

# PHYSICAL CONDITION SURVEY

LOUGH MELVIN HOLIDAY CENTRE  
2 DOOARD ROAD, GARRISON, BT93 4EN



SURVEY CARRIED OUT BY

*the*  
**OAKLEAF GROUP**  
MARKET LEADING SURVEYS

JANUARY 2017

ISO 9001 - Quality Control	
Date checked	Office Manager – Signed D. Edmonds
08/02/2017	Surveyor – Signed P. Dawe

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## 2 THE PROJECT TEAM

The Project Team will comprise:

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### 3 EXECUTIVE SUMMARY

Oakleaf have undertaken a Physical Condition Survey of **Lough Melvin Holiday Centre** on behalf of Fermanagh & Omagh District Council.

The surveys undertaken within this study relate to conditions prevailing on site on the 8<sup>th</sup> December 2016.

#### **Backlog Maintenance Works**

Total remedial work required for the BUILDING & M&E Elements:

Building Survey	£ 73,985
M & E Survey	£ 147,592
TOTAL COST	£ 221,577
Cost per m2 (average)	£ 246.20/m2

(Please note that this is based on an estimated Gross Internal Floor Area of 900m<sup>2</sup>)

#### **Budget for Future Maintenance Works**

Total remedial work likely to be required within a five year period for the BUILDING & M&E Elements:

Building Survey	£ 1,200
M&E Survey	£ 91,921
TOTAL COST	£ 93,121
Cost per m2 (average)	£ 103.47/m2

(Please note that this is based on an estimated Gross Internal Floor Area of 900m<sup>2</sup>)

**Combined Backlog and Future Maintenance Costs:     £ 314,698**

#### ***Breakdown of Priority Grading***

The Lough Melvin Holiday Centre site falls into the following Priority Grading:

Priority 1	00.0%	£     0
Priority 2	77.4%	£ 243,555
Priority 3	21.3%	£ 67,118
Priority 4	01.3%	£ 4,025

These figures are exclusive of Prelims, Profit, Contingency, Fees, Expenses and VAT and have not been adjusted for regional variance.

Please note that these costs are based on bringing all areas up to a sound and operational (not new) condition.

The costs are based on a combination of: BCIS Dilapidations Guide 2016, BCIS Minor Works 2016 and SPONS Architects and Builders Price Book 2016.

## 4 EXCLUSIONS

### Structure

The Condition Survey is not intended as a full structural survey. No load tests or assessment of the actual loadings have been made. No investigations have been made to ascertain the type or condition of the foundations or that no high alumina cement concrete or calcium chloride additive was used in the construction, unless specifically noted.

The survey takes the form of a visual inspection only. Parts of the structure which were concealed, covered up or made inaccessible in the course of construction have not been opened up as part of this survey and we are unable to report that these parts are free from rot, decay or other defects.

We have not carried out tests in respect of asbestos – based products, or other deleterious material therefore no assurance can be given as to the presence or otherwise.

No investigations, analysis of strata or subsoil's or exposure of foundations to the main structure were undertaken as part of this survey, therefore we are unable to confirm the depth, condition or stability of the foundations or subsoil's.

### Rainwater Goods and Roof Clearance

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

This report assumes that appropriate levels of gutter, roof and rainwater goods clearance is carried out.

### Fire Precautions

The survey has not considered the resistance of the building to fire, the operation and adequacy of extinguishers, the adequacy of means of escape or of the fire precautionary or alarm systems. The survey has not inspected or considered Fire compartmentation of the building(s) and the requirements of the Fire Risk Assessment as required under the Regulatory Reform Order 2005, as these are items dealt with by others and fall outside the scope of our report.

### Electrical

**THIS INSPECTION DOES NOT REPLACE THE NEED TO CARRY OUT ALL STATUTORY TESTS REQUIRED TO MEET BUILDING AND USAGE COMPLIANCE.** The electrical services to the building/s identified within this report have been visually inspected only, i.e. no covers have been removed, nor has any circuit testing been carried out. This visual inspection does not replace the need for a full electrical periodic test and inspection, which should be carried out to comply with, and to the relevant time frequency identified within the relevant British Standard and/or HSE requirement.

Fire alarms, emergency lighting, lifts etc. to the building/s identified within this report again have been visually inspected only. This visual inspection does not replace the need for a full test and inspection,

which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

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

### **Mechanical Systems**

The survey takes the form of a visual inspection only. This visual inspection does not replace the need for a full test and inspection to boilers, calorifiers and pressure vessels, which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

This survey does not replace a Legionella Risk Assessment which should be carried out regularly whether or not the survey has identified risk which would fall under that assessment.

## 5 SURVEY METHOD

Oakleaf have developed specific data capture pro-formas to cover each aspect of the regulations for each type of survey.

This approach enables us to not only identify which items do not meet an appropriate condition, but also those which do. We consider that this approach is thorough and also enables the client to confirm that no items have simply been missed.

### **Client Checks on Data Capture**

This approach enables the client to be able to check all on site data captured to see first hand that all items are covered and that nothing has been missed.

### **Survey Quality Checks**

It also provides a mechanism to standardise on the quality of information being collected and allows ongoing monitoring of survey staff to check for quality and standard.

### **Hand Held Electronic Data Capture using PDA's**

Oakleaf have their own data capture software which we will use to ensure data consistency. This uses prepopulated 'pick lists' to ensure data integrity between all auditors.

## 6 PHYSICAL CONDITION METHODOLOGY

Oakleaf have developed specific data capture pro-formas to cover each aspect of a Physical Condition Appraisal.

Oakleaf's approach is not only to identify which items do not meet an appropriate condition, but also those which do. We consider that this approach is thorough and also enables the client to confirm that no items have simply been missed. We will also provide a written Executive Summary that lists the main findings.

### **Aspects covered in the appraisal:-**

Each element states Condition Category (A, B, C, or D).

Each element has been identified with a budget cost to repair it.

Each element has been identified with a remaining life expectancy when it will have to be either repaired or replaced.

Each element has been identified with a budget cost to upgrade it to Condition 'A'.

All the above have been recorded on our standard pro-formas and listed in a spreadsheet and database to enable the local users to maintain and update the data base on an ongoing basis.

### **The survey covers:-**

The Condition Survey comprises a systematic, uniform and objective basis for the gathering of condition information of all exposed and accessible parts of the establishment.

The survey report covers all areas of the establishment, unless specifically excluded by the Client, and details external elements of the building (Roofs, External walls, windows and doors etc.) at Block Level, whilst internal elements are examined at Room Level.

Outbuildings, boundaries and external pavings/roads and play fields were also inspected. Soft play areas and soft landscaping were excluded from the survey.

The survey was limited to the external elements of the structure of the fabric of the building and a visual non-intrusive inspection was undertaken to the interior of the building, sufficient enough to identify necessary maintenance works.

No testing, measurement or dismantling works were carried out, nor calculations carried out to verify the original design intent. Operating and Maintenance files including 'As Fitted' drawings were available to assist with the survey.

Where the structure was covered, unexposed or inaccessible, an inspection was not undertaken, and those parts cannot be reported free from defect.

At the time of survey, the premises were occupied and access to all area was available.

All costs provided are based upon present day competitive prices, and are budget estimates only, to be seen as a likely indication of the cost of the works.

The surveys identify all works that are needed at the time of the survey and/or which will become necessary within five years of the survey date, with such needs being priority coded and costed. They also note any major, predictable repair and maintenance needs likely to arise within the following five-year period, so that these may be used to help inform the Client's future Estate Strategy.

Where infringements of statutory requirements were observed they are noted in this report. However the absence of such observed infringements does not constitute proof nor enable the certification that the installations comply in all aspects with statutory requirements.

The investigation of asbestos contamination is beyond the scope of the survey. Reference should be made to the asbestos register for the building and where necessary specialist advice should be sought.

**Each building (block) has been appraised under the following categories:-**

**BUILDING**

- A) Physical Structure
- B) External Fabric
- C) Internal Fabric
- D) Roof
- F) External Works
- G) Gardens

**MECHANICAL**

- H) Drainage
- I) Heating Systems
- J) Steam Systems
- K) Vent & Air Con
- L) Medical Gases
- M) Hot/Cold Water
- N) Lifts
- O) Main Plant (Boilers/Calorifiers)
- P) Main Plant (Fixed Plant)
- P) Lightning Protection

**ELECTRICAL**

- R) Electrical
- V) Fire Alarms
- W) Telecoms

Each element category has been sub-divided into subsidiary components for ease of identification for example structure has been sub-divided into: General Structure, Foundations, Ground Stability etc.

A supplementary note and cost has been provided to support identifiable work listed under subsidiary components i.e. a roof frame may require numerous items of repair such as work to wall plates, tie rods, bracing, etc.

Each subsidiary component has been graded, utilising the DfE system via:

**Condition**

- A** = Good. Performing as intended and operating efficiently.
- B** = Satisfactory. Performing as intended but exhibiting minor deterioration.
- B(C)** = Items currently condition B but will fall to condition C within 5 year period.
- C** = Poor. Exhibiting major defects and/or not operating as intended.
- D** = Bad. Life expired and/or serious risk of imminent failure.

In addition a repair cost has been entered against each repair to bring the component up to a sound/operationally safe condition. An estimate of time remaining until the repair is implemented has also been allocated. Time allocation covers a five year projection. Extent of items has been measured and a descriptive note recording location within premises so that items can be located.

A note describing the fault and corrective work has been provided together with its location by floor and room number.

*Digital Photographs*

We have included digital photographs of key items requiring remedial work to assist in communicating the works required.

*Priority Grading*

Each non compliant item has been given a Priority Grading to indicate the urgency of the work being undertaken:

- Priority 1 – Urgent Work
- Priority 2 – Essential Work
- Priority 3 – Desirable Work
- Priority 4 – Long Term Aspirational Work

## 7 REMAINING LIFE OF BUILDING ELEMENTS

When calculating the remaining life of elements Oakleaf use the BMI publication: Life Expectancy of Building Components. Below are building elements that have the potential to fall within the 5 year backlog maintenance plan and their respective life expectancy.

Timber Pitched Roof	85 years
Asphalt Flat Roof	35 years
Bitumen Felt Flat Roof	20 years
Slate Covering to Pitched Roof	75 years
Tile Covering to Pitched Roof	65 years
Softwood Windows	35 years
Hardwood Windows	50 years
Aluminium Windows	45 years
Cast Iron Gutters	50 years
PVC Gutters	30 years
PVC Windows	35 years
Steel Windows	50 years
Vinyl Sheet Flooring	10 years
Carpet Flooring	10 years
Decorations	7 years
Lathe and Plaster Ceiling	60 years
Suspended Ceilings	25 years

Clearly these are affected by on site conditions and in many cases have deteriorated to the extent that they require replacement within the above stated periods. Conversely; if the element has reached the end of its expected life but is in good condition the stated remaining life will be greater than the above.

## 8 REMAINING LIFE OF M&E ELEMENTS

When calculating the remaining life of elements Oakleaf use the BMI publication: Life Expectancy of Building Components. Below are building elements that have the potential to fall within the 5 year backlog maintenance plan and their respective life expectancy.

Plastic Water Storage Tank	30 years
GRP Water Storage Tank	35 years
PVCU Water Storage Tank	25 years
Copper Pipework	40 years
Boiler	20 years
Solid Fuel Back Boiler	20 years
Major Pump	12 years
Radiators	25 years
Thermostatic Radiator Valves	15 years
Aluminium Air-Conditioning Ductwork	30 years
Steel Air-Conditioning Ductwork	25 years
Air-Conditioning Heater	15 years
Air-Conditioning Chiller	15 years
Air-Conditioning Pump	15 years
Air-Conditioning Fan	15 years
Heating Program Controller/Timer	15 years
Thermostat Controls	15 years
Electric Lighting Circuit	30 years
Electric Power Circuit	30 years
Fuse Box/Consumer Unit	30 years
Power Outlet Socket	25 years
Light Switch	25 years
Fluorescent Luminaire	15 years
Wet Riser Sprinkler System	30 years
Dry Riser Sprinkler System	40 years
Sprinkler Head	25 years
Traction Drive Passenger Lift	30 years
Hydraulic Passenger Lift	25 years

Clearly these are affected by on site conditions and in many cases have deteriorated to the extent that they require replacement within the above stated periods. Conversely; if the element has reached the end of its expected life but is in good condition the stated remaining life will be greater than the above.

## 9 REVIEW FINDINGS

To follow are the reports produced from the data using our bespoke in-house software:

- Cost by Total Cost
- Cost by Priority
- Block Summary Sheet
- Detail Report

## Summary of Block Appraisal Cost by Total Cost

<i>Site</i>	<i>Block</i>	<i>GIA (m2)</i>	<i>Block Total</i>	<i>Cost/m2</i>	<i>Band</i>
<b>Physical Condition</b>					
009 - Lough Melvin Holiday Centre	001 - Main Block	900	£314,698	349.7	4
<b>Overall Total:</b>			<b>£314,698</b>		

## Summary of Block Appraisal Cost by Priority

<i>Site</i>	<i>Block</i>	<i>Block Total</i>	<i>Priority 1 %</i>	<i>Priority 2 %</i>	<i>Priority 3 %</i>	<i>Priority 4 %</i>
<b>Physical Condition</b>						
009 - Lough Melvin Holiday Centre	001 - Main Block	£314,698		£243,555 77.4%	£67,118 21.3%	£4,025 1.3%
	<b>Totals:</b>	<b>£314,698</b>		<b>£243,555</b>	<b>£67,118</b>	<b>£4,025</b>
	<b>Percentage:</b>			<b>77.4%</b>	<b>21.3%</b>	<b>1.3%</b>

## Physical Condition Survey - Block Photo References

### 009 Lough Melvin Holiday Centre Block 001 - Main Block



**Build Year:** 1987

**Type of Construction:** Two storey building having a general supporting structure comprised of, concrete block walls with a finish of render and stone chip and a steel frame for the restaurants. Roofs are pitched having a covering of slate.

# Property Appraisal - Detail Report

*Cond. Cost to B Rem Life Priority C L R Year Notes*

*Remedial Action*

**Site : Lough Melvin Holiday Centre - 009**

**Block : Main Block - 001**

**Location: External**

**A - Building - Physical Structure**

	03 - External Fire Escape	C	£4,500	0	2	0	0	0	2017	External wooden staircase is rotten: Replacement is required.	Cost allows for full replacement with metal construction.
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**Location: Whole Block**

**A - Building - Physical Structure**

01 - General Structure	B	£0	80	0	0	0	0	2097	Concrete block and render with a painted finish. Wooden and steel frame construction: In reasonable condition.	No works likely to be required.
02 - Foundations	B	£0	80	0	0	0	0	2097	Building foundations: In reasonable condition.	No works likely to be required.

**Location: Whole Block**

**B1 - Building - External Fabric**

01a - Masonry	B	£0	80	0	0	0	0	2097	Concrete block and render with a painted finish: In reasonable condition.	No works likely to be required.
03 - DPC	B	£0	79	0	0	0	0	2096	DPC: In reasonable condition.	No works likely to be required.

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>	
	04 - External Decorations	C	£13,500	0	3	0	0	0	2017	The external decorations of the: Wooden detailing, windows, doors, walls and rain water goods is in an aged condition. Redecoration is required.	Cost allows for re-decoration.
	05 - Doors	C	£1,600	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.
	05 - Doors	C	£825	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.
	05 - Doors	C	£825	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.
	05 - Doors	C	£825	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	05 - Doors	£1,100	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.
	05 - Doors	£825	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.
	05 - Doors	£825	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.
	05 - Doors	£1,100	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.
	05 - Doors	£825	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.

**Property Appraisal - Detail Report**

		<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	05 - Doors	C	£825	0	2	0	0	0	2017	Door in poor condition: Replacement required.	Cost allows for full replacement of door and frame.
<b>B2 - Building - External Fabric</b>											
	01 - Windows	C	£1,550	0	2	0	0	0	2017	Wooden Windows are in poor condition with signs of rotting, gaps at joints and putty falling out. Windows require replacement.	Cost allows for full replacement of window.
	01 - Windows	C	£4,650	0	2	0	0	0	2017	Wooden Windows are in poor condition with signs of rotting, gaps at joints and putty falling out. Windows require replacement.	Cost allows for full replacement of window.
	01 - Windows	C	£650	0	2	0	0	0	2017	Wooden Windows are in poor condition with signs of rotting, gaps at joints and putty falling out. Windows require replacement.	Cost allows for full replacement of window.
	01 - Windows	C	£3,100	0	2	0	0	0	2017	Wooden Windows are in poor condition with signs of rotting, gaps at joints and putty falling out. Windows require replacement.	Cost allows for full replacement of window.

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>	
	01 - Windows	C	£775	0	2	0	0	0	2017	Wooden Windows are in poor condition with signs of rotting, gaps at joints and putty falling out. Windows require replacement.	Cost allows for full replacement of window.
	01 - Windows	C	£11,400	0	2	0	0	0	2017	Wooden Windows are in poor condition with signs of rotting, gaps at joints and putty falling out. Windows require replacement.	Cost allows for full replacement of window.
	01 - Windows	C	£775	0	2	0	0	0	2017	Wooden Windows are in poor condition with signs of rotting, gaps at joints and putty falling out. Windows require replacement.	Cost allows for full replacement of window.
	02 - Window cills	B	£0	64	0	0	0	0	2081	Pre-cast concrete: In reasonable condition.	No works likely to be required.

**Location: Roof Space**

**M - Engineering - Hot/Cold Water**

	08 - Tanks & Bylaws	C	£760	0	2	0	0	0	2017	2No. galvanised tanks in poor condition: Replacement required.	Cost allows for the replacement of tanks.
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**O - Engineering - Main Plant**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
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04 - Feed Expansion Tanks	C	£380	0	2	0	0	0	2017	1No. galvanised tank in poor condition: Replacement required.	Cost allows for the replacement of tank.
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**Location: Whole Block**

**C - Building - Internal Fabric**

01 - Decorations	C	£1,500	0	3	0	0	0	2017	Some scuffing, hairline cracks and general damage to decoration, mainly to walls; this is throughout the building and is approximately 5% of the internal area. Redecoration is required.	Cost allows for two coats of emulsion and includes for gloss work.
02 - Ceiling	B	£0	16	0	0	0	0	2033	Plaster board on timber joists with 3mm of finishing plaster: In reasonable condition.	No works likely to be required.
02 - Ceiling	B	£0	70	0	0	0	0	2087	Concrete under floor slab: In reasonable condition.	No works likely to be required.
03 - Floor	B	£0	8	0	0	0	0	2025	Carpet: In reasonable condition.	No works likely to be required.
04 - Condition of Internal Walls	B	£0	64	0	0	0	0	2081	Block and plaster finish: In reasonable condition.	No works likely to be required.
05 - Fixed Units	B	£0	9	0	0	0	0	2026	Various - Wooden construction in reasonable condition	No works likely to be required.
06 - Sanitary Fittings	B	£0	9	0	0	0	0	2026	Porcelain with ceramic finish & taps & waste units: In reasonable condition.	No works likely to be required.
07 - Internal Doors	B	£0	7	0	0	0	0	2024	All doors are of wooden construction: In reasonable condition.	No works likely to be required.
08 - Stairs	B	£0	15	0	0	0	0	2032	Concrete construction: In reasonable condition.	No works likely to be required.

**H - Engineering - Drainage**

01 - Pipework	B	£0	70	0	0	0	0	2087	Drainage: In satisfactory condition.	No works likely to be required.
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	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
<b>I - Engineering - Heating Systems</b>										
01 - Heat Emitters	C	£10,608	0	2	0	0	0	2017	Pressed mild steel: Lifecycle has expired and replacement is required.	Cost allows for the replacement of the heat emitters.
02 - Pipework	C	£17,412	0	3	0	0	0	2017	Copper throughout: Lifecycle has expired and replacement is required.	Cost allows for the replacement of pipework.
03 - Control Valves	C	£4,000	0	2	0	0	0	2017	Various types: Lifecycle has expired and replacement is required.	Cost allows for the replacement of the control valves fitted to the heating system.
04 - Insulation	C	£2,000	0	3	0	0	0	2017	Various types and materials: Lifecycle has expired and replacement is required.	Cost allows for the replacement of insulation.
<b>K - Engineering - Vent &amp; Air Con</b>										
01 - Ductwork	B	£0	7	0	0	0	0	2024	Galvanised duct work: In reasonable condition.	No works likely to be required.
03 - Grilles & Diffusers	B	£0	7	0	0	0	0	2024	Various types and materials: In reasonable condition.	No works likely to be required.
<b>M - Engineering - Hot/Cold Water</b>										
01 - Local Water Heaters	B(C)	£300	2	4	0	0	0	2019	Local Water Heaters require replacement within the maintenance schedule.	Cost allows for replacement of aged local water heaters.
01 - Local Water Heaters	B	£0	7	0	0	0	0	2024	Local water heaters: in reasonable condition.	No works likely to be required.
02 - Pipework	B(C)	£71,200	5	2	0	0	0	2022	Copper throughout: Requires replacement within the maintenance schedule.	Cost allows for replacement of pipework.
03 - Blending Valves	B	£0	10	0	0	0	0	2027	Various types of TMVs fitted: In good condition.	No works likely to be required.
04 - Insulation	B(C)	£1,800	2	4	0	0	0	2019	Various types and materials: Requires replacement within the maintenance schedule.	Cost allows for the replacement of hot & cold water systems, insulation.
10 - Pumps	B	£0	12	0	0	0	0	2029	Domestic pumps vane pumps: In reasonable condition.	No works likely to be required.
<b>O - Engineering - Main Plant</b>										

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
01 - Heating Boilers	B	£0	28	0	0	0	0	2045	Small kitchen boiler: In good condition.	No works likely to be required.
01 - Heating Boilers	B	£0	34	0	0	0	0	2051	Main boilers: In good condition.	No works likely to be required.
02 - Pumps	B	£0	13	0	0	0	0	2030	Domestic pumps vane pumps: In reasonable condition.	No works likely to be required.
03 - Calorifiers	B	£0	10	0	0	0	0	2027	Copper expanded polyurethane foam insulated: In reasonable condition.	No works likely to be required.

**P - Engineering - Main Plant**

03 - Controls	C	£6,700	0	2	0	0	0	2017	Electrical; heating and domestic hot water controls: Lifecycle has expired and replacement is required.	Cost allows for the replacement of heating and domestic hot water controls.
04 - Extract Fans	B(C)	£725	3	4	0	0	0	2020	Local room extract fans require replacement within the maintenance schedule.	Cost allows for replacement of all local room extract fans.
07 - Flue Gas Termination	B	£0	29	0	0	0	0	2046	Boiler flues: In reasonable condition.	No works likely to be required.

**R - Engineering - Electrical**

01 - Incoming Cable	C	£7,000	0	2	0	0	0	2017	PVC/SWA/PVC cable under ground: Lifecycle has expired and replacement is required.	Cost allows for the replacement of incoming cable.
02 - Main Switchgear	C	£650	0	2	0	0	0	2017	Various types original: Lifecycle has expired and replacement is required.	Cost allows for the replacement of main switchgear.
03 - Distribution Boards	C	£4,527	0	2	0	0	0	2017	Various types; MCBs: Lifecycle has expired and replacement is required.	Cost allows for replacement of the electrical distribution board.
04 - Lighting Installation	C	£41,600	0	2	0	0	0	2017	General lighting cables and fittings: Lifecycle has expired and replacement is required.	Cost allows for the replacement of the general lighting cables and fittings.
05 - Emergency Lighting	C	£300	0	2	0	0	0	2017	Self-Contained, Emergency Light fittings: Lifecycle has expired and replacement is required.	Cost allows for the replacement of all fittings which have not been replaced in the past 15 years.

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
05 - Emergency Lighting	B	£0	13	0	0	0	0	2030	Self-Contained, LED Emergency Light fittings: in good condition.	No works likely to be required.
06 - Sockets/Switches	C	£51,305	0	2	0	0	0	2017	General power cables and accessories: Lifecycle has expired and replacement is required.	Cost allows for the replacement of the general power cables and accessories.
07 - Cross Bonding	C	£350	0	2	0	0	0	2017	Cross Bonding: Lifecycle has expired and replacement is required.	Cost allows for the replacement of the cross bonding.

**V - Engineering - Fire Alarms**

01 - Sounders	B(C)	£2,600	1	3	0	0	0	2018	Fire alarm sounders require replacement within the maintenance schedule.	Cost allows for the replacement of the fire alarm sounders.
02 - Call Points	B(C)	£1,830	1	3	0	0	0	2018	Fire alarm call points require replacement within the maintenance schedule.	Cost allows for the replacement of the fire alarm call points.
03 - Smoke Detectors	B(C)	£3,145	1	3	0	0	0	2018	Fire alarm smoke detectors require replacement within the maintenance schedule.	Cost allows for the replacement of the fire alarm smoke detectors.
04 - Heat Detectors	B(C)	£300	1	3	0	0	0	2018	Fire alarm heat detectors require replacement within the maintenance schedule.	Cost allows for the replacement of the fire alarm smoke detectors.
05 - Fire Main/Zone Panel	B(C)	£10,021	1	3	0	0	0	2018	Fire alarm panel requires replacement within the maintenance schedule.	Cost allows for the replacement of the fire alarm panel.

**W - Engineering - Telecoms**

01 - Telephones	B	£0	15	0	0	0	0	2032	Various types: In reasonable condition.	No works likely to be required.
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**Location: Roof**

**D - Building - Roof - Attached**

**Property Appraisal - Detail Report**

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>	
	01 - Covering	C	£2,000	0	2	0	0	0	2017	Slate roof with some cracked tiles and some which have moved: Replacement or re-siting required.	Cost allows for replacement of cracked and re-siting of moved slates.
	01 - Covering	C	£5,200	0	2	0	0	0	2017	Ridge & hip tiles are in a poor condition: Replacement or rebedding required.	Cost allows for replacement where required and re-bedding of all ridge tiles.
	010 - Down Rainwater pipes	B	£0	11	0	0	0	0	2028	Moulded aluminium rainwater fittings: In reasonable condition.	No works likely to be required.
	011 - Skylights	C	£13,850	0	3	0	0	0	2017	Wooden framed double glazed units: Lifecycle has expired and replacement is required.	Cost allows for the replacement of skylights.
	014 - Roof Insulation	B	£0	40	0	0	0	0	2057	Mineral wool: In reasonable condition.	No works likely to be required.
	015 - Soil & Vent Pipe	B	£0	70	0	0	0	0	2087	PVC: In reasonable condition.	No works likely to be required.
	03 - Flashing	B	£0	64	0	0	0	0	2081	Lead flashing: In reasonable condition.	No works likely to be required.
	04 - Fascias/ Soffits/Bargeboards	B	£0	9	0	0	0	0	2026	Wooden soffits & bargeboards: In reasonable condition.	No works likely to be required.
	07 - Rafters	B	£0	71	0	0	0	0	2088	Timber frame construction: In reasonable condition.	No works likely to be required.
	08 - Purlins	B	£0	71	0	0	0	0	2088	Timber frame construction: In reasonable condition.	No works likely to be required.
	09 - Guttering	C	£400	0	3	0	0	0	2017	Some of the joins on the Profiled Aluminium guttering are weeping: Require sealing.	Cost allows for the sealing of all weeping joints.

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
09 - Guttering	B	£0	11	0	0	0	0	2028	Profiled aluminium guttering: In reasonable condition.	No works likely to be required.

**Location:** External

**F - Building - External Works**

01 - Fences	B	£0	10	0	0	0	0	2027	Wooden construction: In reasonable condition.	No works likely to be required.
011 - Street Furniture	B	£0	17	0	0	0	0	2034	Various steel construction: In reasonable condition.	No works likely to be required.
012 - Signage	B	£0	20	0	0	0	0	2037	The signage is of varying ages and types: In reasonable condition.	No works likely to be required.
013 - Lighting	B	£0	6	0	0	0	0	2023	Electrical and of varying ages and types: In reasonable condition.	No works likely to be required.
02 - Walls	B	£0	35	0	0	0	0	2052	Block with a render covering: In reasonable condition.	No works likely to be required.
03 - Trees	B	£0	64	0	0	0	0	2081	The trees have a look of good care and attention and are in reasonable condition.	No works likely to be required.
04 - Liability to Flood	B	£0	100	0	0	0	0	2117	From layout, fall and locality of the site, this would be classed as a rare event.	No works likely to be required.
06 - Roads	B	£0	35	0	0	0	0	2052	Asphalt concrete: In reasonable condition.	No works likely to be required.
07 - Car Parks	B(C)	£1,200	4	4	0	0	0	2021	White Lining: Requires replacement within the maintenance schedule.	Cost allows for the re-lining of all car parking spaces.
07 - Car Parks	B	£0	35	0	0	0	0	2052	Asphalt concrete: In reasonable condition.	No works likely to be required.
08 - Paths	C	£560	0	3	0	0	0	2017	Concrete based path at the rear of the conference restaurant is cracked: Requires replacement.	Cost allows for the replacement of all cracked slabs.



	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
08 - Paths	B	£0	30	0	0	0	0	2047	Concrete based paths: In reasonable condition.	No works likely to be required.
09 - Drainage	B	£0	70	0	0	0	0	2087	External drainage: In reasonable condition.	No works likely to be required.
<b>Block Total</b>		<b>£314,698.00</b>								
<b>Site Total</b>		<b>£314,698.00</b>								
<b>Overall Total</b>		<b>£314,698.00</b>								