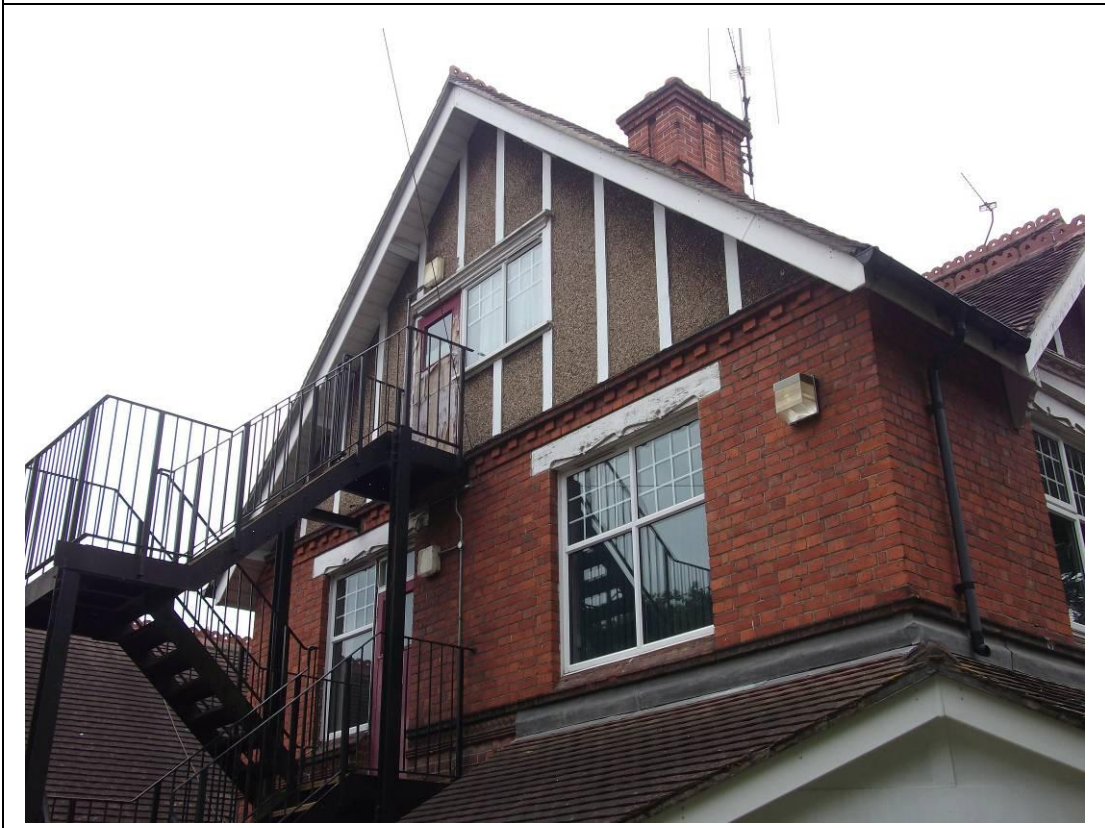


Appendix B
Photographs – Albert Road Day Centre



Photograph 01 (East elevation)



Photograph 02 (South elevation 1st & 2nd floors)



Photograph 03 (East elevation roof)



Photograph 04 (East elevation render infill)



Photograph 05 (Entrance porch brickwork damage)



Photograph 06 (Porch roof)



Photograph 07 (Tumble extracts)



Photograph 08 (SVP pipe work)



Photograph 09 (Kitchen second floor)



Photograph 10 (Fire door second floor)



Photograph 11 (Crack above door second floor)



Photograph 12 (fire exit first floor)



Photograph 13 (Fire door to stairs first floor)



Photograph 14 (first floor toilets)



Photograph 15 (Typical WC)



Photograph 16 (Door to Arthur Clark)



Photograph 17 (Entrance lobby)



Photograph 18 (Typical ceiling)



Photograph 19 (Second floor fire exit door)



Photograph 20 (Render South elevation second floor)



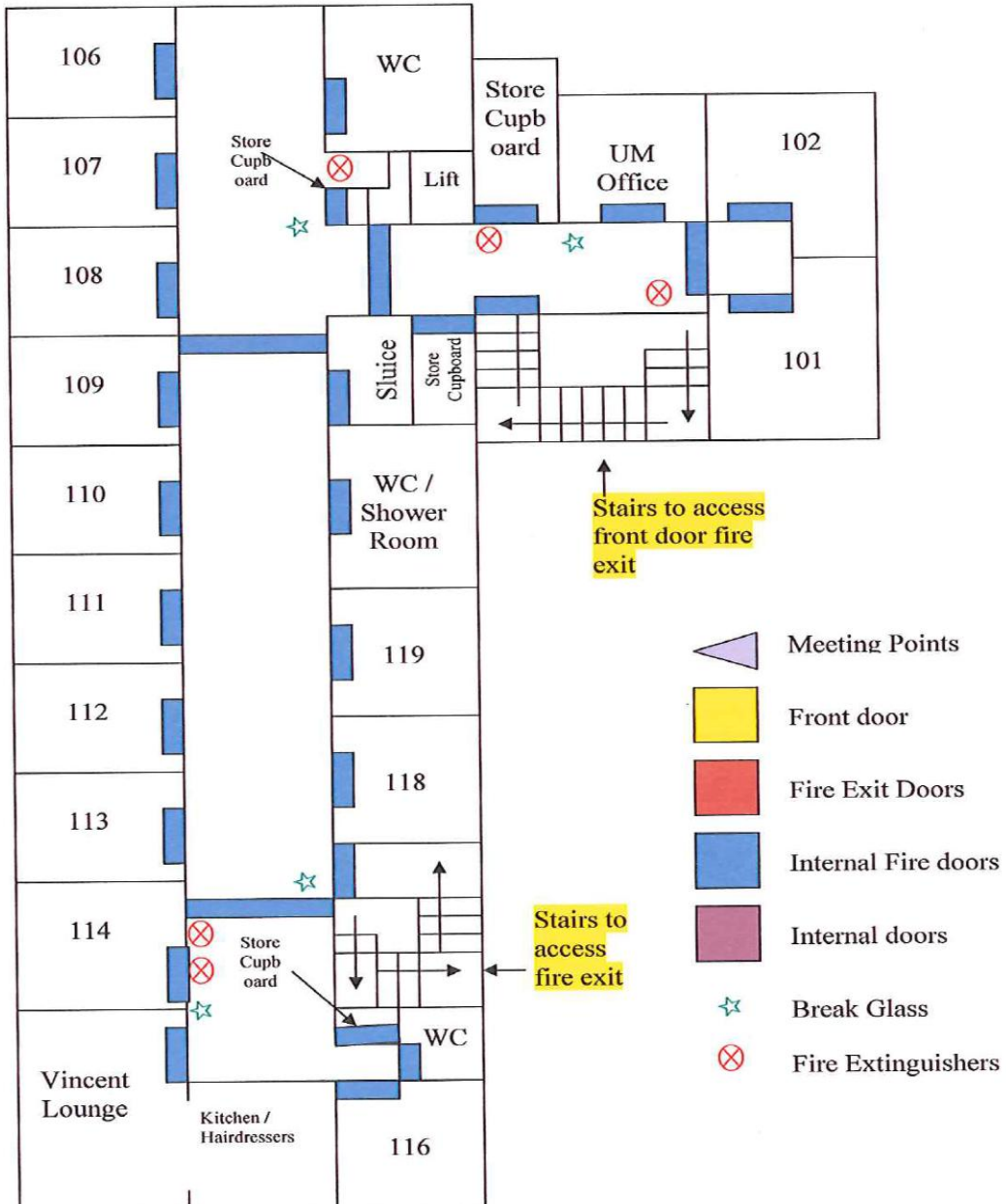
Photograph 21 (roof void)










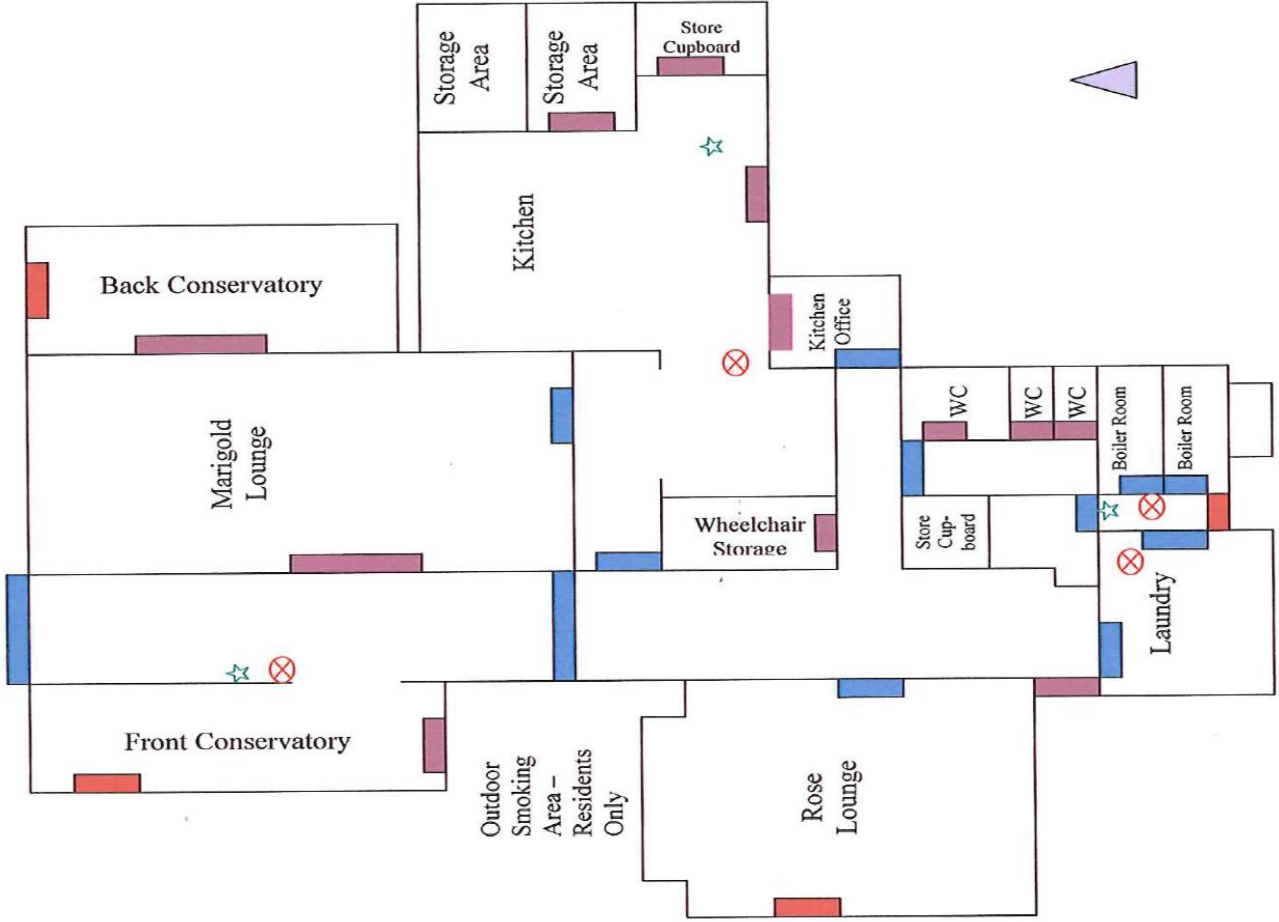
Photograph 22 (Timber repairs)

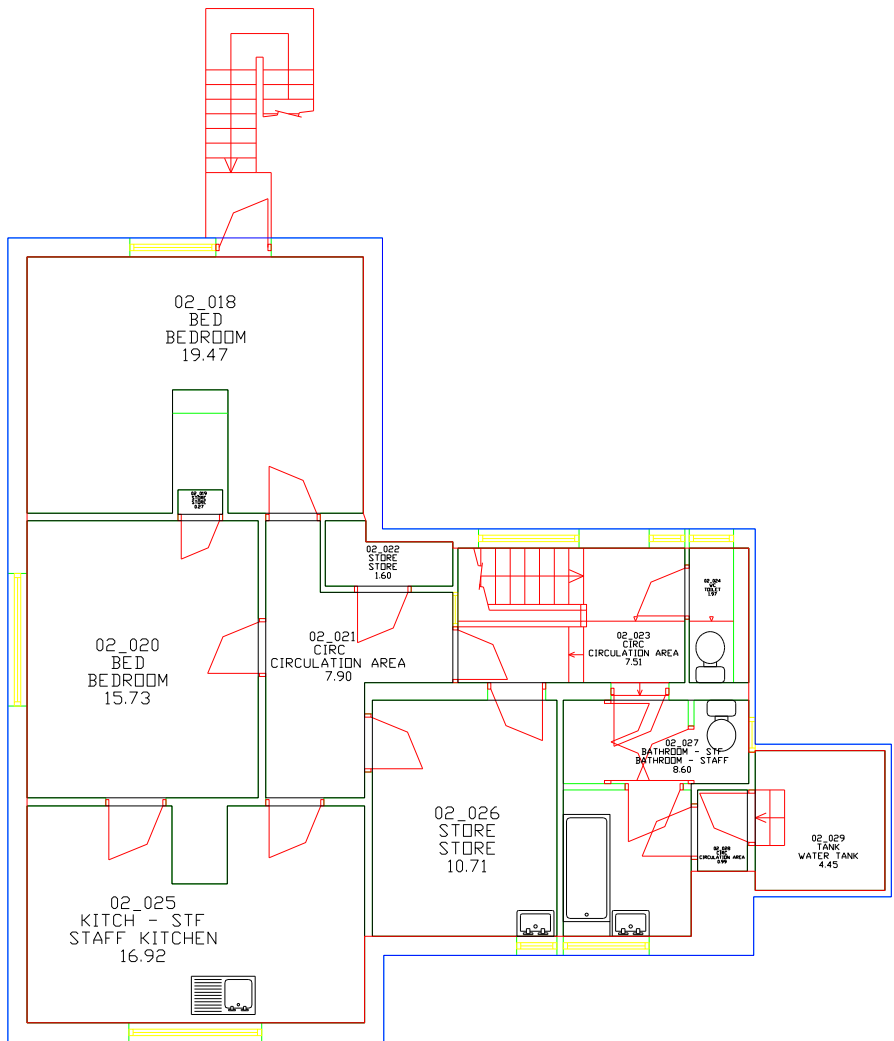
Appendix C
Drawings/Plans

1st Floor Building Plan

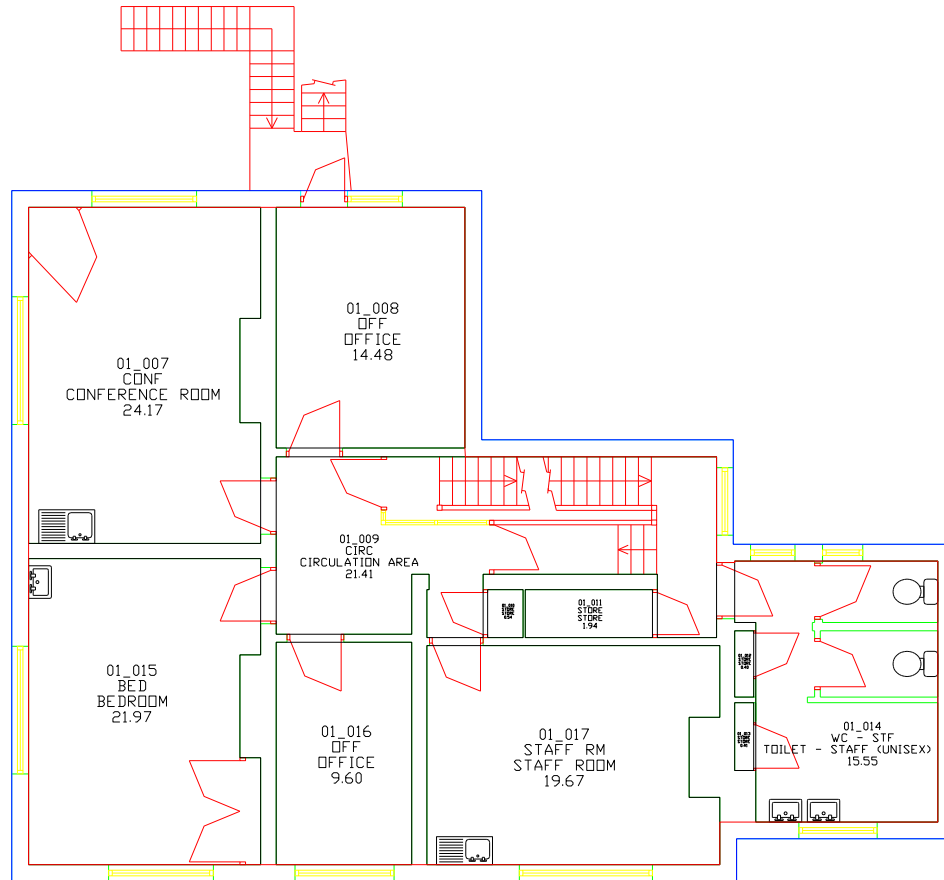


- Meeting Points 
- Front door 
- Fire Exit Doors 
- Internal Fire doors 
- Internal doors 
- Break Glass 
- Fire Extinguishers 



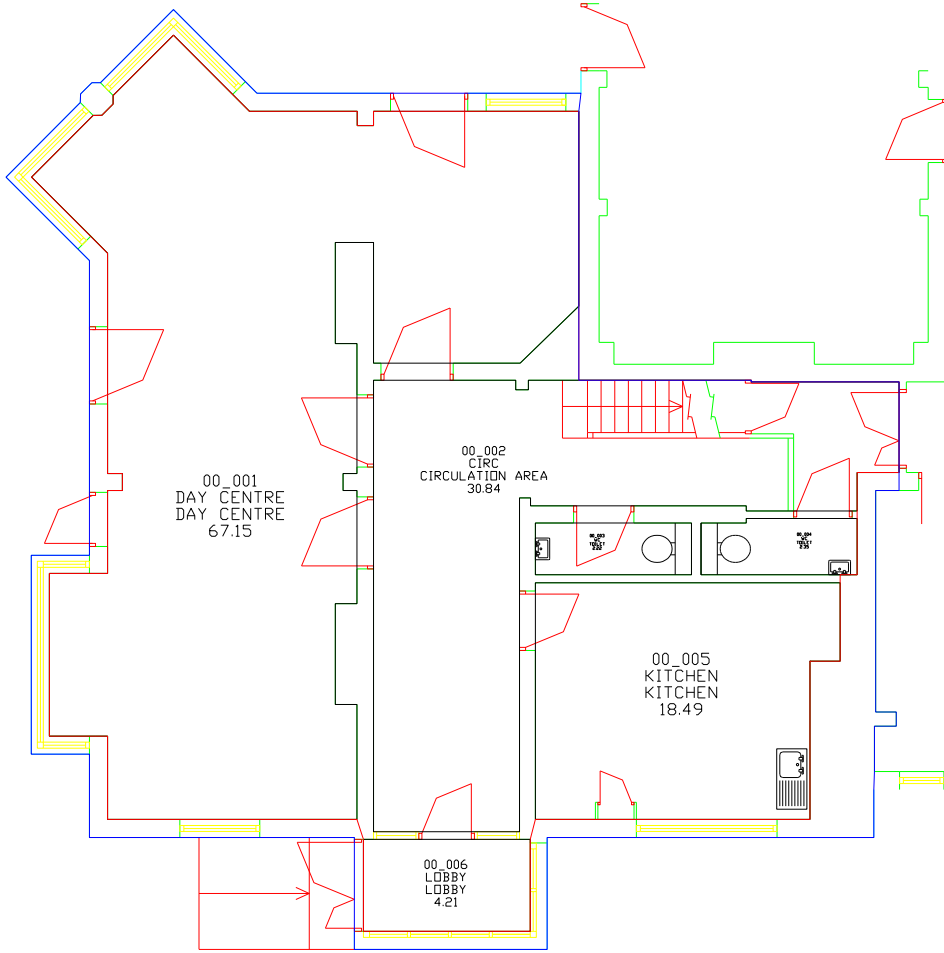


GEA3
 02
 A
 ALBERT ROAD DAYCENTRE
 2599
 2599A
 118.17_SQ_M
 103.95_SQ_M



GEA2
01

A
ALBERT ROAD DAYCENTRE
2599
2599A
159.78_SQ_M
142.63_SQ_M



GEA1
00
A
ALBERT ROAD DAYCENTRE
2599
2599A
150.94_SQ_M
134.47_SQ_M

Appendix D
Record of Condition Survey Sheets

Arthur Clark Care Home - Ground Floor

Room: 4			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	No Access	N/A	N/A
Walls	No Access	N/A	N/A
Floors	No Access	N/A	N/A
Windows	No Access	N/A	N/A
Doors	No Access	N/A	N/A
Fixtures/Fittings	No Access	N/A	N/A

Room: 5 (approx 10.26 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	Few horizontal cracks visible at plasterboard junction
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 6 (approx 10.26 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 7			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	Few horizontal cracks visible at plasterboard junction
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 8 (approx 10 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 9 (approx 10.26 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	Few horizontal cracks visible at plasterboard junction
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 10 (approx 10.1m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 11 (approx 10.2m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 12 (aprox 15.27m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 13 (aprox 16.0m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	Some old fixing holes
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 14 (aprox 16.0m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 15 (aprox 10.1m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 16 (approx 10.2m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: Bathroom (approx 11.34 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Artex ceiling with a painted finish	B	No current defects
Walls	Half tiled and painted wall finish	B	No current defects
Floors	Vinyl floor finish	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals	B	No current defects
Fixtures/Fittings	Bathroom suite and facilities	B	No current defects

Room: Sluice (approx 4.86 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Half tiled and painted wall finishes	B	No current defects
Floors	Vinyl floor covering	B	No current defects
Windows	N/A	N/A	N/A
Doors	Timber fire rated door, with smoke seals.	B	No current defects
Fixtures/Fittings	1 x sink unit/slice machine, 1 x WHB	B	No current defects

Room: WC (approx 7.0m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Artex ceiling with a painted finish	B	No current defects
Walls	Half tiled and painted wall finish	B	No current defects
Floors	Vinyl floor finish	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals	B	No current defects
Fixtures/Fittings	Bathroom suite and facilities	B	No current defects

Room: Admin Office			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	Generally the ceilings are in fair condition, evidence of paint peeling within the office stores.
Walls	Painted walls	B	No current defects
Floors	Carpet/Tiled	B	No current defects
Windows	UPVC Windows	A	Slight evidence of damp around the window reveals
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	General office furniture	B	No current defects

Room: DUM & AUM Office			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet/Tiled	B	No current defects
Windows	UPVC Windows	A	Slight evidence of damp around the window reveals
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	General office furniture	B	No current defects

Room: Back Conservatory			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	No access	N/A	N/A
Walls	No access	N/A	N/A
Floors	No access	N/A	N/A
Windows	No access	N/A	N/A
Doors	No access	N/A	N/A
Fixtures/Fittings	No access	N/A	N/A

Room: Marigold Lounge			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	No access	N/A	N/A
Walls	No access	N/A	N/A
Floors	No access	N/A	N/A
Windows	No access	N/A	N/A
Doors	No access	N/A	N/A
Fixtures/Fittings	No access	N/A	N/A

Room: Front Conservatory			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Triple wall sheeting	B	No current defects
Walls	Painted	C	Water staining
Floors	Carpet	B	No current defects
Windows	UPVC Windows	A	No current defects
Windows internal	Metal frame	B	Not believed to be safety glass at low level
Doors	UPVC external	A	No current defects
Fixtures/Fittings	Chairs	N/A	N/A

Room: Kitchen			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted	B	No current defects
Walls	Painted	B	No current defects
Floors	Vinyl	C	Starting to signs of ware
Windows	UPVC Windows with fly screens		No current defects
Doors	Timber	B	Damage to frame
Fixtures/Fittings	Kitchen equipment	B	No current defects

Room: Wheelchair Storage			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Triple wall sheeting	B	No current defects
Walls	Brick work	C	2.0mm vertical crack under kitchen window, through bricks and mortar joints
Floors	Concrete	B	Hire line crack
Windows	N/A	N/A	N/A
Doors	External grade timber	B	No current defects
Fixtures/Fittings	N/A	N/A	N/A

Room: W/C			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Ceiling tiles	C	In need of replacement
Walls	Painted	C	Water damage
Floors	Vinyl	B	No current defects
Windows	N/A	N/A	N/A
Doors	Timber	B	No current defects
Fixtures/Fittings	3 No wc's and 3 sinks	C	In need of replacement

Room: Laundry			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted plaster	B	No current defects
Walls	Painted plaster and brickwork	B	No current defects
Floors	Vinyl	B	No current defects
Windows	UPVC Windows	A	No current defects
Doors	Timber fire rated door, with smoke seals	B	No current defects
Fixtures/Fittings	Large sink and washing equipment	B	No current defects

Room: Rose Lounge			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Celling tiles	B	No current defects
Walls	Painted	B	No current defects
Floors	Carpet	B	No current defects
Windows	UPVC Windows	A	No current defects
Doors	Fire exit	B	Cables across threshold
Fixtures/Fittings	N/A	N/A	N/A

Arthur Clark Care Home - First Floor**Room: 106 No access****Room: 107 (approx 10m2)**

<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Plaster ceiling with a painted finish	B	One plaster board junction crack
Walls	Painted walls	B	No current defects
Floors	Carpet floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper	B	No current defects

Room: 108 (approx 10.3m2)

<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Plaster ceiling with a painted finish	B	One plaster board junction crack
Walls	Painted walls	B	No current defects
Floors	Carpet floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper	B	No current defects

Room: 109 (approx 10.3m2)

<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Plaster ceiling with a painted finish	B	One plaster board junction crack that has been filled
Walls	Painted walls	B	No current defects
Floors	Carpet floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper	B	No current defects

Room: 110 (approx 10.5m2)

<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Plaster ceiling with a painted finish	B	One plaster board junction crack
Walls	Painted walls	B	No current defects
Floors	Carpet floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper	B	No current defects

Room: 111 (approx 10.5m²)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Plaster ceiling with a painted finish	B	One plaster board junction crack
Walls	Painted walls	B	No current defects
Floors	Carpet floors throughout	C	Stained
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper	B	No current defects

Room: 112 (approx 10.3m²)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Plaster ceiling with a painted finish	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper	B	No current defects

Room: 113 (approx 10.3m²)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Plaster ceiling with a painted finish	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper	B	No current defects

Room: 114 (approx 12.7m²)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Artex ceiling with a painted finish	B	No current defects
Walls	Wall paper and painted walls	B	No current defects
Floors	Carpet floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: Vincent Lounge/Kitchen			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Artex ceiling with a painted finish	B	One plaster board junction crack
Walls	Wall paper painted	B	No current defects
Floors	Carpet / vinyl floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	Kitchen units	B	No current defects

Room: 116 (approx 8.64 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Artex ceiling with a painted finish	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet floors throughout	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: W/C (approx 3.8 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Artex ceiling with a painted finish	B	Minor cracking to the ceiling finish
Walls	Half tiled and painted wall finishes	B	No current defects
Floors	Vinyl floor covering	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals.	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x toilet, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 118 (approx 10.5 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	2 x horizontal cracks evident at plasterboard junction
Walls	Painted walls	B	Hairline cracking to the inside of the external wall
Floors	Carpet floor finish	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 119 (approx 10.2 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	Horizontal cracks evident at plasterboard junction
Walls	Painted walls	B	Hairline cracking to the inside of the external wall
Floors	Carpet floor finish	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: WC/Shower Room (approx 11.7 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Artex ceiling with a painted finish	B	No current defects
Walls	Half tiled and painted wall finishes	B	Minor hairline cracking to the inside of the external wall
Floors	Vinyl floor covering	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals.	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x shower unit, 1 x radiator.	B	No current defects

Room: Sluice Room (approx 5 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling	B	No current defects
Walls	Half tiled and painted wall finishes	B	No current defects
Floors	Vinyl floor covering	B	No current defects
Windows	N/A	N/A	N/A
Doors	Timber fire rated door, with smoke seals.	B	No current defects
Fixtures/Fittings	1 x sink unit/slice machine, 1 x WHB	B	No current defects

Room: UM Office (approx 8.25 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Artex ceiling with a painted finish	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet floor finish	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals.	B	No current defects
Fixtures/Fittings	Office furniture	N/A	N/A

Room: 101 (approx 15.54 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling finish	B	Few hairline cracks noted
Walls	Painted walls	B	Few hairline cracks noted
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser	B	No current defects

Room: 102 (approx 15.91 m2)			
<i>Element</i>	<i>Description</i>	<i>Condition Rating</i>	<i>Defect/Description</i>
Ceilings	Painted ceiling finish	B	No current defects
Walls	Painted walls	B	No current defects
Floors	Carpet flooring	B	No current defects
Windows	UPVC windows	A	No current defects
Doors	Timber fire rated door, with smoke seals and automatic fire door release	B	No current defects
Fixtures/Fittings	1 x WHB, 1 x single bed, 1 x radiator, 1 x mirror, 1 x paper towel dispenser, 1 x mechanical lifting aide	B	No current defects

Appendix E
**CJR Midland Mechanical and Electrical Supporting
Information**



Photograph 1 – Care home example of corridor 2D compact lighting.



Photograph 2 – Care home example of lighting in bedrooms.



Photograph 3 – Care home example of typical bedroom.



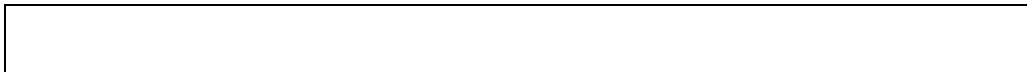
Photograph 4 – Care home main electrical incoming supply for both buildings.



Photograph 5 – Care home new kitchen ventilation system.



Photograph 6 – Care Home plant room heating circulating pumps and distribution pipework.





Photograph 7 – Care Home Potterton boilers life expired and de-commissioned.



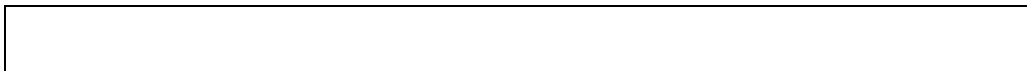
Photograph 8 – Care home typical bed room layout.



Photograph 9 – Care home more recently installed Broag gas fired boiler



Photograph 10 – Day Centre Ideal gas fired boiler.





Photograph 11 – Example of distribution pipework.



Photograph 12 – External distribution pipework extending to tank room.





Photograph 13 – Main incoming water supply, note possible dead leg and earth bonding issue.



Photograph 14 – Roof mounted kitchen ventilation plant.

Arthur Clark Care Home and Day Centre**Appendix E - CJR Midlands Mechanical and Electrical Report - Current Condition Ratings****Room: 4**

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 5			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.
Room: 6			
Element	Description	Condition	Defect/ Description

		Rating	
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 7

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered

			to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 8

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.

Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 9

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.

Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 10

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the

			replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 11

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.

Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 12

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.

Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 13

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.

Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 14

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.

Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 15

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.
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Room: 16

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: Bathroom			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off points with the provision of a temperature mixing valves	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off points.	B	No Current defects identified.
Mechanical Ventilation	Wall mounted extract fan.	C	The existing installation does not appear functional, allow to replace.
Lighting	Fluorescent T8 luminaries with vapour proof diffuser.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.
Room: Sluice			
Element	Description	Condition	Defect/ Description

		Rating	
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off points.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off points.	B	No Current defects identified.
Mechanical Ventilation	Ducted ventilation system.	C	The existing installation does not appear functional, allow to replace.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Fluorescent T8 luminaries with vapour proof diffuser.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: WC

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered

			to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Mechanical Ventilation	Wall mounted extract fan.	C	The existing installation does not appear functional, allow to replace.
Lighting	2D compact fluorescent.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: Admin Office			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Steel panel radiators with thermostatic	B	No Current defects identified.

	radiator valve.		
Hot Water Distribution	Surface mounted copper pipe hot water service extending through the space.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Surface mounted copper pipe cold water service extending through the space.	B	No Current defects identified.
Control Gear	MEM Memshield 2 - 240v MCB sub distribution board	B	The installation appears in fair condition and operates under current test.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescent with low brightness louver.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Comms	IT and data hard wired system contained within trunking.	B	The installation appears operational however consideration should be given to upgrade to modern system.

Room: DUM & AUM Office			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Steel panel radiators with thermostatic radiator valve.	B	No Current defects identified.

Hot Water Distribution	Surface mounted copper pipe hot water service extending through the space.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Surface mounted copper pipe cold water service extending through the space.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescent with low brightness louver.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Comms	IT and data hard wired system contained within trunking.	B	The installation appears operational however consideration should be given to upgrade to modern system.

Room: Back Conservatory

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Electric Panel heat emitter.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	B	No Current defects identified.
Lighting	Circular 2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Door Entry Systems	Security alarmed door.	B	No Current defects identified.
Room: Marigold Lounge			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Low Surface Temperature radiators with thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Surface mounted copper pipe hot water service extending through the space.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Surface mounted copper pipe cold water service extending through the space.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescent lighting.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Emergency packs contained within fittings, further illuminated exit signs over fire doors.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Door Entry Systems	Security alarmed door.	B	No Current defects identified.
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Room: Front Conservatory

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Electric Panel heat emitter.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	B	No Current defects identified.
Lighting	Circular 2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Door Entry Systems	Security alarmed door.	B	No Current defects identified.

Room: Kitchen

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Steel panel radiators with thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Surface mounted copper pipe hot water service extending to draw off locations.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Surface mounted copper pipe cold water service extending to draw off locations.	B	No Current defects identified.

Gas Services	Steel pipe gas service with ventilation interlock flame failure control. Includes local wall mounted sub meter.	B	No Current defects identified.
Mechanical Ventilation	Stainless steel extract canopy with grease filters and internal lighting manufactured by Weatherite, with supply air compartment, with Elta fans and ductwork located on the roof with internal controllers linked to gas safety system.	B	No Current defects identified.
Mechanical Ventilation	Wall mounted vent Axia extract fan.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 vapour proof fluorescent luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Emergency packs contained within fittings. No emergency light over kitchen exit door.	B	No Current defects identified.
Fire Alarm	Heat Detectors.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: Wheelchair Storage

Element	Description	Condition Rating	Defect/ Description
Lighting	Compact fluorescent luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke Detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: WC			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Mechanical Ventilation	No Mechanical ventilation identified.	C	Recommend the installation of mechanical extract ventilation.
Lighting	2D compact fluorescent in the cubicle and fluorescent lighting over the WHB's.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.
Room: Laundry			
Element	Description	Condition Rating	Defect/ Description

Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Steel panel radiators with thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off points.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off points.	B	No Current defects identified.
Mechanical Ventilation	No Mechanical ventilation identified.	C	Recommend the installation of mechanical extract ventilation.
Lighting	T8 fluorescent luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: Rose Lounge

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Low Surface Temperature radiators with thermostatic radiator valve.	B	No Current defects identified.

Hot Water Distribution	Surface mounted copper pipe hot water service extending through the space.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Surface mounted copper pipe cold water service extending through the space.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescent lighting.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Emergency packs contained within fittings, further illuminated exit signs over fire doors.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.
Door Entry Systems	Security alarmed door.	B	No Current defects identified.

Room: Ground Floor Corridor

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Low Surface Temperature radiators with thermostatic radiator valve.	B	No Current defects identified.

Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescent lighting.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Emergency packs contained within fittings, further illuminated exit signs over fire doors.	B	No Current defects identified.
Fire Alarm	Fire warn multi-zone control panel with smoke detector, call points and bells .	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Door Entry Systems	Security alarmed door.	B	No Current defects identified.

Room: Link Floor Corridor

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Low Surface Temperature radiators with thermostatic radiator valve.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescent lighting.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Emergency packs contained within fittings, further illuminated exit signs over fire doors.	B	No Current defects identified.
Fire Alarm	Smoke detector, call points and Bells .	C	The installation appears operational however now considered to be approaching the end of its

			serviceable life.
Door Entry Systems	Security alarmed door.	B	No Current defects identified.

Room: Stair Wells

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Low Surface Temperature radiators with thermostatic radiator valve.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescent lighting.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Emergency packs contained within fittings, further illuminated exit signs over fire doors.	B	No Current defects identified.
Fire Alarm	Smoke detector, call points and Bells .	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Door Entry Systems	Security alarmed door.	B	No Current defects identified.

Room: Medical Room

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered

			to be life expired, replacement installation recommended.
Heating Distribution	Low surface temperature radiator with thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending through the space.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe hot water service extending through the space.	B	No Current defects identified.
Mechanical Ventilation	No Mechanical ventilation identified.	C	Recommend the installation of mechanical extract ventilation.
Control Gear	MEM MCB sub distribution board.	B	No Current defects identified.
Lighting	T8 fluorescent luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Arthur Clark Care Home - First Floor

Room: 106

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.

Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 107

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.

Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 108

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the

			replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 109

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.

Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 110			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.

Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 111

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.

Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 112

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.

Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 113

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.
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Room: 114

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 116			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.
Room: 118			
Element	Description	Condition	Defect/ Description

		Rating	
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 119

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered

			to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 101

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.

Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: 102

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.

Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: WC			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the

			replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Mechanical Ventilation	No Mechanical ventilation identified.	C	Recommend the installation of mechanical extract ventilation.
Lighting	2D compact fluorescent in the cubicle and fluorescent lighting over the WHB's.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: Vincent Lounge/ Kitchen			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Low Surface Temperature radiators with thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Surface mounted copper pipe hot water service extending to draw off location with the provision of temperature mixing valves.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.

Mains Cold Water Distribution	Surface mounted copper pipe cold water service extending to draw off locations.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescent lighting.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Emergency packs contained within fittings, further illuminated exit signs over fire doors.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: WC/ Shower Room

Element	Description	Condition Rating	Defect/ Description
Hot Water Generation	Electric Mira shower.	B	No Current defects identified.
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.

Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Mechanical Ventilation	Wall mounted extract fan.	C	The installation does not appear functional recommend the replacement of mechanical extract ventilation.
Lighting	2D compact fluorescents with non- vapour proof diffusers.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: Sluice			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off points.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off points.	B	No Current defects identified.

Mechanical Ventilation	Ducted ventilation system.	C	The existing installation does not appear functional, allow to replace.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	Fluorescent T8 luminaries with vapour proof diffuser.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: UM Office

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Steel panel radiators with thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Surface mounted copper pipe hot water service extending through the space.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Surface mounted copper pipe cold water service extending through the space.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.

Lighting	T8 fluorescent with low brightness louver.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Comms	IT and data hard wired system contained within trunking.	B	The installation appears operational however consideration should be given to upgrade to modern system.

Room: Bathroom			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service extending to the draw off points with the provision of a temperature mixing valves	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off points.	B	No Current defects identified.
Mechanical Ventilation	Wall mounted extract fan.	C	The existing installation does not appear functional, allow to replace.
Lighting	Fluorescent T8 luminaries with vapour proof diffuser.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Light fitment includes emergency pack.	B	No Current defects identified.

Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Call System	Patient pull cord alarm system.	B	The installation has existed in excess of 25 years and is therefore deemed life expired, recommend replacement with modern installation.

Room: Passenger Lift.

Element	Description	Condition Rating	Defect/ Description
Other	8 persons Passenger lift manufactured by Hammond & Champness.	Condition Rating	The lift was operational however non-DDA compliant, recommend replace/ upgrade.
Control Gear	MEM Memshield 2 MCB Sub distribution board.	B	The installation appears in fair condition and operates under current electrical test.

Room: First Floor Corridor

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation recommended.
Heating Distribution	Low Surface Temperature radiators with thermostatic radiator valve.	B	No Current defects identified.
Control Gear	MEM MCB 240v electrical sub distribution board.	B	The electrical installation appears in fair condition and operates under current electrical test.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets.	C	The electrical installation appears in fair condition and operates under current electrical test.
Lighting	2D compact fluorescent lighting.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.

Emergency Lighting	Emergency packs contained within fittings, further illuminated exit signs over fire doors.	B	No Current defects identified.
Fire Alarm	Smoke detector, call points and bells .	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Door Entry Systems	Security alarmed door.	B	No Current defects identified.

Room: Boiler Room

Element	Description	Condition Rating	Defect/ Description
Heating Plant	1No. Broag Quinta 80 gas fired condensing boiler, with a wall concentric flue.	B	No Current defects identified.
Heating Plant	1no Potterton Kingfisher RSL100 gas fired boiler.	C	The boiler appears life expired requiring replacement.
Heating Plant	1no Potterton RS100 gas fired boiler.	D	Out of commission (note gas service appears connected)
Heating Plant	Grundfos Boiler UPSD twin drive circulating pump	B	No Current defects identified.
Heating Plant	Grundfos Primary UPSD40-50 circulating pump.	B	No Current defects identified.
Heating Plant	2No. Grundfos single drive heating circulators, duty and stand-by UPC 50-120.	C	These pumps are now considered life expired requiring replacement.
Hot Water Generation	Grundfos UP 15-60B HWS secondary pump.	B	No Current defects identified.
Hot Water Generation	Domestic Santon Premier EP300B hot water steel shell calorifier, complete with unvented kit.	C	The installation appears in poor condition with leaking pipework, allow to replace.
Heating Distribution	Steel heating distribution pipework, poorly insulated in armaflex.	C	Allow to replace the main heating distribution pipework and insulation.
Controls	Purposed constructed control panel incorporating optimisation, Trend controller and ISD communication link to remote	C	The controls panel is the original installation and is deemed life expired and to fully replace.

	location.		
Gas Services	Steel incoming gas service with manual isolation only.	C	No thermal heat detection or automatic shut off identified, allow to upgrade.
Mechanical Ventilation	High and low combustion air ventilation via air bricks.	C	Allow to investigate the ventilation requirements for space.
Cold Water Storage	Feed and expansion tank	C	The installation appears functional however is now life expired and should be replaced with a pressurisation unit and expansion vessel including pipework modifications.
Control Gear	MEM memshield 2 MCB 240v sub distribution board.	B	The electrical installation appears in fair condition and operates under current electrical test.
Small Power Distribution	Metal Clad surface mounted twin switched socket outlets.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescent luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Emergency packs contained within fittings.	B	No Current defects identified.
Fire Alarm	Heat detector and call point.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: First Floor Corridor			
Element	Description	Condition Rating	Defect/ Description
Lighting	5no. External wall mounted angled Sodium luminaries, time switch controlled.	B	No Current defects identified.
Emergency Lighting	Non-maintained bulkhead emergency lights over exits.	B	No Current defects identified.
Intruder Alarm	CCTV angled cameras over exit	B	No Current defects identified.

Door Entry Systems	Main entrance door entry system with camera control.	B	No Current defects identified.
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Room: Electrical Switch Room

Element	Description	Condition Rating	Defect/ Description
Control Gear	Main MCCB MEM memshield 2 415v 400amp electrical distribution board.	B	The installation appears in fair condition with 50% spare capacity and operates under current test.
Control Gear	MEM MCB sub distribution board (DB B)	B	The installation appears in fair condition and operates under current test.
Lighting	5no. External wall mounted angled Sodium luminaries, time switch controlled.	B	No Current defects identified.
Emergency Lighting	Non-maintained bulkhead emergency lights over exits.	B	No Current defects identified.
Door Entry Systems	Main entrance door entry system with camera control.	B	No Current defects identified.

Albert Road Day Centre

Room: 01 - Day Centre

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Control Gear	MEM Memshield 2 MCB 240v sub distribution board	B	The installation appears in fair condition and operates under current electrical test.

Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Door Entry Systems	Door entry system.	B	No Current defects identified.

Room: 02 - Circulation Area

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 03 - WC			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Room: 04 - WC			
Element	Description	Condition Rating	Defect/ Description

Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 05 - Kitchen

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.

Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with the provision of a temperature mixing valve	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Control Gear	MEM MCB memshield 2 sub distribution board (DB A)	B	The installation appears in fair condition and operates under current test.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 vapour proof fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke/Heat detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 06 - Lobby

Element	Description	Condition Rating	Defect/ Description
Lighting	Pendant fitments with filament lamps.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its

			serviceable life.
Room: 07 - Conference Room			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Control Gear	MEM MCB 240v electrical sub distribution board.	B	The installation appears in fair condition and operates under current electrical test.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescents luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 08 - Office			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 luminaries and 2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Room: 09 - Circulation Area			
Element	Description	Condition Rating	Defect/ Description
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non-maintained emergency light bulkhead fitment.	B	No Current defects identified.

Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
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Room: 10 - WC

Element	Description	Condition Rating	Defect/ Description
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of a temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Mechanical Ventilation	No mechanical extract ventilation identified	C	Allow to install mechanical extract ventilation within WC
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.

Room: 11 - Store

Element	Description	Condition Rating	Defect/ Description
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.

Room: 14 - Staff WC

Element	Description	Condition Rating	Defect/ Description
Heating Plant	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace

			throughout.
Hot Water Generation	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of a temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Mechanical Ventilation	No mechanical extract ventilation identified	C	Allow to install mechanical extract ventilation within WC
Lighting	Pendant fitments with filament lamps, with domestic style shades.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.

Room: 15 - Bedroom

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the

			replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescents luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 16 - Office			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 luminaries and 2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.

Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 17 - Staff Room

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescents luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 18 - Bedroom			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescents luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
Room: 20 - Bedroom			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.

Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescents luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 21 - Circulation Area

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescents luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 22 - Store			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescents luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 23 - Circulation Area			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.

Lighting	2D compact fluorescent.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 24 - WC			
Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Mechanical Ventilation	No Mechanical extract ventilation identified	C	Recommend the installation of mechanical extract ventilation within the bathroom.
Lighting	2D compact fluorescents.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its

			serviceable life.
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Room: 25 - Kitchen

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Small Power Distribution	Recessed or surface mounted twin switched socket outlets with extensive mini trunking.	C	Re-assess power outlet requirement and layout, it is recommended that a re-wire back to recently installed sub distribution boards.
Lighting	T8 fluorescents luminaries.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Emergency Lighting	Non- maintained bulkhead fitments.	B	No Current defects identified.
Fire Alarm	Smoke/heat detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 26 - Store

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.
Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Lighting	2D compact fluorescent.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: 27 - Bathroom

Element	Description	Condition Rating	Defect/ Description
Heating Distribution	Steel heating distribution pipework running surface or within voids. Boxed at low level.	C	The installation if operation however is in poor condition and is life expired allow to replace throughout.
Heating Distribution	Steel panel radiators with no thermostatic control.	C	The installation appears operational however presents a risk of high surface temperatures to vulnerable persons, allow to replace with a low surface temperature radiator.

Hot Water Distribution	Copper pipe hot water service extending to the draw off point with no provision of temperature mixing.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	Copper pipe cold water service extending to the draw off point.	B	No Current defects identified.
Mechanical Ventilation	No Mechanical extract ventilation identified	C	Recommend the installation of mechanical extract ventilation within the bathroom.
Lighting	2D compact fluorescent.	C	The lighting installation appears in poor condition, recommend the replacement with energy efficient installation.
Fire Alarm	Smoke detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.

Room: GF - Plant Room

Element	Description	Condition Rating	Defect/ Description
Heating Plant	Ideal Concord CXS 80 gas fired boilers with stainless steel twin wall insulated flues.	C	The boilers appear functional however are now at the end of their serviceable life requiring replacement.
Heating Plant	Wilo heating shunt pumps TOP-S/S/D40/7.	B	No Current defects identified.
Heating Plant	Wilo heating VT circulating pumps TOP-S/S/D50/7, with differential pressure switches.	B	No Current defects identified.
Hot Water Generation	1200 litre indirect HWS calorifier. Model 110612.	C	The installation appears in poor condition, allow to replace.
Hot Water Generation	Grundfos 15/60B HWS secondary circulating pump.	B	No Current defects identified.
Heating Distribution	Steel heating distribution pipework contained within boxing / ducts.	C	Floor ducts contain asbestos, pipework existing from the original installation single zone, now considered to be life expired, replacement installation

			recommended.
Heating Distribution	Coverard Low surface temperature radiators with Hertz thermostatic radiator valve.	B	No Current defects identified.
Hot Water Distribution	Copper pipe hot water service.	C	Poor hot water circulation has been identified with long draw off's legs to hot water outlets, presenting high risk of water contamination. Recommend the replacement of the hot water distribution service throughout.
Mains Cold Water Distribution	50mm incoming mains cold water service with the main stop cock with distribution pipework extending in copper.	D	Observation - drain point present possible dead leg exceeding 150 mm, further investigation required, also earth bonding appears disconnected. Urgent attention required.
Cold Water Storage	Feed and expansion tank	C	The installation appears functional however is now life expired and should be replaced with a pressurisation unit and expansion vessel including pipework modifications.
Controls	Purposed constructed control panel with weather compensation and primary HWS temperature control, motorised valves and actuators.	B	No Current defects identified.
Gas Services	Steel pipe gas service with manual isolation only.	C	Allow to replace the gas installation to include the provision of emergency isolation.
Mechanical Ventilation	Combustion air ventilation, provided at low level by louvered doors. High level provided by 200mm duct through roof structure with weather cowl.	B	No Current defects identified.
Control Gear	MEM MCB 240v sub distribution board.	B	The electrical installation appears in fair condition and operates under current electrical test.
Small Power Distribution	Metal clad surface mounted twin switched socket outlets with extensive mini trunking.	B	No Current defects identified.
Lighting	T8 fluorescent with vapour proof fluorescent	B	No Current defects identified.

Fire Alarm	Heat detector.	C	The installation appears operational however now considered to be approaching the end of its serviceable life.
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Room: Externals.

Element	Description	Condition Rating	Defect/ Description
Lighting	Wall mounted angled sodium lamps, on time clock control.	B	No Current defects identified.
Emergency Lighting	Non-maintained emergency bulkheads over exits.	B	No Current defects identified.

Appendix F

Costings

Property Name;
Project;

Reading Borough Council - Arthur Clark Care Home / Albert Road Daycare Centre
Condition Survey Estimate (Issue 1 dated 19-06-2013)

G.I.F.A: 1,402m²



<i>Item Number</i>	Scope, Description of Works	Quantity	Unit	Rate	Value (£)
	<u>Summary</u>				
A	Arthur Clark Care Home - Construction Fabric Works	1	Item	228,106.00	228,106.00
B	Albert Road Daycare Centre - Construction Fabric Works	1	Item	22,601.00	22,601.00
C	Scaffolding allowance	1,422	m ²	25.00	35,550.00
D	Allowance for removal of Asbestos (as 2nr reports) incl. air testing	1	Item	85,000.00	85,000.00
E	M&E services allowance (as CJR costs)	1	Item	199,000.00	199,000.00
F	BWIC with services @ 7% (includes fire stopping)				13,930.00
G	Allowance for Fire Risk Assessment Report (signage and removal of wallpaper)	1	PSUM	7,000.00	7,000.00
	Sub Total				591,187.00

H	Main Contractor's Preliminaries @ 10%				59,118.70
		Sub Total			650,305.70
J	Main Contractor's OH&P @ 10%				65,030.57
		Sub Total			715,336.27
K	Contingency @ 10%				71,533.63
		Total Project Cost Estimate			786,869.90
	<u>Assumptions</u>			<u>Say</u>	<u>790,000.00</u>
	Gross Internal Floor Area: 1,402m ²				
	All quantities are approximate				
	Asbestos works allowance as Armstrong York reports dated 1-04-2011 and 8-04-2011, but allowance incl. for worst case for removals				
	Works are to be carried out during normal working hours				
	The Building will be vacated for the duration of the works				
	Condition rating ref: C are taken into account/costed; no works included for condition rating ref: A and condition rating ref: B only if specifically listed within the report				
	The project is to be competitively tendered and assumes the work to be undertaken by a local contractor				
	M&E services costs are based on Budget 2013 only, as CJR report dated 19-06-2013 and costings				
	<u>Exclusions</u>				
	VAT				
	Professional Fees				
	Legal Fees				

	Compliance Works (Equality Act and Care Standards Act)				
	Any Staff / Security Guard costs				
	Client Direct Costs (furniture/moves/relocation)				
	Structural works/repairs				
	Works to any ancillary accommodation				
	New furniture / Kitchen equipment or Sanitary works				
	Arboricultural consultant and associated works				
	No works to floor finishes, unless stated within the report				
	No allowance for replacement of curtains/blinds				
	External brickwork cleaning, repointing and extensive repairs				
	No hard or soft landscaping works				

Costing breakdown

Arthur Clark Care Home and Day Centre - Costs



June 2013 - Building Service 5 year life Cycle Cost Plan

	2013	2014	2015	2016	2017	Total
Care Home	Budget	Budget	Budget	Budget	Budget	
Mechanical Services						
Upgrade Existing Heating Plant and controls	£53,000.00					
Install Zoned Heating Distribution Pipework and controls		£33,800.00				
Install Domestic Hot water Generating Plant	£16,000.00					
Modify Mains Cold Water Distribution Pipework	£8,400.00					
Replace Domestic Hot Water Distribution Pipework	£21,000.00					
Install Mechanical Ventilation to Sluice Rooms/Bathrooms and WCs	£8,000.00					
Replace Steel Panel Radiator in non patient areas			£3,600.00			
Replace Electric Panel Heating in Conservatory Areas with LPHW LST		£7,300.00				
Install Gas safety Control in Boiler Room	£2,600.00					
Enhance Boiler Combustion air Ventilation	£4,000.00					
	£113,000.00	£41,100.00	£3,600.00	£-00	£-00	£157,700.00
Electrical Services						
Rewire Small Power and Lighting Circuits back to existing DBs		£11,200.00				
Replace Switch Socket outlets Isolators and Lighting Switching		£6,500.00				
Upgrade Bedroom Lighting and control		£3,200.00				
Upgrade General lighting throughout to include energy control				£16,400.00		

Replace entire fire detection / Alarm system	£42,000.00					
Replace Nurse call installation Wireless)			£15,000.00			
Replace door access control	£5,000.00					
Upgrade External CCTV and monitor	£4,000.00					
Upgrade Emergency Lighting provision				£2,850.00		
Replace lift Car and Controls (refurbishment)	£35,000.00					
	£86,000.00	£20,900.00	£15,000.00	£19,250.00	£-00	£141,150.00
DayCentre						
Mechanical Services						
Replace Heating Boilers controls and Flue installation		£33,000.00				
Install Zoned Heating Distribution Pipework and controls		£22,000.00				
Replace all heating emitters		£11,000.00				
Install Domestic Hot water Generating Plant		£18,500.00				
Modify Mains Cold Water Distribution Pipework		£3,000.00				
Replace Domestic Hot Water Distribution Pipework		£4,100.00				
		£91,600.00				£91,600.00
Electrical Services						
Rewire Small Power and Lighting Circuits back to existing DBs				£8,600.00		
Replace Switch Socket outlets Isolators and Lighting Switching				£3,000.00		
Upgrade General lighting throughout to include energy control				£1,800.00		
Replace entire fire detection / Alarm system				£12,500.00		
Replace door access control				£2,800.00		

Property
Name;
Project;

Reading Borough Council - Arthur Clark Care Home
Condition Survey Estimate, as Report Section 3.01

G.I.F.A: 1,021m²



Item Number	Scope, Description of Works	Quantity	Unit	Rate	Value
	<u>Building Fabric</u>				
	-				
1	allow for insulation to external walls (p.4 item 2.1) - insulation, plaster and mods. to window cills	1,422	m ²	60.00	85,320.00
2	allow for insulation to roof (p.4 item 2.2) - overlay 300mm thick fibreglass/mineral wool to existing insulation	1,021	m ³	11.00	11,231.00
3	remove existing felt roof to accommodation wing only; allow for new roof tile covering (p.4 item 4)	334	m ²	65.00	21,710.00
4	allow for all cast iron down pipes and aluminium gutters to be removed and replaced with new upvc (p.4 item 5)	1	PSUM	10,000.00	10,000.00
5	allow for the removal of existing fascia and soffits; replace with new (p.4 item 6)	215	m	30.00	6,450.00
6	allow for the removal of timber shingles to external walls; replace with new (p.4 item 7)	285	m ²	80.00	22,800.00
7	allow for the replacement of low level glazing with safety glass (p.4 item 8) - approx 7m ²	9	Nr	250.00	2,250.00

8	allow for the installation of new double doors to conservatory adjacent to main entrance (p.4 item 9)	1	Nr	2,000.00	2,000.00
9	allow for decoration to stained wall in front conservatory caused by defective flashing; incl. for further investigation works (p.4 item 10)	1	PSUM	3,000.00	3,000.00
10	allow for modification works to lower existing handrails, in order to reduce height (p.4 item 11), re-use existing	1	PSUM	2,000.00	2,000.00
11	allow for works to reconfigure railing to fire exit door to accommodation block; install new fire rated window to bedroom 15 (p.4 item 12)	1	Item	2,500.00	2,500.00
12	allow for the removal and replacement of boiler house doors with new (p.4 item 13)	1	Item	2,500.00	2,500.00
13	allowance for repairs to corner of roof adjacent to gas meter room (p.4 item 14)	1	Item	750.00	750.00
14	allow for minor brickwork repairs to wheelchair storage area (p.4 item 15)	1	Item	500.00	500.00
15	allowance for remedial works to garage roof (p.5 item 3)	1	PSUM	2,000.00	2,000.00
16	allow for the demolition of existing dividing walls between rooms; construct new walls to meet current standards (p.4 item 3)	1	PSUM	5,000.00	5,000.00
17	allow for the removal of floor tiles to kitchen stores and replace with anti-slip vinyl (p.4 item 16.1)	11	m ²	55.00	605.00
18	allow for new coved skirtings to kitchen stores (p.4 item 16.2)	20	m	20.00	400.00
19	allow for flooring finishes to be upgraded to kitchen area (p.5 item 1), assume vinyl	50	m ²	50.00	2,500.00
20	allow for wall finishes to be upgraded to kitchen area (p.5 item 1.2)	50	m ²	25.00	1,250.00



Property Name; Reading Borough Council - Albert Road Day Centre
Project; Condition Survey Estimate, as Report Section 3.02

G.I.F.A: 381m²

<i>Item Number</i>	Scope, Description of Works	Quantity	Unit	Rate	Value
-					
	<u>Building Fabric</u>				
-					
1	allow for insulation to roof (assumed lay over existing in loft) - (p.6 item 2)	381	m ²	11.00	4,191.00
2	allow for ceiling redecoration to whole of second floor (p.6 item 4.1)	104	m ²	15.00	1,560.00
3	allow for wall redecoration to whole of second floor (p.6 item 4.2)	104	m ²	25.00	2,600.00
4	allow for one set of doors adjacent the door joining the two buildings (p.6 item 5)	1	Nr	1,500.00	1,500.00
5	allow for 3nr windows to be replaced to cater for required fire protection (p. 6 item 6)	3	Nr	500.00	1,500.00
6	allow for the de-rusting and re-decoration of external steel fire escape (p.6 item 7)	1	PSUM	5,000.00	5,000.00

Appendix G
Notes and Exclusions

Notes and Exclusions

Our inspection of the building was visual only and we have not inspected any part of the property which was covered, inaccessible or incapable of inspection for any reason. No opening up of the structure has been undertaken. We have not conducted intrusive tests of the fabric of the building to ascertain whether any deleterious or hazardous materials exist.

An asbestos survey has not been undertaken. Unless proven otherwise it should be considered that the building does contain asbestos containing materials, as part of some of the components. The building owner has a responsibility to identify the presence of asbestos in all its forms, and to manage the asbestos presence safely.

We have not undertaken any testing of the electrical installations, heating, and gas pipe work or specialist installations. All comments made in the enclosed report are based on a visual inspection only.

Faithful+Gould will not accept any responsibility for any loss, cost, or expense directly or indirectly arising out of or resulting from, or in any manner relating to Fungi, whether or not there is another cause or loss which may have contributed concurrently or in any sequence to a loss.

We have not inspected any part of the property which was covered, inaccessible or incapable of inspection for any reason. We cannot confirm that any such part of the property is therefore free from woodworm, rot or any other defect.

We have not conducted intrusive tests of the fabric of the building. Our survey is based on visual inspection only. Electrical tests have not been undertaken, and the services have not been tested.

The mechanical plant has not been tested and any comments contained in the report with regard to plant are based on visual inspection only.

Unless specifically included in our instructions we have not undertaken or arranged or made any comment on compliance with legislation such as Fire Safety, Disability Discrimination, Building Control etc.

Unless specifically included in our instructions we have not undertaken or arranged an environmental audit or specialist investigation, soil survey or tests in respect of the property to establish the existence or otherwise of chemical or other contamination of the land or the building or if such matters are likely to affect any adjacent properties.

Our inspection has been limited to the property as set out in our instructions e.g. assumed demised area, interior of a floor etc. In this instance we have not undertaken an inspection of the common parts or adjoining land or areas excepting those which affect the proposed demise.

Our inspection will have been carried out from floor / ground level or as viewed from a safe vantage point (within or external to the building).

Neither the whole nor any part of this report nor any reference thereto may be included in any documents, circular or statement without Faithful+Gould's written approval of the form or context in which it will appear.

Copyright of the report will remain with the surveyor. No beneficial rights to its contents, or the usage thereof, shall accrue to the client until full payment for our services is received.

The enclosed is subject to Faithful+Gould's standard terms and conditions.

AUTHORISATION

Approved for issue



Jenny Beilby

Date 19th June 2013

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CONSTRUCTIVE EXPERTISE

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