

READING BOROUGH COUNCIL

Record of Condition Survey Report
Arthur Clark Care Home and Albert Road Day
Centre
June 2013

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1.00 EXECUTIVE SUMMARY

1.01 Arthur Clark Care Home:

Building Fabric

- The building is nearing 60 years of age and will be requiring a major refurbishment to bring it up to modern day standards and energy efficiencies.
- Roof coverings are nearing end of life.

Equality Act (Disability Discrimination Act)

- Generally compliant with some deficiencies in relation to signage, passenger lifts and internal ramp gradients.

Care Standards Act 2000 3rd Edition (Section 5 Environment)

- Generally compliant taking into account dispensations for care homes in use pre 2002.
- Laundry and accessible toilet / WC's adjacent dining are none compliant.
- Travel distances to toilet facilities from personal accommodation are marginal.

Mechanical

- The Mechanical services installations are generally in poor condition posing a high failure risk which could result in building closure, considerable capital expenditure is required to replace/upgrade the same in order of priority.

Electrical

- The electrical services installations are operating under current periodic inspection test and certification and whilst the main switchgear, sub distribution boards and sub supply cabling was replaced five years ago it remains that the small power and wiring installations now require replacing.
- The existing fire detection / Alarm system is operational under current test, however it remains life expired with replacement long overdue.
- General lighting is in variable condition and largely requires upgrade to meet energy reduction targets and to enhance the comfort levels to the building occupiers.
- The condition ratings applied to this report consider equipment serviceability, current condition and statutory compliance, the budget costs for replacement/refurbishment consider energy performance and management.

1.02 Albert Road Day Centre

Building Fabric

- The building is over 100 years of age and will be requiring a major refurbishment to bring it up to modern day standards and energy efficiencies.
- Ground, first and second floor windows with Georgian wire glass installed adjacent to the external fire escape need to be accessed for fire rating, to make sure they provide the required protection to the escape stair.

Equality Act (Disability Discrimination Act)

- Generally poor compliance with no accessible toilet and no passenger lift making much of the building inaccessible to ambulant disabled and wheel chair users.
- All WC's to all levels need to be refurbished and layouts optimised taking into account the ambulant disabled.

Mechanical

- The Mechanical services installations are generally in poor condition posing a high failure risk which could result in building closure, considerable capital expenditure is required to replace/upgrade the same in order of priority.

Electrical

- The electrical services installations are operating under current periodic inspection test and certification and whilst the main switchgear, sub distribution boards and sub supply cabling was replaced five years ago it remains that the small power and wiring installations now require replacing.
- The existing fire detection / Alarm system is operational under current test, however it remains life expired with replacement long overdue.
- General lighting is in variable condition and largely requires upgrade to meet energy reduction targets and to enhance the comfort levels to the building occupiers.
- The condition ratings applied to this report consider equipment serviceability, current condition and statutory compliance, the budget costs for replacement/refurbishment consider energy performance and management.

1.03 Costings

We would estimate that to remedy all current defects and required maintenance items the work will cost in the region of **£790,000 + VAT**. Refer to Appendix F for detailed costings.

You should also note that this cost does not include costs for work required over the next five years.

2.00 INTRODUCTION

2.01 Scope of the Instruction

Faithful+Gould has been appointed by Reading Borough Council (Trevor Lamplugh, Corporate Property Manager) to undertake a record of condition survey on the Arthur Clark Care Home and Albert Road Day Centre. The survey is a visual non intrusive inspection to record the condition of the two premises.

The interior and exterior of the properties was surveyed together with the state and conditions of the outbuildings and garages. The condition, severity and extent of defects have been evaluated and recorded within the schedules of condition. (See Appendix B)

2.02 Date of Survey

The survey was carried out by Mr Chris Bingham and Mr Paul Griffiths of Faithful+Gould on Monday 10th June 2013. The mechanical and electrical survey was carried out by Mr Stephen Clarges of CJR Midland on Wednesday 12th June 2013.

2.03 Weather Conditions During the Survey

The weather conditions at the time of the surveys were overcast and dry.

2.04 Scope of the Survey

The scope of the survey is as follows:-

1. Survey the interior and exterior of the properties to provide a full record of condition.
2. Provide an overview detailing the current compliance of the properties with regard to asbestos management, the Disability Discrimination Act (DDA) and Fire Regulations.
3. Provide an overview detailing whether the property currently complies with the care standards.
4. Undertake a visual inspection of the electrical and mechanical services.

The survey is specifically not intended to constitute any of the following:-

1. The survey will not constitute a full timber inspection. Any part of the property which is covered, inaccessible or incapable of inspection for any reason is specifically excluded from the terms of reference of the survey.
2. The survey will not constitute a full structural survey of any individual property and shall not be construed as such.
3. Head and shoulders visual inspections of roof voids were carried out where possible.

Areas not accessed:

- Room 4

- Medicine storage rooms
- All storage cupboards
- Back conservatory
- Marigold room
- Room 106

2.05 Condition Grading

For the purpose of this report, the condition of each element has been assessed using the following grades:

Condition

A	Good	Performing as intended and operating efficiently
B	Fair	Performing as intended but exhibiting minor deterioration
C	Poor	Exhibiting major defects and / or not operating as intended

2.06 Description

The Arthur Clark care home is located in Caversham, Reading the postal address is 1 Albert Road, RG4 7AN although the building is accessed off Dovedale Close. The building was constructed in the mid to late 1950s. The accommodation part of the building is two stories with a felt pitched roof and brickwork elevations. The ancillary accommodation is a mixture of single story with flat roof and UPVC conservatories with triple wall roofing. The rose lounge, laundry, boiler room and electrical intake room are part of the original 1900's building currently used as a day centre.

The Day Care Centre is located on the same site and adjoins the care home with an internal door allowing access between the two. The building is accessed from Albert road and has the same postal address. Constructed in the early 1900s and of traditional construction with load bearing masonry walls and timber cut roof with clay tiles.

3.00 SURVEY FINDINGS

3.01 Arthur Clark Care Home:

Building Fabric

- The building is nearing 60 years of age and will be requiring a major refurbishment to bring it up to modern day standards and energy efficiencies.
- Thermal values of the building elements constructed in the 1950s are very poor compared to today's standards. Minimal improvements have been made to the building, double glazing and minimal roof insulation. Insulating the walls and increasing roof insulation would reduce thermal loss and reduce energy bills.
- Dividing walls between some private accommodation rooms are constructed of stud work and sound transfer reductions will not be up to current standards, consider improvement works.
- Felt roof covering to the accommodation wing is nearing end of life, consideration should be given to changing to roof tiles (see photo 01 & 15).
- Rainwater goods are a mixture of original and plastic, cast iron down pipes and aluminium gutters need to be replaced
- Facia and soffits to the accommodation block need replacing (see photo 05).
- Timber shingles to walls of accommodation block are nearing end of life and will need replacing in the near future (see photo 03 & 09)
- Low level internal glazing to the ancillary circulation corridor adjacent to the front conservatory is not believed to be safety glass and needs further investigation / replacement. (Old external metal framed windows with low level panels)
- Front conservatory adjacent the main entrance has had the internal doors from the corridor removed thus contravening Building Regulations.
- Water staining to the wall is evident in the front conservatory possibly caused by a defective flashing further investigation is required.
- The heights of handrails to the stairs in the accommodation block are noncompliant with current Building Regulations (see photo 30).
- The final fire exit door from the stairs to the accommodation block that discharges adjacent to the three parking spaces is compromised when cars are parked in the spaces and due to the railing configuration. A fire rated window is required to bedroom 15 adjacent to the exit (see photo 01 & 04).
- The door frame and doors to the accommodation block boiler house are rotten and need replacement (see photo 08).
- Impact damage to corner of roof adjacent gas meter room needs to be repaired (see photo 12).
- Cracking in the wall to the wheelchair storage area is present under the kitchen window (see photo 36) this movement requires further investigation.
- Flooring to kitchen stores are tiled with grouted joints this is at end of life and should be replaced with anti slip vinyl with coved skirting's.

- Generally kitchen flooring / wall finishes will need upgrading in the near future to meet current hygiene standards.
- Fridge room in the kitchen is too small and accessing the fridges is not easy.
- Kitchen office also accommodates 3 No chest freezers which is not ideal
- No kitchen staff toilet /changing facility is provided
- Toilets adjacent to the dining / lounge area are dated and only one accessible toilet is provided (see photo 31) Water damage to one wall is also evident (see photo 32) this requires further investigation.
- Garage roof is in poor condition with slipped and missing tiles and requires remedial works.
- Access to the lift motor room / tank room is not deemed to provide safe access and when the hatch is open the edge is unguarded.
- A number of very large trees in close proximity to the West elevation of the accommodation wing may in the future cause problems. An Arboriculture consultant should be asked to comment on the likely impact on the building and possible damage from roots (see photo 09).

Mechanical & Electrical

- A new Broag gas fired boiler has been installed, however 2no. Existing Potterton boilers either appear out of services or at the end of their serviceable life. Concerns are also raised to the available combustible ventilation in the space.
- The open vented heating system feed and expansion tank is now considered life expired and should be replaced with a pressurisation unit during the proposed heating distribution replacement.
- The existing heating distribution infrastructure runs within ducts containing Asbestos type material, the pipework itself is in excess of 20 years old and is a single zone system and is therefore considered life expired.
- The hot water distribution presents water contamination risks due to long draw off legs of pipework resulting in poor circulation and flow rates.
- General the mechanical extract ventilation that exists within the welfare facilities is either not operational or in poor physical condition requiring replacement.
- The Kitchen ventilation system appears to have been recently upgraded and is in good condition.
- The main electrical supply and distribution for both buildings appears in fair condition and the electrical sub distribution boards appears to have been upgraded and also appears in fair condition and operates under current test.
- The lighting installations throughout in general are operational however are in excess of 20 years old and appear in poor condition requiring replacement throughout.

- The fire alarm installation appears operational and is regularly tested however the installation is now considered life expired requiring replacement and upgrade.
- The small power provision throughout appears operational however the installation currently restricts use due to poor socket distribution/locations in bedrooms in particular.
- The existing passenger lift appears in fair condition however the lift car is not DDA compliant and should be upgraded.
- The patient call system appears functional however is now at the end of its serviceable life and should be considered for a full upgrade and replacement.

Equality Act (Disability Discrimination Act)

- Internal corridor ramps to the ancillary circulation area are at a gradient of 1:10 which is above the maximum recommended. It was observed to be causing difficulties to residents and staff with trolleys / wheelchairs (see photo 37).
- The passenger lift is very dated and does not have voice announcements or visually impaired controls.
- Signage of rooms and directional information is poor.
- Contrasting colours and materials to define door openings, corridors and different areas is poor. Improvements would aid the visually impaired to navigate around the facility.
- No accessible parking space is provided adjacent the main entrance
- No Evac chairs were visible at the time of inspection and refuge areas were not signed.

Care Standards Act 2000 3rd Edition (Section 5 Environment)

- Communal space available of 4.1m² per service user is just about achieved if the conservatories are taken into account (Standard 20.4).
- Only one accessible toilet is provided adjacent the lounge and dining areas, this is inadequate (Standard 21.2).
- The number of assisted baths / showers is equal to the number required in newly built care homes (Standard 21.4).
- The longest travel distance from private accommodation to a toilet is 15m, this is marginal against requirements (Standard 21.5)
- Sluices rooms are provided separately to service users WC and bathing facilities (Standard 21.9).
- Accommodation corridors only have hand rails to one side (Standard 22.3).
- No en-suite rooms are provided, as would be required in newly built care homes (Standard 21.6) when undertaking refurbishment consider adaption to provide en-suite facilities to bring the accommodation up to modern day standards.

- Tables to sit at are not provided, in private accommodations (Standard 24.2) provide tables in each room.
- Doorways in general are below the width required in newly built care homes (Standard 22.5), consider upgrading to meet modern day standards.
- Single rooms in general provide less than 12m² of usable floor space as would be required in newly built care homes (Standard 23.2)
- The laundry is not ideally situated with linen having to pass through reception and down past the lounge and dining room (Standard 26.2) look at re locating this facility.
- Laundry walls are not readily cleanable (Standard 26.4).

3.02 Albert Road Day Centre

Building Fabric

- Generally the building is in fair condition but being over 100 years of age it is in need of an overhaul and updating and also bringing up to modern day standards and energy efficiencies.
- Roof insulation is poor and needs upgrading (see photo 21).
- The roof has had timber repairs in the past and the sarking felt is in fair condition, tile battens could not be inspected (see photo 22).
- It is not clear if the second floor is used as accommodation now and then or just for storage. It is very dated and in need of a refresh.
- Fire compartmentation needs to be reviewed and there is possibly one set of doors missing adjacent to the door joining the two buildings (see photo 16).
- Ground, first and second floor windows with Georgian wire glass installed adjacent to the external fire escape need to be accessed for fire rating, to make sure they provide the required protection to the escape stair.
- Steel external fire escape serving first and second floor is starting to deteriorate and needs de rusting and re decoration (see photo 02).
- Timber exit doors onto external fire escape stair need to be replaced (see photo 19).
- Small areas of external render panels are in need of repair (see photo 04 & 20).
- Brickwork damage to porch at low level needs to be repaired (see photo 05).

Mechanical & Electrical

- 3no. Ideal gas fired boiler have been installed and appear operational however these are considered to be approaching the end of their serviceable life.
- The open vented heating system feed and expansion tank is now considered life expired and should be replaced with a pressurisation unit during the proposed heating distribution replacement.

- The existing heating distribution infrastructure runs generally surface at high level or within voids feeding surface mounted steel panel radiators which do not have thermostatic control and present high surface temperatures to vulnerable people.
- The hot water distribution presents water contamination risks due to long draw off legs of pipework resulting in poor circulation and flow rates.
- Generally the extract ventilation to the welfare areas is provided by passive/natural ventilation via opening windows.
- The sub distribution boards appear to have been upgraded and also appear in fair condition and operate under current test.
- The lighting installations throughout in general are operation however are in excess of 20 years old and appear in poor condition requiring replacement throughout.
- The mains cold water incoming supply appears in fair condition however the draw off point currently presents a contamination risk and the earth bonding has been disconnected.
- The fire alarm installation appears operational and is regularly tested however the installation is now considered life expired requiring replacement and upgrade.

Equality Act (Disability Discrimination Act)

- Signage of rooms and directional information is poor.
- Contrasting colours and materials to define door openings, corridors and different areas is poor. Improvements would aid the visually impaired to navigate around the facility.
- No passenger lift is installed thus reducing accessibility.
- No accessible toilet is provided in this section of the building.
- All WC's to all levels need to be refurbished and layouts optimised.

4.00 APPENDICES

4.01 Appendices are provided as follows:

- APPENDIX A - PHOTOGRAPHS – ARTHUR CLARK CARE HOME
- APPENDIX B - PHOTOGRAPHS – ALBERT ROAD DAY CENTRE
- APPENDIX C - DRAWINGS/PLANS
- APPENDIX D - RECORD OF CONDITION SURVEY SHEETS
- APPENDIX E - CJR MIDLAND MECHANICAL AND ELECTRICAL SUPPORTING INFORMATION
- APPENDIX F - COSTINGS
- APPENDIX G - NOTES AND EXCLUSIONS

Appendix A
Photographs – Arthur Clark Care Home



Photograph 01 (Main entrance)



Photograph 02 (West wing roof)



Photograph 03 (Stair well West wing)



Photograph 04 (Fire escape West wing)



Photograph 05 (Soffit and fascia West wing)



Photograph 06 (Drainage South elevation)



Photograph 07 (Garden and conservatory North elevation)



Photograph 08 (Boiler room doors)



Photograph 09 (West elevation West wing)



Photograph 10 (Conservatory of dining room West elevation)



Photograph 11 (Garage roof)



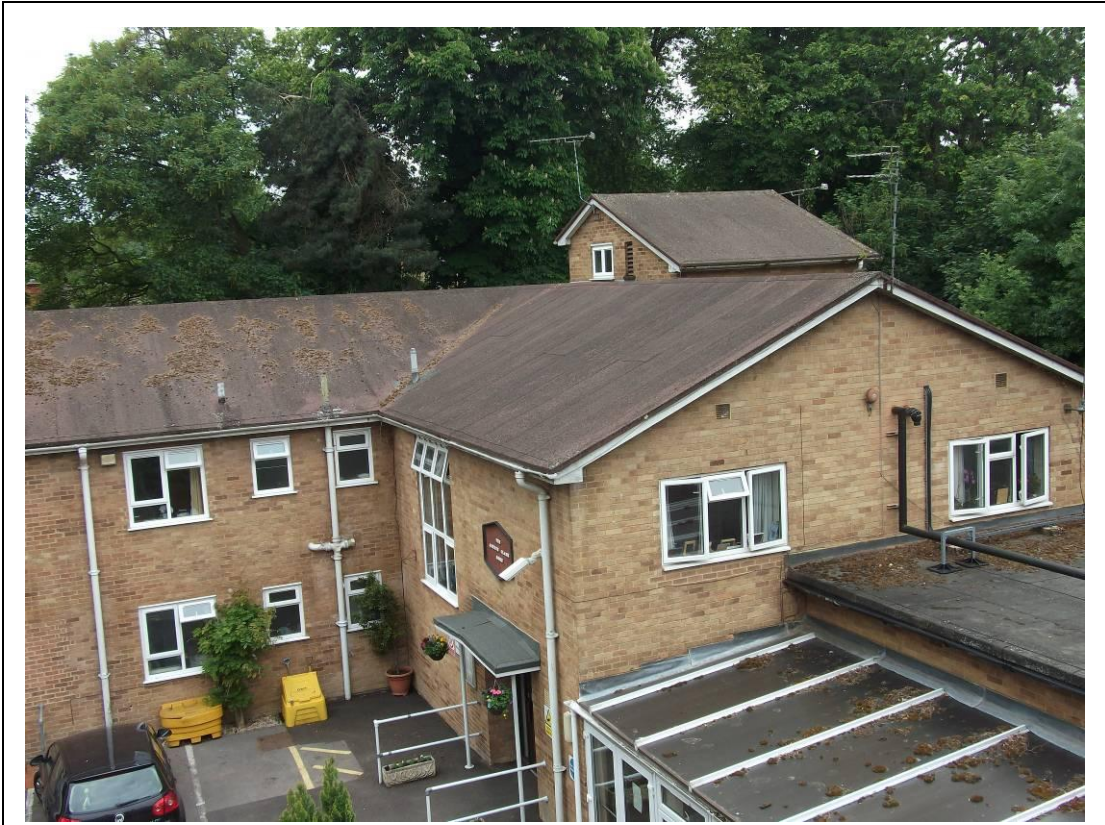
Photograph 12 (Impact damage electrical intake room)



Photograph 13 (Internal window with low level panels)



Photograph 14 (Kitchen / dining room roof)



Photograph 15 (Roof from East)



Photograph 16 (Typical damage to bedroom door)



Photograph 17 (Typical corridor)



Photograph 18 (Typical bedroom window)



Photograph 19 (Staining to carpet)



Photograph 20 (Typical bedroom)



Photograph 21 (Typical plasterboard junction cracking)



Photograph 22 (Typical WC adjacent bedrooms)



Photograph 23 (Typical cracking to plaster finish)



Photograph 24 (Accessible shower)



Photograph 25 (lift motor room)



Photograph 26 (Plaster damage first floor bedroom)



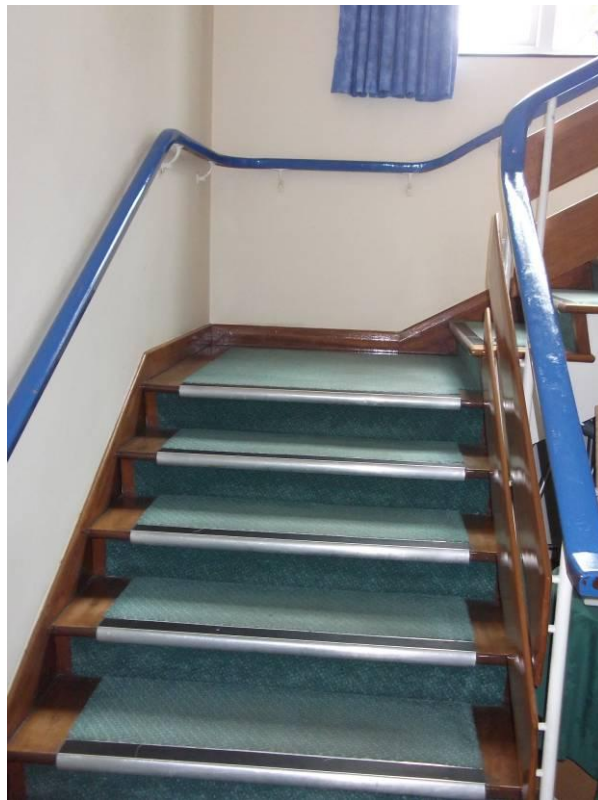
Photograph 27 (roof void West wing)



Photograph 28 (Typical roof construction)



Photograph 29 (Fire break in roof void West wing)



Photograph 30 (Stairs main entrance)



Photograph 31 (Main ground floor toilets)



Photograph 32 (Plaster damage to main toilets ground floor)



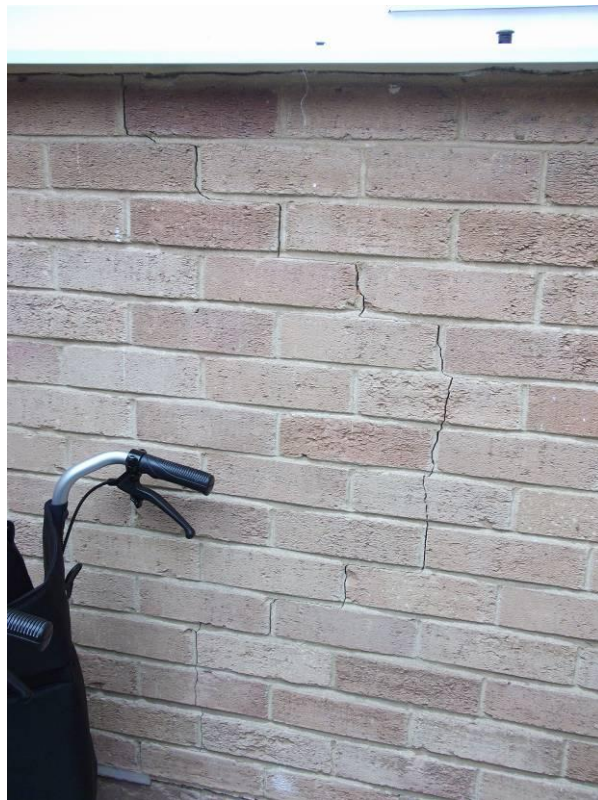
Photograph 33 (Kitchen equipment)



Photograph 34 (Kitchen vinyl flooring)



Photograph 35 (Head of window Kitchen)



Photograph 36 (Cracking to masonry wheel chair storage)



Photograph 37 (Internal ramp)