Photo (145)



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Photo (200)

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Photo (209)

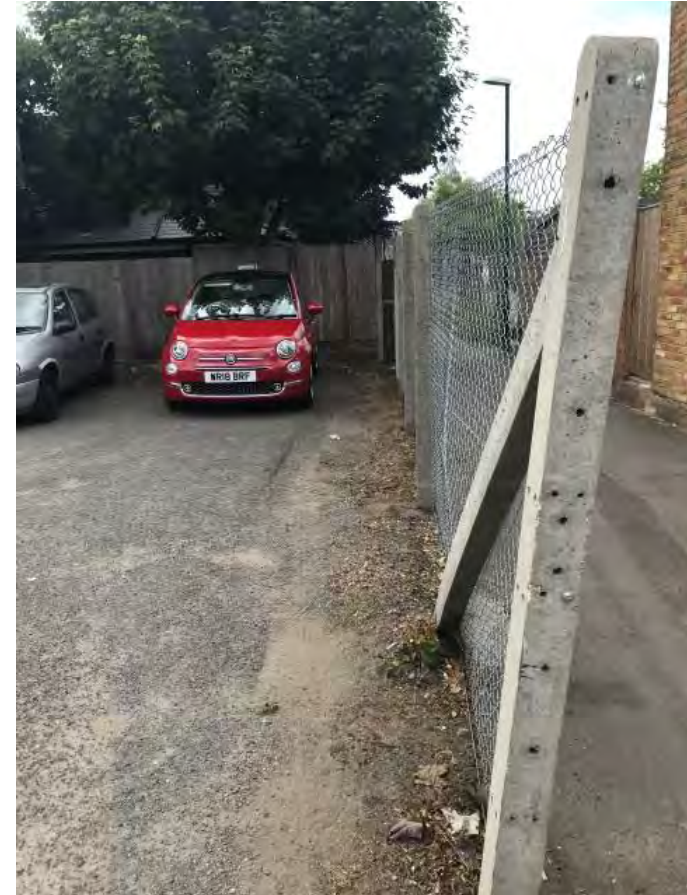


Photo (210)

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Photo (211)



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Photo (250)

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Photo (251)

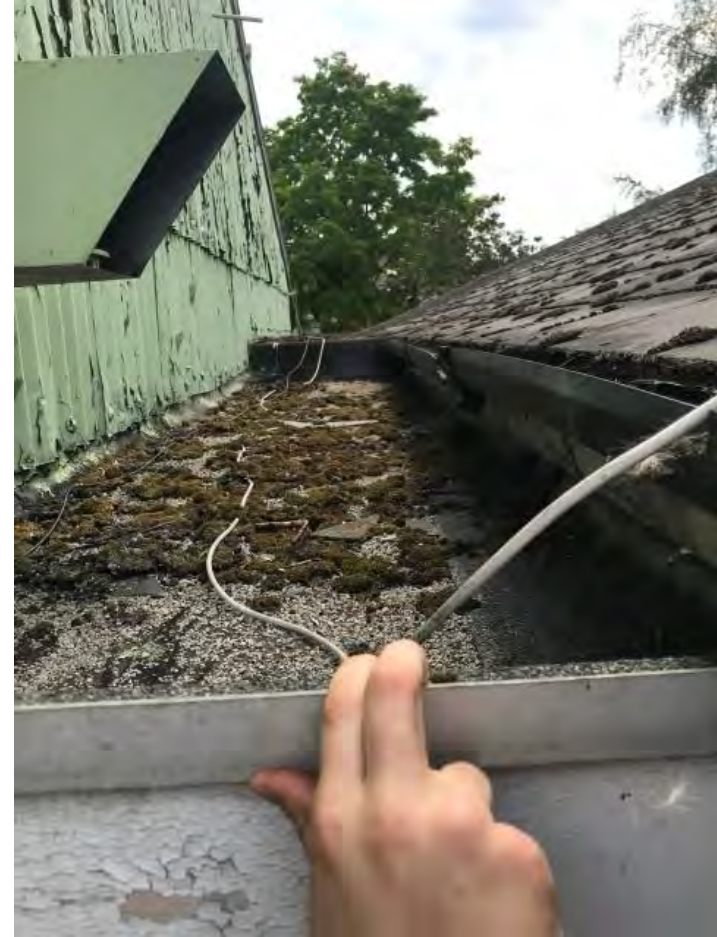


Photo (252)



Photo (253)



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Photo (255)



Photo (256)

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Photo (257)



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Photo (259)



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Photo (261)



Photo (262)

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Photo (263)

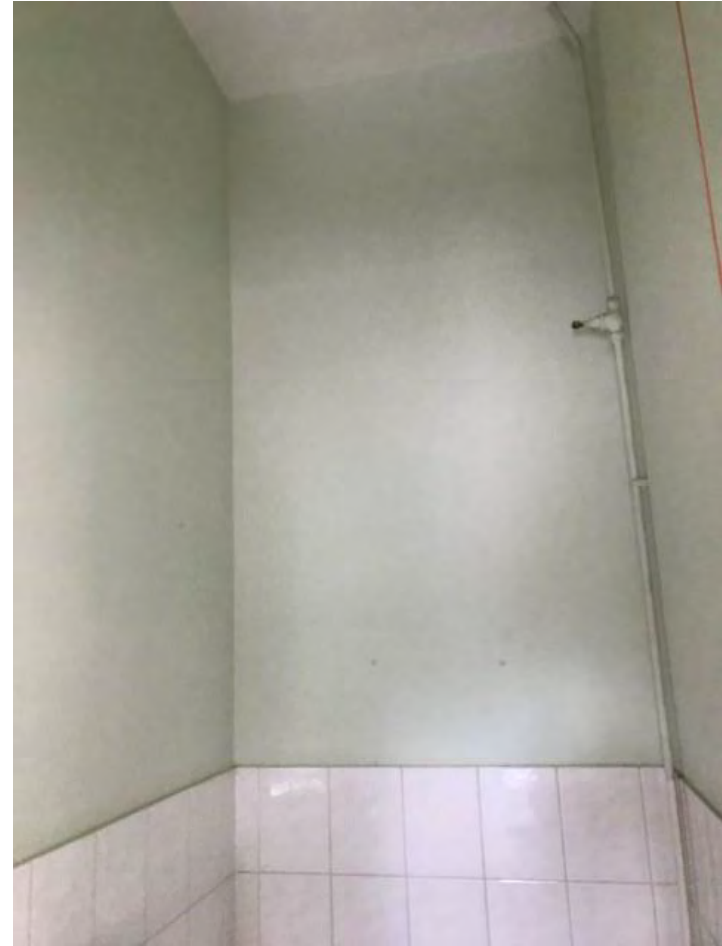


Photo (264)

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Photo (269)



Photo (270)

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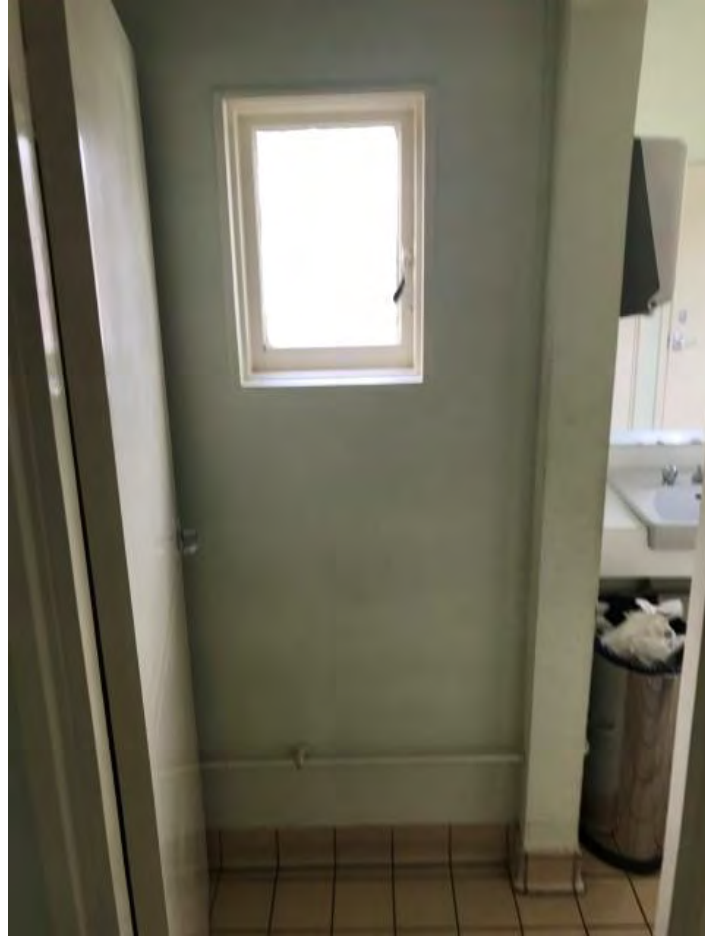


Photo (271)