

Authority: Fermanagh and Omagh DC
PROPERTY CONDITION SURVEY

Lakeland Canoe Centre



1. Property Condition Survey Section

SUBJECT: Property Condition Survey

AT: Lakeland Canoe Centre

FOR: Fermanagh and Omagh DC

CONTENTS

1. INSTRUCTION
2. INSPECTION
3. SCOPE OF SURVEY
4. PROPERTY DETAILS
5. EXECUTIVE SUMMARY6. KEY PHOTOGRAPHS
7. CONDITION SUMMARY
8. FIVE YEAR BREAKDOWN
9. SUMMARY OF INVESTMENT
 - 9.1 ELEMENT INVESTMENT
 - 9.2 FIVE YEAR INVESTMENT
 - 9.3 INVESTMENT PRIORITIES
10. PRIORITY / CONDITION CODES
11. CONDITION SURVEY DETAIL REPORT
12. ROOM SIZES REPORT13. FLOOR PLAN

1. INSTRUCTION

- 1.1 As instructed by Fermanagh and Omagh DC we have inspected the above property with a view to assessing the general condition of the structure.

2. INSPECTION

- 2.1 Our inspection was carried out on Building Survey:15/09/2016 Mechanical Survey:15/09/2016 Electrical Survey:15/09/2016

3. SCOPE OF SURVEY

- 3.1 Our inspection will comprise a visual assessment of the condition of all exposed and accessible parts to identify significant defects and items of disrepair. This assessment shall be undertaken without causing disturbance to the building or property.
- 3.2 The exterior of the property will be inspected from ground level or, where access permits, balconies and roofs. Such inspections shall be assisted by the use of binoculars or 4 metre ladders where appropriate.
- 3.3 Where reasonable means of access by hatches or trapdoors is available we will inspect roof voids, sub-floor areas below timber ground floors and also cellars.
- 3.4 The inspection of the interior may be limited by the presence of fitted floor coverings, furniture, displays and stock etc. Where possible, we shall only lift corners or edges of fitted floor coverings where considered necessary but heavy fittings will not be moved and the contents of fitted cupboards, display fittings etc shall not be emptied.
- 3.5 Specifically excluded will be any parts of the structure which are covered or inaccessible, such as foundations and built in steelwork and timberwork. Accordingly, we will not be able to guarantee that such parts are free from defects.
- 3.6 Outbuildings, boundaries and external pavings will be inspected superficially only unless we receive specific instructions to the contrary. Specialist structures, equipment or installations such as overhead lifting apparatus or passenger/goods lifts will be inspected superficially with recommendations for further specialists to report as may be necessary.
- 3.7 The service installations such as water supply and internal plumbing, electrical wiring and fittings, gas, heating and drainage shall be examined where visible, exposed and accessible and a general assessment will be made on their type and condition. Again if considered necessary, specialist examinations or tests shall be recommended within our report.
- 3.8 Soft play areas, together with soft landscaping are not included within the survey unless specific instructions have been received to the contrary.

Costs within the survey are based upon the Schedule of Rates as agreed with the Client and are valid as of 01/01/2016 These are budget figures and exclude both professional fees and VAT.

4. PROPERTY DETAILS

Property Name: Lakeland Canoe Centre

UPRN: FH0004

AMP Reference: FH004

Survey Floor Area (sq.m): 558.95

Building Survey Date: 15/09/2016

Mechanical Survey Date: 15/09/2016

Electrical Survey Date: 15/09/2016

Number of Blocks 1

5.1 Executive Report – LAKELAND CANOE CENTRE

Building Fabric

The canoe centre occupies a small island known as Castle Island, in the river Erne in the centre of Enniskillen. The island is accessible from the river bank via a floating pontoon bridge or boat.

The centre was constructed in the late 1980's and has been refurbished only in localised areas internally since built. The building accommodates a large communal lounge, kitchen and mess room areas, male and female dormitories, various toilet and shower/changing rooms and miscellaneous storage and plant rooms. The building is of frame construction, with pitched tile roofs over timber cladding finished walls, with double glazed timber windows and doors. The building has a raised base supported by a series of piers, and consists of a series of interconnected hexagonal pods.

External

Roofs.

The pitched tile roofs are in the main in good condition, with localised repair required where slates are slipped/cracked.

All perimeter and valley gutters to all roofs need to be cleaned regularly, at least quarterly, throughout the period of the survey to remove vegetation growth and accumulated detritus. All metal gutters and rain water pipes and timber fascias and soffits need redecorating.

Walls. Timber panel wall cladding in the main is in good condition with small areas of localised damage needing repair and with routine maintenance these walls should have a life expectancy well in excess of the survey period. These timber walls will need repainting periodically throughout the survey period.

Windows and Doors. Windows throughout are timber double glazed, and all are weathered and many have the onset of rot noted and most are outdated. We recommend that these are all replaced with low maintenance factory finished metal windows as detailed in the data report.

Doors are all timber, and found in a range of conditions and all timber doors should be replaced with low maintenance factory finished metal doors concurrent with refenestration works as detailed above and in the data report. All window and door glazing is marked safety glass.

Internal

Ceilings. Ceilings are a mixture of plaster, exposed deck and dry lined and are found in a range of conditions with areas recommended for repair or renewal identified in the data report.

Walls. Wall finishes are a mixture of plaster, dry lined, ceramic tile wall cladding and factory finished partition wall panelling and are found in a range of conditions with areas recommended for repair or renewal identified in the data report.

Floors. Floors throughout are a mixture of PVC sheet and tile and quarry tile and are found in a range of conditions. Flooring in many areas requires repair and/or renewal all as detailed in the data report.

Internal doors and Fixtures and Fittings. Doors are generally in reasonable condition, with localised repair where required detailed in the data report. Doors to sleeping accommodations should have smoke seals fitted to them. Where internal glazing is not marked safety glass, safety film should be fitted.

Fixed furniture throughout the building is in a range of conditions, much with a life expectancy in excess of the survey period. Localised repair or renewal of fittings is identified in the data report. The main kitchen suite serving the dining area is in good condition and should have a life well in excess of the survey period.

Sanitary ware throughout the building is in reasonable condition, but all toilets and shower/changing areas all need to be refurbished completely during the survey period as detailed in the data report.

5.2 Site Area

Foul and surface water drains and gullies should be regularly cleaned to maintain performance.

The concrete slab pathways are poor, uneven and of adequate width and many areas are overgrown or slippery due to vegetation growth. We recommend that the existing paths are re-laid and made wider, and that a pathway is provided around the full perimeter of the building, to allow for safe egress/evacuation from the rear side exits.

The timber decking walkway, and the access ramps and steps, to the front elevation of the building will need renewal towards the end of the survey period as it will be in excess of 30 years old and the surface is worn.

The site has significant grassed verges and planted borders that require maintenance throughout the survey period.

A secure outside storage compound should be provided as currently expensive water sport equipment is stored loosely around the perimeter of the building, and stored indoors in areas that could otherwise be more effectively used for recreation or hospitality.

5.3 Services

Electrical

Three phase power is supplied to the Block by PVC/SWA main cable to General Electric main switch gear that is approaching 30 years old and is now somewhat outdated. All local distribution boards, accessories, cabling and ancillary installation requires remodelling and renewal throughout the building towards the end of the survey period to current standards. Separate earth bars should be provided in the two electrical switch rooms and warning signs need to be fitted to the doors to each switch room. Circuit identification is inadequate and circuit charts should be provided in switch rooms and to distribution boards.

The fixed installation should be tested to BS7671 as soon as possible as no previous test information was found.

Ambient lighting to the perimeter and throughout the Block is in a range of conditions and types including 2D, fluorescent strip, low voltage, tungsten and halogen spot, and most is aged and energy inefficient and all lighting should be replaced with low energy LED fittings concurrent with rewiring works, and all lighting where appropriate should be fitted with PIR sensor control to ensure spaces are not illuminated when unoccupied.

Lighting to the front of the building including the pathway to the lake side and the pontoon access route is poor/non-existent and appropriate lighting should be provided as soon as possible to all safe passage by pedestrians.

Emergency lighting throughout is in good condition but we would recommend that the system is renewed concurrent with main rewiring works. External emergency lighting should be provided around the perimeter of the building because the current provision is poor, to minimise potential slips, trips and falls for both staff and visitors alike during an evacuation or should power to the building fail.

All electric storage heaters are aged and should be renewed with more energy efficient heaters as soon as possible.

The fire alarm system is generally in good condition, but the main fire alarm control panel is aged and outdated and should be renewed.

The intruder alarm should be renewed as part of rewiring works.

Aged and outdated low speed hand dryers in all toilets should be replaced with high speed blower type dryers which are significantly more energy efficient.

The point of use DHWS geysers in the disabled toilets and all of the electric showers in the various washrooms need renewal.

The emergency call alarms in the accessible toilets should be renewed during rewiring works.

Mechanical

Water is supplied to the Block by PVC incoming supply pipe, and distributed throughout by mild steel and copper pipework, to both cold and hot water systems. In line thermostatic valves should be fitted to the hot water supplies to all wash basins throughout the building.

Hot water to the kitchen area is provided by an insulated storage tank which should be renewed towards the end of the survey period.

All of the under sink hot water storage heaters throughout the building require renewal towards the end of the survey period, and the leaking tank in men's toilet 0/008 needs repair.

Economiser units should be fitted to the Water supply to the urinals in the men's toilets to reduce water consumption.

Fire hoses are installed, and the system should have been retested in June 2016. Testing of the installation should be undertaken as soon as possible.

Existing extractor fans through the Block should be renewed and additional fans provided all as detailed in the data report,

5.4 Further Investigations

- Test fixed electrical installation to BS7671.
- Test fire hose reel system.

5.5 Immediate Actions Required

- Provide pathway around perimeter of building to allow for safe passage during an evacuation.
- Provide circuit charts to electrical system.
- Improve emergency lighting provision to exterior of building.
- Provide adequate external lighting between lakeside and building.
- Fit warning signs to switch room doors.
- Provide extractor fans in toilets and shower areas where currently not fitted.
- Fit protective film to glass where not marked as being safety glazing.
- Provide tiled splash backs to wash basins and urinal bowls.
- Refit loose wash basin in toilet 0/015.
- Smoke seals should be fitted to all dormitory and bedroom doors.

Summary

The site and the building are in generally good condition, with some areas having been renovated/renewed, but there are areas that are now tired and have an outdated feel and are in need of refurbishment.

6. KEY PHOTOGRAPHS

View of Site



Typical Paths



Front Elevation



Right Side Elevation



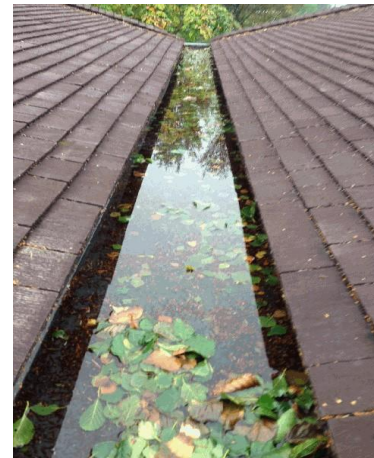
Rear Elevation



Left Side Elevation



Left Side Elevation



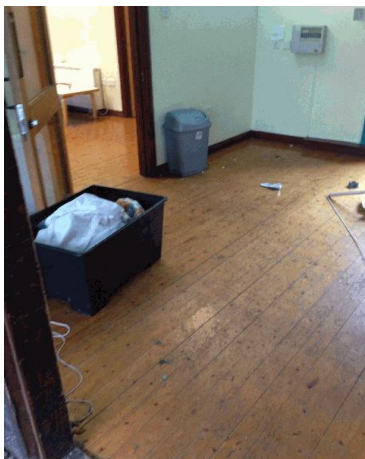
Gutters



Timber Windows and Doors



External Finishes



Timber Flooring



Toilet and Sanitary Facilities

7. Condition Summary

Overall Summaries

Summary**Condition Grade**

Survey

No Summary

Block 0

No Summary

Block 01

B - Satisfactory

Condition Summary Detail

Floors And Stairs	B - Satisfactory
Internal Walls & Doors	B - Satisfactory
Ceilings	B - Satisfactory
Redecorations	B - Satisfactory
Fixed Furniture	B - Satisfactory
Sanitary Services	B - Satisfactory
Roofs	B - Satisfactory
External Areas	C - Poor
External Walls Windows & Doors	B - Satisfactory
Mechanical	B - Satisfactory
Electrical	B - Satisfactory
OVERALL	B - Satisfactory

CS Fiveyear Element Breakdown

UPRN : FH0004

Property Name : Lakeland Canoe Centre

Element	2016	2017	2018	2019	2020	Post 2020	Total
Ceilings	£470.00	£0.00	£1,634.18	£0.00	£0.00	£0.00	£2,104.18
Electrical	£2,050.00	£9,000.00	£200.00	£0.00	£950.00	£48,989.00	£61,189.00
External Areas	£37,549.80	£0.00	£0.00	£0.00	£0.00	£8,218.00	£45,767.80
External Walls Windows & Doors	£220.00	£0.00	£0.00	£25,028.79	£0.00	£0.00	£25,248.79
Fixed Furniture	£200.00	£0.00	£4,800.00	£0.00	£0.00	£400.00	£5,400.00
Floors And Stairs	£224.93	£0.00	£2,628.54	£829.80	£237.08	£2,638.84	£6,559.19
Internal Walls & Doors	£2,365.23	£0.00	£2,127.72	£0.00	£0.00	£5,428.33	£9,921.28
Mechanical	£3,126.00	£0.00	£0.00	£0.00	£0.00	£10,250.00	£13,376.00
Redecorations	£1,290.07	£7,160.00	£28,479.54	£4,869.27	£0.00	£53,827.77	£95,626.65
Roofs	£2,470.00	£0.00	£0.00	£0.00	£0.00	£1,030.80	£3,500.80
Sanitary Services	£90.00	£0.00	£7,881.40	£0.00	£0.00	£4,977.42	£12,948.82
Total	£50,056.03	£16,160.00	£47,751.38	£30,727.86	£1,187.08	£135,760.16	£281,642.51

9. SUMMARY OF INVESTMENT

9.1 Element Investment

9.2 Five Year Investment

9.3 Investment Priority

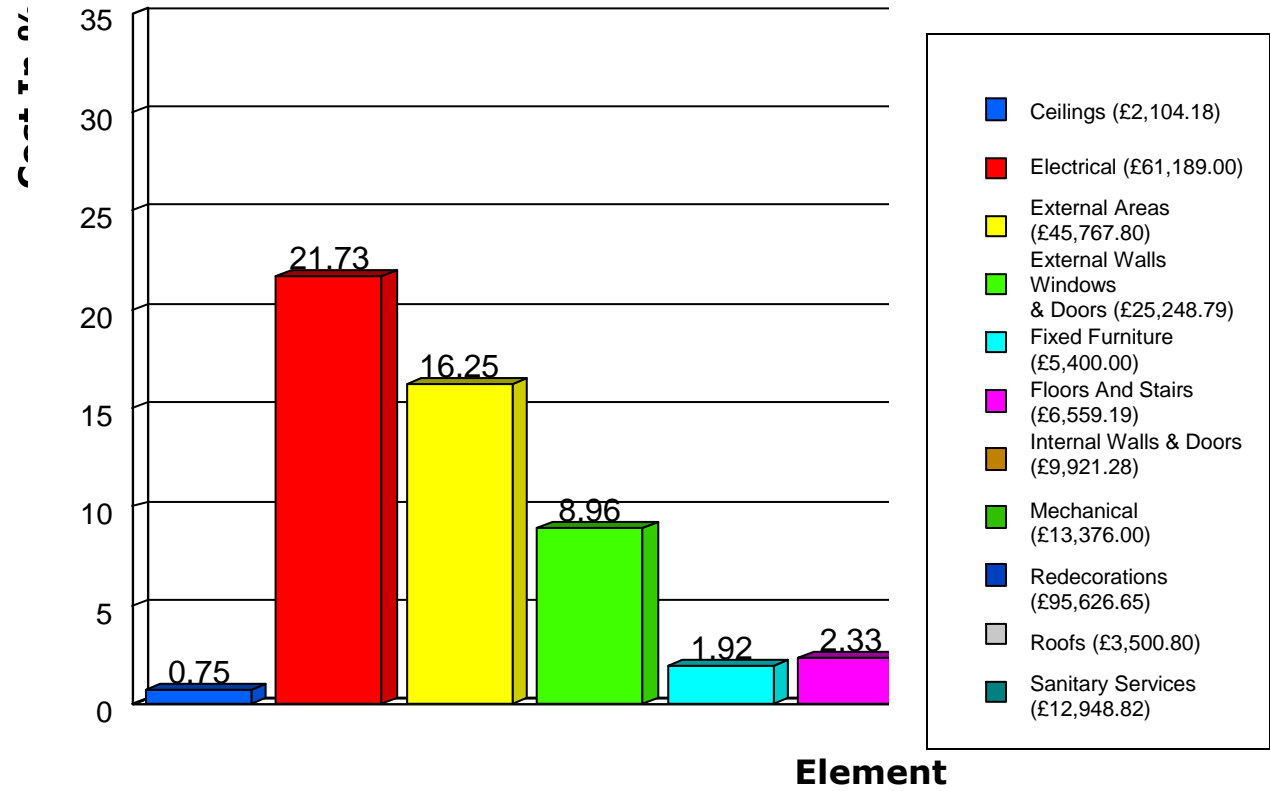
UPRN
Building Survey Date
Electrical Survey Date

FH0004
15/09/2016
15/09/2016

Property Name
Mechanical Survey Date
Inflation History Date

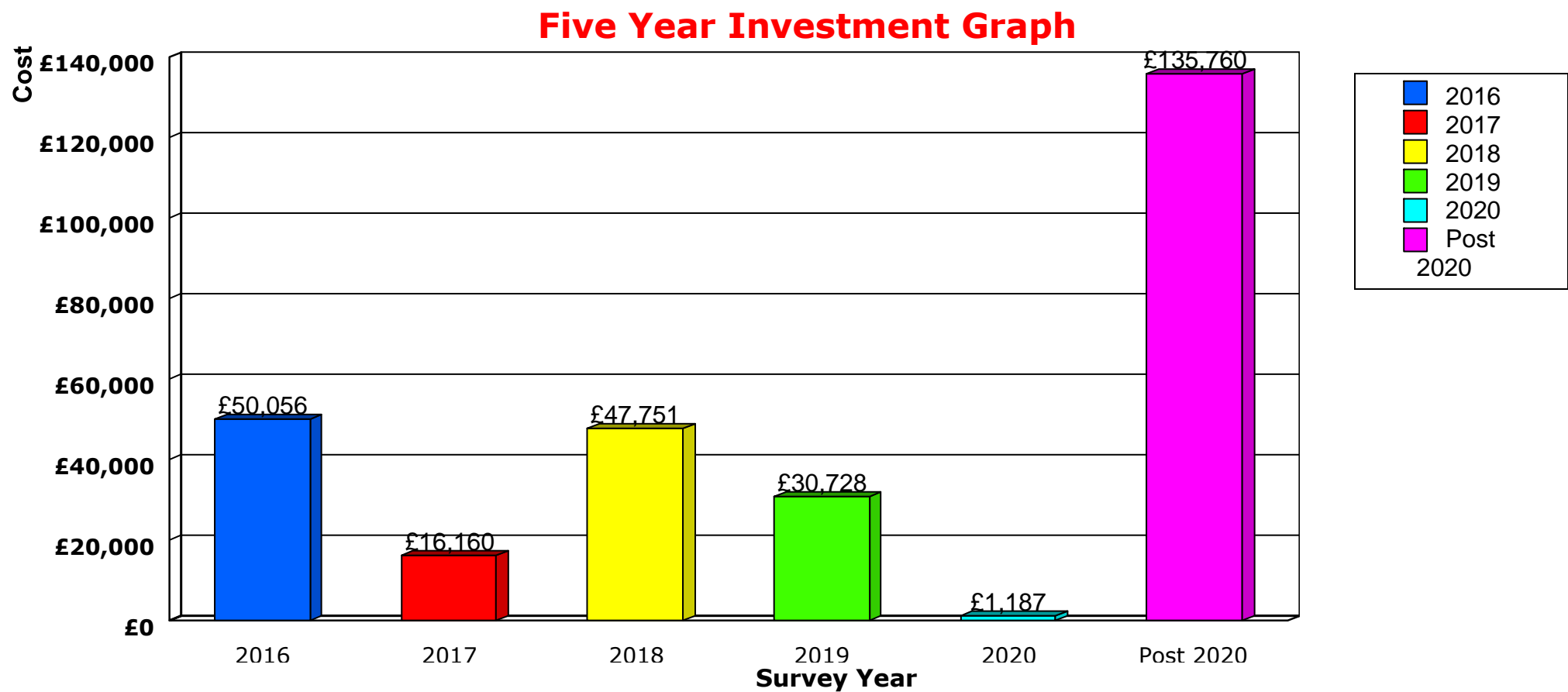
Lakeland Canoe Centre
15/09/2016
01/01/2016

Investment By Element Graph

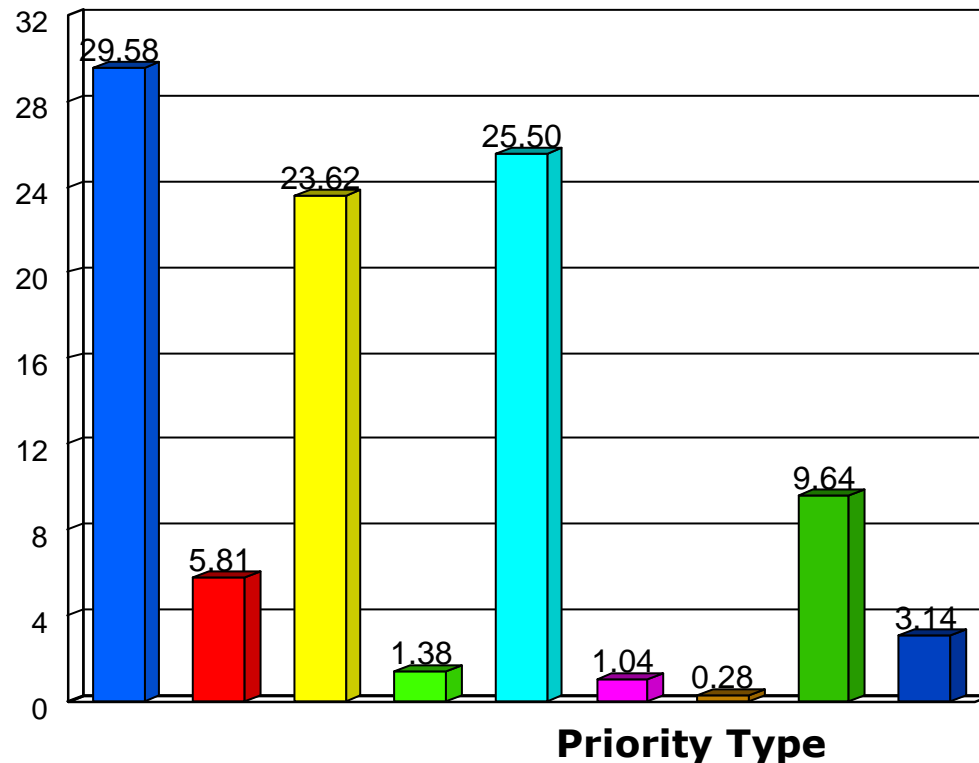


Total Cost £281,642.51

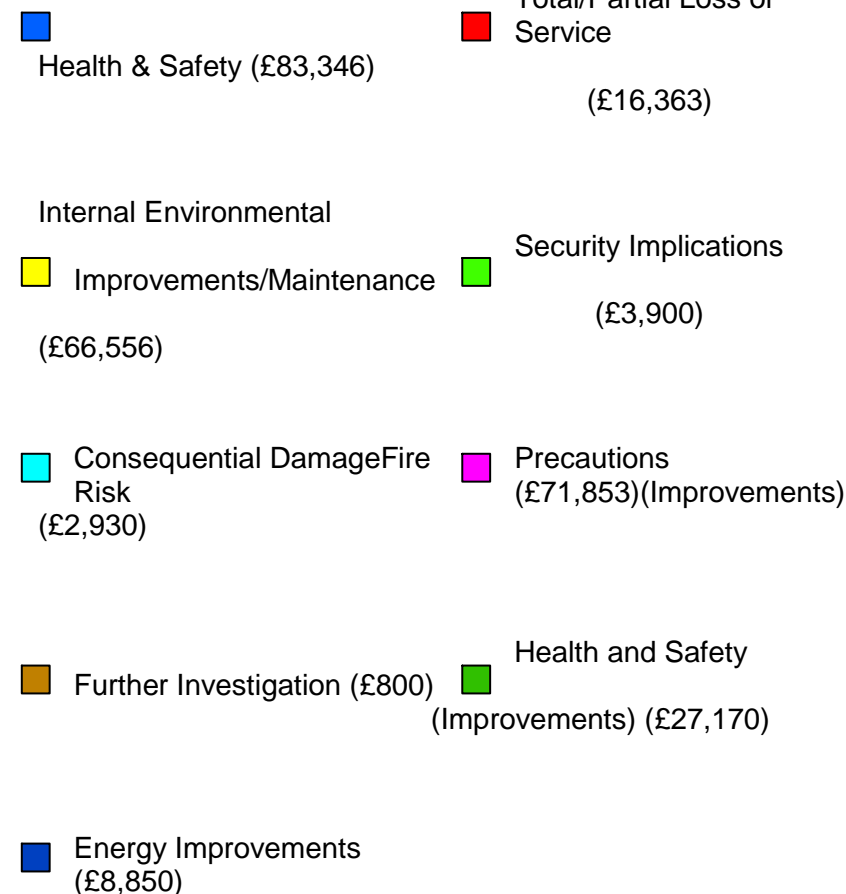
UPRN	FH0004	Property Name	Lakeland Canoe Centre
Building Survey Date	15/09/2016	Mechanical Survey Date	15/09/2016
Electrical Survey Date	15/09/2016	Inflation History Date	01/01/2016



Cost in %



UPRN FH0004
 Building Survey Date 15/09/2016
 Electrical Survey Date 15/09/2016



Property Name Lakeland Canoe Centre
 Mechanical Survey Date 15/09/2016
 Inflation History Date 01/01/2016
 Report Total : £281,768.00

Investment By Priority Type

10. PRIORITY / CONDITION CODES

Work Type	Code
-----------	------

PRIORITY TYPE

Health & Safety	A
Total/Partial Loss of Service	B
Internal Environmental Improvements/Maintenance	C
Security Implications D Consequential Damage Risk E	
Fire Precautions (Improvements)	F
Further Investigation	I
Health and Safety (Improvements)	L
Disabled Access Requirements	M
Energy Improvements Q Recommendations R	

PRIORITY GRADES

Urgent work to prevent closure of premises	1
Essential work required within 2 years	2
Desirable work required within 3 to 5 years	3
Long Term work outside the 5 year period	4

CONDITION GRADES

Good	A
Satisfactory	B
Poor	C
Bad	D

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Resp			Qty						
Type						Grade									
						Building Survey Date			15/09/2016		Mechanical Survey Date		15/09/2016		
						Electrical Survey Date			15/09/2016		Inflation History Date		01/01/2016		
						Cond	Life	Year					Cost	Action	Remarks
						Grade	Cycle								
Block Ref. - 0															
Room Ref. - External															
Location - SITE EXTERNAL AREAS															
External Areas	Drainage	Drains - Foul	Periodic Maintenance	A	2	C	No	2016	1.00	No	£500	Clean	foul sewers periodically to maintain performance		
		Drains - Surf Water	Periodic Maintenance	E	2	C	No	2016	1.00	No	£500	Clean	surface water drains and gullies periodically to maintain performance		
	Paths And Pedestrian Paved Area	Pavings-Concrete	Periodic Maintenance	E	2	C	No	2016	120.00	M2	£4,295	Repair	/relay all existing concrete paving slab paths to front of Block and leading to lakeside		
			Safety Improvement	L	2	D	No	2016	500.00	M2	£24,335	Provide	slip free concrete pathway around side and rear elevations of Block to provide safe route for pedestrians evacuating from rear of building		
	Soft Landscaping	Fields - Soft Landsc	Periodic Maintenance	E	2	C	No	2016	1.00	M2	£5,000	Repair	/maintain grassed verges and ensure trees close to building and along pathways are adequately pruned		
	Walls Fences And Gates	Site Furniture	Anticipated Life	E	4	B	No	2024	140.00	LM	£8,218	Renew	timber walkway, ramps and steps to front of Block - all joinery will be in excess of 30 years old		
			Security Improvement	D	2	C	No	2016	1.00	LM	£2,250	Provide	secure palisade fenced outdoor		

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
Type										Grade	Grade	Cycle	
				E	3	B	No	2019					storage facility for canoes and other items currently stored in building or loosely around perimeter of Block
													Redecorations Ancillary Premises
													Paint Steel
													Surf
													Programmed
													80.00 M2
													£1,260
													Redecorate
													all steel
	(redec)		Redecoration										handrails/safety barriers to ramps and steps and covered walkways to front of Block with good quality oil based paint
			Programmed Redecoration	E	3	B	No	2024		80.00	M2	£1,260	Redecorate all steel
													handrails/safety barriers to ramps and steps and covered walkways to front of Block with good quality oil based paint
Location Total :											£47,618		
Room Total :											£47,618		
Block 0 Total :											£47,618		

Block Ref. - 01

Room Ref. - Room 0

Location - ELEVATIONS													
External Walls	Walls External	Cladding Timber	Localised Damage	E	2	C	No	2016		1.00	M2	£220	Repair
Windows & Doors	Linings/Finishes												localised damage to timber cladding sections around Block
	Windows And Doors Framing	Doors-Softwood	Deteriorating	E	3	B	No	2019		9.00	No	£4,355	Replace
													all timber doors with low

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt y	Prt y	Cond	Life	Year	Resp	Qty			Cost Action	Remarks
Type										Grade	Grade	Cycle		
				E	3	B	No	2019						maintenance powder coated aluminium or steel doors concurrent with refenestration works
External Walls Windows & Doors	Windows And Doors Framing	Window-Timber Dg	Deteriorating								40.00	No	£20,674 Replace	all timber windows and timber framed screen waling with low maintenance powder coated aluminium or steel framed windows - existing units now aged and with onset of rot evident to many casements
Redecorations	External	Iron/Steel	Programmed Redecoration	E	3	B	No	2019			80.00	M2	£1,947 Redecorate	all exposed structural steel work with good quality oil based paint
			Programmed Redecoration	E	4	B	No	2024			80.00	M2	£1,947 Redecorate	all exposed structural steel work with good quality oil based paint
		Timber_wdw/Door	Programmed Redecoration	E	2	C	No	2016			60.00	No	£1,203 Redecorate	all timber windows and doors with good quality oil based paint to minimise effects of weathering until replacement
		Wall Finishes	Programmed Redecoration	E	2	C	No	2017			500.00	M2	£7,160 Redecorate	all timber panel wall cladding with good quality preservative
			Programmed Redecoration	E	4	B	No	2022			500.00	M2	£7,160 Redecorate	all timber panel wall cladding with good quality preservative
Location Total :													£44,666	
Room Ref. - Room 0		Location - ROOFS												
Redecorations	External	External Timber	Programmed								100.00	M2	£1,575 Redecorate	all previously

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty			Cost	Action	Remarks
Type			Grade Grade Cycle												
Roofs	Pitched Convergins And Insulation	P/R Concrete Tiles	Redecoration	E	3	B	No	2019							Painted exposed timber work including roof beams, fascia boards etc with good quality oil based paint
			Programmed Redecoration	E	4	B	No	2024		100.00	M2		£1,575	Redecorate	all previously painted exposed timber work including roof beams, fascia boards etc with good quality oil based paint
	Pitched Drainage	P/R Gutters Valley	Periodic Maintenance	E	2	C	No	2016		1.00	M2		£220	Repair	localised areas of slipped/missing tiles
			Anticipated Life	E	4	B	No	2025		20.00	LM		£1,031	Repair	/reline valley gutters
		P/R Gutters Pvc	Leaking Joints	E	2	C	No	2016		1.00	LM		£130	Repair	localised leaking joints between gutter sections
			Periodic Maintenance	E	2	C	No	2016		1.00	LM		£2,000	Clean	all perimeter and valley gutters periodically throughout the survey period to remove vegetation growth and accumulated detritus
	P/R Rwp Pvc	Loose Joints	E	2	C	No	2016		1.00	LM		£120	Repair	/refix loose open joints between PVC rain water pipe sections and between pipes and PVC perimeter gutters	
Location Total :													£6,651		

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty			Cost	Action	Remarks	
Type										Grade	Grade	Cycle				
Electrical	Communication Systems	Systems Call Alarms		L	4	B	No	2025			2.00	No		£770	Renew	emergency call alarms in accessible toilets 0/011
	Control Gear	Distb Accessories		A	4	B	No	2025			1.00	No		£1	Renew	flush and surface mounted accessories at rewire - see Wiring Power
		Distb Charts/Labels		A	2	C	No	2016			1.00	No		£150	Provide	switch and circuit identification - provide circuit charts to distribution boards
		Distribution Brds		A	4	B	No	2025			1.00	No		£1	Renew	all MCB RCD protected distribution boards at rewire - see Wiring Power
	Fire Alarms	Systems Fire Alarm		F	3	B	No	2020			1.00	No		£950	Renew	obsolete Firedex 2208 control panel with parts increasingly difficult to source to multi zone fire alarm system operated through a combination of call points and sensors and with visual and audible beacons - replace panel only, remainder of system should have a life in excess of the survey period
	Intruder Alarms	Systems Intrudr Alarm		D	4	B	No	2025			1.00	No		£1,650	Renew	intruder alarm system
	Lighting Fittings	Lighting Attch Ext		B	2	C	No	2017			1.00	No		£750	Upgrade	exterior lighting - existing provision is poor and does not provide adequate luminance for safe pedestrian travel Lighting Fittings Lighting Emergency

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty			Cost	Action	Remarks
Type															
Electrical					4		No	2025						Renew	L D 1.00 No £1 emergency lamps in ambient fittings and self contained bulkhead emergency light fittings externally and internally
				F	2	D	No	2016			1.00	No		£1,500 Upgrade	provision of external emergency lighting around building - existing luminaires aged and lighting coverage inadequate to escape routes
		Lighting	Fluorescent	B	4	B	No	2025			1.00	No		£1 Replace	all low voltage and popular pack lighting at rewire with LED fittings- see Wiring Power
		Lighting	Tungsten	B	3	B	No	2018			1.00	No		£200 Replace	all remaining tungsten fittings with 2D or LED fittings
		Lighting Wiring	Wiring	A	4	B	No	2025			1.00	M2		£1 Renew	all PVC twin and singles at rewire - see Wiring Power
		Power	Fixed Appliances	B	4	B	No	2025			4.00	No		£1,200 Renew	all wall mounted hand dryers
			Heaters Off Peak	Q	2	C	No	2017			22.00	No		£8,250 Renew	all aged and now very inefficient Dimplex storage heaters throughout building
			Heaters On Peak	B	4	B	No	2025			6.00	No		£954 Renew	all wall mounted fan heaters in 0/008, 0/011, 0/015, 0/031, 0/033
		Power	Water Heating Elec	B		B					2.00	No		£318	Heatrae Sadia Concept and

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty			Cost	Action	Remarks
Type										Grade	Grade	Cycle			
Electrical					4		No	2025						Renew	
				B	4	B	No	2025		10.00	No		£2,590	Renew	Redring Vortex handwash DHWS geysers in disabled WCs 0/011 and 0/031
	Power Fittings	Switchgear Main		A	4	B	No	2025		1.00	No		£1	Renew	all MIRA GO electric showers in ladies and mens and disabled showers/toilets
	Power Wiring	Earth Bond - Main		A	2	C	No	2016		2.00	No		£400	Provide	all original GE switchgear in switch rooms 0/003 and 0/032 - installations will be well over 30 years old but currently in very good condition and maintained regularly
		Earth/Protection		A	4	B	No	2025		1.00	No		£1	Renew	separate earth bars in switch rooms 0/003 and 0/032
		Wiring Power		A	4	B	No	2025		1.00	M2		£41,500	Renew	all earth bonding throughout block at rewire - see Wiring Power /remodel and rewire entire fixed installation - will be well over 30 years old
External Areas	Mains Services	Electric Main Ext		A	2	C	No	2016		2.00	LM		£70	Provide	WARNING DANGER OF DEATH signs on doors to electrical intake rooms 0/003 and 0/032
				I	2	D	No	2016		1.00	LM		£600	Test	fixed installation to BS7671 periodically - no previous test information found

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty			Cost Action	Remarks
Type										Grade	Grade	Cycle		
Mechanical	Hot And Cold Water Controls	Dhws Thermsttc Valve		L	2	D	No	2016		9.00	No		£1,431 Provide	inline DHWS thermostatic valves to hot water supplies to WHBs in all toilets and bedrooms
	Hot And Cold Water Distribution	Cws Distribution		Q	2	C	No	2016		2.00	No		£600 Provide	economiser systems to CWS supply to cisterns to urinals in mens washrooms 0/008 and 0/043
		Fire Hose Reel		I	2	D	No	2016		1.00	No		£200 Test	fire hose reel system - last tests expired 06/2016 and now overdue
	Hot And Cold Water Storage	Dhws Storage		B	4	B	No	2025		1.00	No		£2,500 Renew	insulated copper DHWS storage tank in 0/016 with a modern and more energy efficient DHWS generator
				B	2	C	No	2016		1.00	No		£100 Repair	leaking Heatstore 10 litre 2.75Kw under sink DHWS storage tank in mens toilet 0/008
				B	4	B	No	2025		8.00	No		£2,800 Renew	all undersink DHWS storage tanks in 0/008, 0/013, 0/024, 0/026, 0/027, 0/028, 0/033, 0/043
	Ventilation	Vent Fans General		B	4	B	No	2025		3.00	No		£4,950 Renew	ceiling mounted Vent Axia ventilation systems above toilet and shower areas throughout Block

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
										Grade	Grade	Cycle	

Mechanical	Ventilation	Vent Fans General		A	2	C		2016		5.00	No	£795	Provide	extractor fans in staff toilet 0/015, disabled toilet 0/031, ladies toilet 0/033, mens toilet 0/043 and mens shower 0/041
------------	-------------	-------------------	--	---	---	---	--	------	--	------	----	------	---------	---

Location Total : £75,235

Room Total : £126,552

Room Ref. - 0/001

Location - ROOM

Room Use - Community Use

Room Type - Circulation Areas

Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018		19.30	M2	£718	Repair	/sand and reseal timber panel flooring
			Periodic Maintenance	C	4	B	No	2023		19.30	M2	£718	Repair	/sand and reseal timber panel flooring
		Redecoration	Programmed Redecoration	C	3	B	No	2018		19.30	M2	£525	Redecorate	
			Programmed Redecoration	C	4	B	No	2021		19.30	M2	£525	Redecorate	
			Programmed Redecoration	C	4	B	No	2024		19.30	M2	£525	Redecorate	

Location Total : £3,012

Room Total : £3,012

Room Ref. - 0/002

Location - ROOM

Room Use - Community Use

Room Type - Communal Lounge Areas

Internal Walls & Doors	Doors And Glazed Screens	Glazing-Safety	Not Marked Safety Glass	L	2	D	No	2016		1.00	M2	£59	Upgrade	glass in door - apply safety film
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018		72.20	M2	£2,687	Repair	/sand and reseal timber panel flooring
			Periodic Maintenance	C	4	B	No	2023		72.20	M2	£2,687	Repair	/sand and reseal timber panel flooring
		Redecoration	Programmed Redecoration	C	3	B	No	2018		72.20	M2	£1,965	Redecorate	
			Programmed Redecoration	C	4	B	No	2024		72.20	M2	£1,965	Redecorate	
			Programmed Redecoration	C	4	B	No	2021		72.20	M2	£1,965	Redecorate	

Location Total : £11,327

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
Type				Grade							Grade	Cycle	

No

Room Total : £11,327

Room Ref. - 0/003

Location - ROOM

Room Use - Community Use

Room Type - Boiler / Plant Room

Fixed Furniture	Non Teaching Other	Fixed Furn Non Teach	Anticipated Life	C	4	B	No	2023		1.00	No	£400 Renew	old shelves and storage racks
Floors And Stairs	Floor Screed & Finish	Flooring Boarded	Hole In Floor	C	2	C	No	2016		1.00	M2	£60 Repair	/fill hole in timber floor decking around incoming power cabling
		Flooring Pvc Tile	Deteriorating	C	3	B	No	2019		7.90	M2	£407 Replace	old PVC tiles with PVC sheet flooring
Redecorations	Internal	Redecoration	Programmed Redecoration	C	4	B	No	2023		7.90	M2	£215 Redecorate	
			Programmed Redecoration	C	3	B	No	2018		7.90	M2	£215 Redecorate	

Location Total : £1,297

Room Total : £1,297

Room Ref. - 0/004

Location - ROOM

Room Use - Community Use

Room Type - Offices

Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018		13.20	M2	£491 Repair	/sand and reseal timber panel flooring
			Periodic Maintenance	C	4	B	No	2023		13.20	M2	£491 Repair	/sand and reseal timber panel flooring
		Redecoration	Programmed Redecoration	C	3	B	No	2018		13.20	M2	£359 Redecorate	
			Programmed Redecoration	C	4	B	No	2021		13.20	M2	£359 Redecorate	
			Programmed Redecoration	C	4	B	No	2024		13.20	M2	£359 Redecorate	

Location Total : £2,060

Room Total : £2,060

Room Ref. - 0/005

Location - ROOM

Room Use - Community Use

Room Type - Bedrooms

Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018		9.20	M2	£342 Repair	/sand and reseal timber panel flooring
---------------	----------	-------------------	----------------------	---	---	---	----	------	--	------	----	-------------	--

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty			Cost Action	Remarks
Type										Grade	Grade	Cycle		
			Periodic Maintenance	C	4	B	No	2023		9.20	M2		£342 Repair	/sand and reseal timber panel flooring
		Redecoration	Programmed Redecoration	A	3	B	No	2018		9.20	M2		£250 Redecorate	
			Programmed Redecoration	A	4	B	No	2021		9.20	M2		£250 Redecorate	

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks		
				Type	Grade	Grade	Cycle								
						B	No								
Redecorations	Internal	Redecoration	Programmed Redecoration												
Location Total :											£1,436				
Room Total :											£1,436				
Room Ref. - 0/006		Location - ROOM		Room Use - Community Use					Room Type - Storage						
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Tile	Deteriorating	C	3	B	No	2019		8.20 M2	£423	Replace	old PVC tiles with PVC sheet flooring		
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		8.20 M2	£223	Redecorate			
			Programmed Redecoration	C	4	B	No	2023		8.20 M2	£223	Redecorate			
Location Total :											£869				
Room Total :											£869				
Room Ref. - 0/007		Location - ROOM		Room Use - Community Use					Room Type - Circulation Areas						
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Deteriorating	C	3	B	No	2018		1.50 M2	£77	Renew	worn and marked/discoloured PVC sheet flooring including provision of integrated PVC cove skirtings		
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	3	B	No	2018		1.00 LM	£1	Replace	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet		
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		1.00 M2	£27	Redecorate			
			Programmed Redecoration	C	4	B	No	2021		1.00 M2	£27	Redecorate			
			Programmed Redecoration	C	4	B	No	2024		1.00 M2	£27	Redecorate			
Location Total :											£160				
Room Total :											£160				
Room Ref. - 0/008		Location - ROOM		Room Use - Community Use					Room Type - Male Toilets						
				A	4			2024		9.20 M2	£250	Redecorate			

AMP Reference FH004
UPRN FH0004
Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
				Type	Grade	Grade	Cycle						
Fixed Furniture	Non Teaching Other	Fixed Furn Non Teach	Deteriorating	C									3 B No 2018 1.00 No £600 Renew old laminated timber vanity unit housing WHBs
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Deteriorating	C	3	B	No	2018		15.00 M2	£773	Renew	worn and marked/discooured PVC sheet flooring including provision of integrated PVC cove skirtings
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	3	B	No	2018		1.00 LM	£1	Replace	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet
		Walls-Tiling	Hygiene Improvement	L	2	D	No	2016		4.00 M2	£372	Provide	ceramic tile splash back around ceramic urinal bowls
			Deteriorating	C	3	B	No	2018		2.00 M2	£186	Renew	ceramic tile splash back to vanity unit area
		Walls-Wc Partitions	Deteriorating	C	4	B	No	2021		2.00 M2	£700	Renew	2x old timber WC cubicle partitions
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018		11.30 M2	£307	Redecorate	
			Programmed Redecoration	A	4	B	No	2021		11.30 M2	£307	Redecorate	
			Programmed Redecoration	A	4	B	No	2024		11.30 M2	£307	Redecorate	
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Soiled	A	3	B	No	2018		2.00 No	£787	Renew	2x old and marked thermoplastic hand wash basins
	Toilets Fittings	Sanitary Ware-Other	Deteriorating	A	4	B	No	2021		2.00 No	£919	Renew	2x old ceramic toilets
	Toilets Waste Plumbing	Sanitary Ware-Waste	Deteriorating	A	3	B	No	2018		1.00 LM	£1	Renew	PVC waste with sinks - see Sanitary Ware

AMP Reference

FH004

UPRN

FH0004

Property Name

Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
				Type Grade Grade Cycle									
Deteriorating				C	3	B	No	2018					Sink
Location Total :											£5,262		
Room Total :											£5,262		
Room Ref. - 0/009		Location - ROOM		Room Use - Community Use					Room Type - Circulation Areas				
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet								1.50 M2	£77	Renew	worn and marked/discoloure
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	3	B	No	2018		1.00 LM		£1 Replace	d PVC sheet flooring including provision of integrated PVC cove skirtings
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		1.00 M2		£27 Redecorate	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet
			Programmed Redecoration	C	4	B	No	2021		1.00 M2		£27 Redecorate	
			Programmed Redecoration	C	4	B	No	2024		1.00 M2		£27 Redecorate	
Location Total :											£160		
Room Total :											£160		
Room Ref. - 0/010		Location - ROOM		Room Use - Community Use					Room Type - Circulation Areas				
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Deteriorating	C	3	B	No	2018		3.50 M2		£180 Renew	worn and marked/discoloured PVC sheet flooring including provision of integrated PVC cove skirtings
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	3	B	No	2018		1.00 LM		£1 Replace	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet
Redecorations	Internal	Redecoration	Programmed	C	3	B	No	2018		2.48 M2		£67 Redecorate	

Property Name Lakeland Canoe Centre

35

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element		Sub Element		Attribute		Defect	Prty	Prty	Cond	Life	Year	Resp	Qty		Cost Action		Remarks							
							Type											Grade	Grade	Cycle				
C	3	B	No	2018	1.50	M2	Deteriorating	C	3	B	No	2018						ked/dicoloure d PVC sheet flooring including provision of integrated PVC cove skirtings old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet						
Internal Walls & Doors		Walls And Partitions		Skirtings Pvc									1.00	LM		£1 Replace								
Redecorations	Internal					Redecoration	Programmed Redecoration	C	3	B	No	2018		1.00	M2		£27 Redecorate							
								C	4	B	No	2021		1.00	M2		£27 Redecorate							
								C	4	B	No	2024		1.00	M2		£27 Redecorate							
Location Total :																£160								
Room Total :																£160								

Room Ref. - 0/013

Location - ROOM

Room Use - Community Use

Room Type - Female Toilets

Fixed Furniture												Non Teaching Other Fixed Furn Non Teach Deteriorat ing C 3 B No 2018 1.00 No £600 Renew old laminated timber vanity unit housing WHBs worn and marked/dicoloured PVC sheet flooring including provision of integrated PVC cove skirtings old rigid PVC	
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Deteriorating	C	3	B	No	2018		11.00 M2	£567 Renew		
Internal Walls &		Walls And Partitions		Skirtings Pvc									

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
										Type	Grade	Grade	Cycle
Doors		Walls-Plastered	Damaged	C	2	C	No	2016		1.00 M2		£120 Repair	skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet
		Walls-Tiling	Deteriorating	C	3	B	No	2018		2.00 M2		£186 Renew	damaged plaster work below vanity unit and redecorate affected area
		Walls-Wc Partitions	Deteriorating	C	4	B	No	2021		2.00 M2		£700 Renew	ceramic tile splash back to vanity unit area
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018		9.00 M2		£245 Redecorate	2x old timber WC cubicle partitions

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks	
				Type	Grade	Grade	Cycle							
						B	No							
Redecorations	Internal	Redecoration	Programmed Redecoration	A	4			2021		9.00	M2	£245	Redecorate	
			Programmed Redecoration	A	4	B	No	2024		9.00	M2	£245	Redecorate	
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Soiled	A	3	B	No	2018		2.00	No	£787	Renew	2x old and marked thermoplastic hand wash basins
	Toilets Fittings	Sanitary Ware-Other	Deteriorating	A	4	B	No	2021		2.00	No	£919	Renew	2x old ceramic toilets
	Toilets Waste Plumbing	Sanitary Ware-Waste	Deteriorating	A	3	B	No	2018		1.00	LM	£1	Renew	PVC waste with sinks - see Sanitary Ware Sink
Location Total :												£4,616		
Room Total :												£4,616		
Room Ref. - 0/014		Location - ROOM		Room Use - Community Use				Room Type - Circulation Areas						
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Deteriorating	C	3	B	No	2018		1.50	M2	£77	Renew	worn and marked/discoloured PVC sheet flooring including provision of integrated PVC cove skirtings
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	3	B	No	2018		1.00	LM	£1	Replace	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		1.00	M2	£27	Redecorate	
			Programmed Redecoration	C	4	B	No	2021		1.00	M2	£27	Redecorate	
			Programmed Redecoration	C	4	B	No	2024		1.00	M2	£27	Redecorate	
Location Total :												£160		
Room Total :												£160		
Room Ref. - 0/015		Location - ROOM		Room Use - Community Use				Room Type - Staff Toilet						

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks	
				Type	Grade	Grade	Cycle							
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet					No			4.00	M2	£206	Renew	worn and marked/discoloured PVC sheet flooring including provision of integrated PVC cove skirtings
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	3	B	No	2018		1.00	LM	£1	Replace	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet
Redecorations	Internal	Walls-Tiling	Hygiene Improvement	L	2	D	No	2016		0.50	M2	£47	Provide	ceramic tile splash back to WHB
		Redecoration	Programmed Redecoration	A	3	B	No	2018		2.30	M2	£63	Redecorate	
			Programmed Redecoration	A	4	B	No	2021		2.30	M2	£63	Redecorate	
			Programmed Redecoration	A	4	B	No	2024		2.30	M2	£63	Redecorate	
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Loose Sink	A	2	C	No	2016		1.00	No	£40	Repair	/refix loose ceramic WHB to wall
Location Total :												£481		
Room Total :												£481		
Room Ref. - 0/016		Location - ROOM		Room Use - Community Use					Room Type - Appliance/Storage Area					
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		0.60	M2	£16	Redecorate	
			Programmed Redecoration	C	4	B	No	2023		0.60	M2	£16	Redecorate	
Location Total :												£33		
Room Total :												£33		
Room Ref. - 0/017		Location - ROOM		Room Use - Community Use					Room Type - Circulation Areas					
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Deteriorating	C	3	B	No	2018		3.00	M2	£155	Renew	worn and marked/discoloured PVC sheet flooring including provision of integrated PVC cove skirtings

Qty													Cost Action		Remarks	
Type													Grade	Grade	Cycle	
Internal Walls & Doors	Doors And Glazed Screens		Doors Internal	Binding	C	2	C	2016		1.00	No	£40 Repair	/ease door to 0/018 binding on floor old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet			
	Walls And Partitions		Skirtings Pvc	Deteriorating	C	3	B	No	2018	1.00	LM	£1 Replace				
Redecorations	Internal	Redecoration	Programmed Redecoration Programmed Redecoration Programmed Redecoration	C	4	B	No	2024	2.43	M2	£66 Redecorate					
				C	3	B	No	2018	2.43	M2	£66 Redecorate					
				C	4	B	No	2021	2.43	M2	£66 Redecorate					
				Location Total :						£394						
Room Total :						£394										
Room Ref. - 0/018			Location - ROOM			Room Use - Community Use				Room Type - Circulation / Ancillary Areas						
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Deteriorating	C	3	B	No	2018	3.50	M2	£180 Renew	worn and marked/discoloured PVC sheet flooring including provision of integrated PVC cove skirtings				
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	3	B	No	2018	1.00	LM	£1 Replace	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet				
		Walls-Plastered	Damaged Plaster	C	2	C	No	2016	1.00	M2	£200 Repair	areas of damaged plaster work covered with thermoplastic sheeting as a temporary repair				
Redecorations	Internal	Redecoration	Programmed Redecoration Programmed Redecoration	C	3	B	No	2018	2.66	M2	£72 Redecorate					
				C	4	B	No	2021	2.66	M2	£72 Redecorate					

Qty	Cost	Action	Remarks
Type	Grade	Grade	Cycle

No

Programmed
Redecoration

C

4

B

No

2024

2.66 M2

£72 Redecorate

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
Type										Grade	Grade	Cycle	
Location Total :												£599	
Room Total :												£599	
Room Ref. - 0/019		Location - ROOM			Room Use - Community Use				Room Type - Kitchen				
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Anticipated Life	C	4	B	No	2025		7.00 M2	£361	Renew	PVC sheet flooring including provision of integrated PVC cove skirtings missing section of skirting to side of refridgerators old timber skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet timber box cladding over services pipe work with low maintenance PVC cladding old PVC splash back to sinks area areas of damaged plaster work covered with thermoplastic sheeting as a temporary repair
Internal Walls & Doors	Walls And Partitions	Skirtings Timber	Missing Skirting	C	2	C	No	2016		1.00 LM	£60	Renew	
			Anticipated Life	C	4	B	No	2025		1.00 LM	£1	Replace	
		Walls-Boarded	Deteriorating	C	3	B	No	2018		1.00 M2	£300	Replace	
			Deteriorating	C	4	B	No	2021		2.50 M2	£129	Renew	
		Walls-Plastered	Damaged Plaster	C	2	C	No	2016		1.00 M2	£340	Repair	
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018		4.90 M2	£133	Redecorate	
			Programmed Redecoration	A	4	B	No	2021		4.90 M2	£133	Redecorate	
			Programmed Redecoration	A	4	B	No	2024		4.90 M2	£133	Redecorate	
Sanitary Services	Kitchens Fittings	Kit Sanitary Ware	Deteriorating	A	4	B	No	2021		1.00 No	£800	Renew	
	Kitchens Waste Plumbing	Kit Int Waste Pipes	Deteriorating	A	4	B	No	2021		1.00 LM	£1	Renew	old twin tub S/S sink unit PVC waste with sinks - see Kit Sanitary Ware
Location Total :												£2,392	
Room Total :												£2,392	

AMP ReferenceFH004

UPRN

FH0004

Property Name

Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks				
Type										Grade	Grade	Cycle					
Redecoration			Programmed Redecoration														
Room Ref. - 0/020		Location - ROOM			Room Use - Community Use					Room Type - Dining Area							
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Anticipated Life		C	4	B	No	2025	13.00	M2	£670 Renew	PVC sheet floor				
Internal Walls & Doors	Doors And Glazed Screens	Glazing-Safety	Not Marked Safety Glass		L	2	D	No	2016	0.50	M2	£29 Upgrade	glazing in lobby apply safety				
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance		C	3	B	No	2018	70.00	M2	£2,605 Repair	/sand and retime timber panel flooring				
					C	4	B	No	2023	70.00	M2	£2,605 Repair	/sand and retime timber panel flooring				
			Redecoration	Programmed Redecoration	A	3	B	No	2018	84.90	M2	£2,310 Redecorate					
					A	4	B	No	2021	84.90	M2	£2,310 Redecorate					
					A	4	B	No	2024	84.90	M2	£2,310 Redecorate					
					Location Total :										£12,841		
Room Total :										£12,841							
Room Ref. - 0/021		Location - ROOM			Room Use - Community Use					Room Type - Storage							
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance		C	3	B	No	2018	2.80	M2	£104 Repair	/sand and retime timber panel flooring				
					C	4	B	No	2023	2.80	M2	£104 Repair	/sand and retime timber panel flooring				
			Redecoration	Programmed Redecoration	C	3	B	No	2018	2.80	M2	£76 Redecorate					
					C	4	B	No	2023	2.80	M2	£76 Redecorate					
					Location Total :										£361		
					Room Total :										£361		
Room Ref. - 0/022		Location - ROOM			Room Use - Community Use					Room Type - Storage							
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance		C	3	B	No	2018	3.52	M2	£131 Repair	/sand and retime timber panel flooring				

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element Remarks	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action
Type			Grade Grade Cycle									

Redecorations Internal Periodic Maintenance C 4 B B No No 2023 3.52 M2 £131 Repair /sand and re timber panel flooring

Redecoration Programmed Redecoration C 3 B No 2018 3.52 M2 £96 Redecorate Redecoration Programmed Redecoration C 4 2023

Location T
Room T

Room Ref. - 0/023

Location - ROOM

Room Use - Community Use

Redecorations Internal Paint/Treat Floor Periodic Maintenance C 3 B No 2018
 Periodic Maintenance C 4 B No 2023
 Redecoration Programmed Redecoration C 3 B No 2018
 Programmed Redecoration C 4 B No 2021
 Programmed Redecoration C 4 B No 2024

Location T
Room T

Room Ref. - 0/024

Location - ROOM

Room Use - Community Use

Ceilings Ceilings Ceiling Plastered Damaged C 2 C No 2016
 Fixed Furniture Non Teaching Other Fixed Furn Non Teach Aged/Dated C 3 B No 2018
 Internal Walls & Doors Doors And Glazed Screens Doors Internal Missing Seals F 2 C No 2016

FH004

FH0004

Property Name Lakeland Canoe Centre

Element		Sub Element		Attribute		Defect		Prty		Prty	
		Cost		Action		Remarks					
Type										Grade	
										Grade	
										Cycle	
Redecorations	Walls And Partitions		Walls-Tiling		Deteriorating		C	3	B	No	2018
	Internal		Paint/Treat Floor		Periodic Maintenance		C	3	B	No	2018
					Periodic Maintenance		C	4	B	No	2023
A	3	B	No	2018	41.70	M2	£1,135 Redecorate flooring				

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
Type										Grade	Grade	Cycle	

Redecorations	Internal					B	No							
		Redecoration	Programmed Redecoration	A	4			2021		41.70	M2		£1,135	Redecorate
			Programmed Redecoration	A	4	B	No	2024		41.70	M2		£1,135	Redecorate
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Soiled	A	3	B	No	2018		3.00	No		£1,181	Renew
	Toilets Waste Plumbing	Sanitary Ware-Waste	Deteriorating	A	3	B	No	2018		1.00	LM		£1	Renew
														</

Room Ref. - 0/025		Location - ROOM		Room Use - Community Use					Room Type - Bedrooms			
Internal Walls & Doors	Doors And Glazed Screens	Doors Internal	Damaged	C	2	C	No	2016	1.00	No	£90 Repair	loose trim to frame around lock receiver plate
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018	5.10	M2	£190 Repair	/sand and reseal timber panel flooring
			Periodic Maintenance	C	4	B	No	2023	5.10	M2	£190 Repair	/sand and reseal timber panel flooring
		Redecoration	Programmed Redecoration	A	3	B	No	2018	5.10	M2	£139 Redecorate	
			Programmed Redecoration	A	4	B	No	2021	5.10	M2	£139 Redecorate	
			Programmed Redecoration	A	4	B	No	2024	5.10	M2	£139 Redecorate	
Location Total :										£886		
Room Total :										£886		

Room Ref. - 0/026		Location - ROOM		Room Use - Community Use					Room Type - Bedrooms				
Fixed Furniture	Non Teaching Other	Fixed Furn Non Teach	Aged/Dated	C	3	B	No	2018	1.00	No	£600	Renew	laminated timber vanity unit housing WHBs
							B	No					

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty		Cost	Action	Remarks	
Type															
Grade															
Grade															
Cycle															
Internal Walls & Doors	Doors And Glazed Screens	Doors Internal	Missing Seals	F	2	B C	No No	2016			1.00	No	£120	Provide	cold smoke seals and/or intumescent strips to door to lobby
	Walls And Partitions	Walls-Tiling	Deteriorating	C	3			2018			2.00	M2	£186	Renew	ceramic tile splash back to sinks area
		Paint/Treat Floor	Periodic Maintenance	C	3			2018			26.00	M2	£968	Repair	/sand and reseal timber panel flooring
			Periodic Maintenance	C	4	B	No	2023			26.00	M2	£968	Repair	/sand and reseal timber panel flooring
		Redecoration	Programmed Redecoration	A	3	B	No	2018			26.00	M2	£707	Redecorate	
			Programmed Redecoration	A	4	B	No	2021			26.00	M2	£707	Redecorate	
			Programmed Redecoration	A	4	B	No	2024			26.00	M2	£707	Redecorate	
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Soiled	A	3	B	No	2018			3.00	No	£1,181	Renew	3x old and marked thermoplastic WHBs
	Toilets Waste Plumbing	Sanitary Ware-Waste	Deteriorating	A	3	B	No	2018			1.00	LM	£1	Renew	PVC waste with sinks - see Sanitary Ware Sink
Location Total :												£6,146			
Room Total :												£6,146			
Room Ref. - 0/027		Location - ROOM			Room Use - Community Use					Room Type - Bedrooms					
Fixed Furniture	Non Teaching Other	Fixed Furn Non Teach	Aged/Dated	C	3	B	No	2018			1.00	No	£600	Renew	laminated timber vanity unit housing WHBs
Internal Walls & Doors	Doors And Glazed Screens	Doors Internal	Missing Seals	F	2	C	No	2016			1.00	No	£120	Provide	cold smoke seals and/or intumescent strips to door to lobby
							No								
								B	No						

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	PrtY	PrtY	Cond	Life	Year	Resp	Qty			Cost	Action	Remarks
Type															
Grade															
Grade															
Cycle															
Redecorations	Internal Walls And Partitions	Walls-Tiling	Deteriorating	C	3	B	No	2018			2.00	M2	£186	Renew	ceramic tile splash back to sinks area
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018			25.90	M2	£964	Repair	/sand and reseal timber panel flooring
			Periodic Maintenance	C	4	B	No	2023			25.90	M2	£964	Repair	/sand and reseal timber panel flooring
		Redecoration	Programmed Redecoration	A	3	B	No	2018			25.90	M2	£705	Redecorate	
			Programmed Redecoration	A	4	B		2021			25.90	M2	£705	Redecorate	
			Programmed Redecoration	A	4			2024			25.90	M2	£705	Redecorate	
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Soiled	A	3			2018			3.00	No	£1,181	Renew	3x old and marked thermoplastic WHBs
	Toilets Waste Plumbing	Sanitary Ware-Waste	Deteriorating	A	3	B	No	2018			1.00	LM	£1	Renew	PVC waste with sinks - see Sanitary Ware Sink
Location Total :													£6,131		
Room Total :													£6,131		
Room Ref. - 0/028		Location - ROOM			Room Use - Community Use					Room Type - Bedrooms					
Ceilings	Ceilings	Ceiling Plastered	Damaged	C	2	C	No	2016			1.00	M2	£170	Repair	localised areas of water damaged plasterwork and redecorate affected areas
Fixed Furniture	Non Teaching Other	Fixed Furn Non Teach	Aged/Dated	C	3	B	No	2018			1.00	No	£600	Renew	laminated timber vanity unit housing WHBs
							No								
							B	No							

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks	
Type										Grade	Grade	Cycle		
Internal Walls & Doors	Doors And Glazed Screens	Doors Internal	Missing Seals	F	2	B C	No No	2016		1.00	No	£120	Provide	cold smoke seals and/or intumescent strips to door to lobby
	Walls And Partitions	Walls-Tiling	Deteriorating	C	3	B	No	2018		2.00	M2	£186	Renew	ceramic tile splash back to sinks area
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018		41.00	M2	£1,526	Repair	/sand and reseal timber panel flooring
			Periodic Maintenance	C	4	B	No	2023		41.00	M2	£1,526	Repair	/sand and reseal timber panel flooring
	Redecoration		Programmed Redecoration	A	3	B	No	2018		41.00	M2	£1,116	Redecorate	
			Programmed Redecoration	A	4	B	No	2021		41.00	M2	£1,116	Redecorate	
			Programmed Redecoration	A	4	B	No	2024		41.00	M2	£1,116	Redecorate	
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Soiled	A	3	B	No	2018		3.00	No	£1,181	Renew	3x old and marked thermoplastic WHBs
			Leaking Wash Basin	A	2	C		2016		1.00	No	£50	Repair	leaking wash basin
	Toilets Waste Plumbing	Sanitary Ware-Waste	Deteriorating	A	3			2018		1.00	LM	£1	Renew	PVC waste with sinks - see Sanitary Ware Sink

No

B No

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
				Type	Grade	Grade	Cycle						

Room Ref. - 0/029		Location - ROOM												
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018		4.50	M2	£167 Repair	/sand and reseal timber panel flooring	
			Periodic Maintenance	C	4	B	No	2023		4.50	M2	£167 Repair	/sand and reseal timber panel flooring	
		Redecoration	Programmed Redecoration	A	3	B	No	2018		4.50	M2	£122 Redecorate		
			Programmed Redecoration	A	4	B	No	2021		4.50	M2	£122 Redecorate		
			Programmed Redecoration	A	4	B	No	2024		4.50	M2	£122 Redecorate		
		Location Total :											£702	
		Room Total :											£702	

Room Ref. - 0/030		Location - ROOM		Room Use - Community Use					Room Type - Circulation Areas				
Redecorations	Internal	Paint/Treat Floor	Periodic Maintenance	C	3	B	No	2018	12.50	M2	£465 Repair	/sand and reseal timber panel flooring	
			Periodic Maintenance	C	4	B	No	2023	12.50	M2	£465 Repair	/sand and reseal timber panel flooring	
		Redecoration	Programmed Redecoration	C	3	B	No	2018	12.50	M2	£340 Redecorate		
			Programmed Redecoration	C	4	B	No	2021	12.50	M2	£340 Redecorate		
			Programmed Redecoration	C	4	B	No	2024	12.50	M2	£340 Redecorate		
		Location Total :									£1,951		
		Room Total :									£1,951		

Room Ref. - 0/031		Location - ROOM				Room Use - Community Use				Room Type - Disabled Toilets			
Ceilings	Ceilings	Ceiling Plastered	Damaged	C	2	C	No	2016	1.00	M2	£80 Repair	localised plaster	
Room Use - Community Use								Room Type - Bedrooms					
No													

AMP Reference FH004
UPRN FH0004 **Property Name** Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
				Type	Grade	Grade	Cycle						
Location Total :											£8,707		
Room Total :											£8,707		
Fixed Furniture	Non Teaching Other	Fixed Furn Non Teach	Corroded										
				C	2	C		2016		1.00	No	£200 Renew	damage prior to redecoration corroded wall mounted assistance grab rails
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Deteriorating			C	2	C	No	2016	3.20	M2	£165 Renew worn and marked/dicoloure
													d PVC sheet flooring including provision of integrated PVC cove skirtings
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	2	C	No	2016		1.00	LM	£1 Replace	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet
		Walls-Boarded	Water Damaged	C	2	C	No	2016		1.00	M2	£100 Renew	water damaged timber box cladding behind WC pan
		Walls-Tiling	Hygiene Improvement	L	2	D	No	2016		0.50	M2	£47 Provide	ceramic tile splash back to WHB
Redecorations	Internal	Redecoration	Programmed Redecoration	A	4	B	No	2025		3.20	M2	£87 Redecorate	
			Programmed Redecoration	A	2	C	No	2016		3.20	M2	£87 Redecorate	
			Programmed Redecoration	A	3	B	No	2019		3.20	M2	£87 Redecorate	
			Programmed Redecoration	A	4	B	No	2022		3.20	M2	£87 Redecorate	
Location Total :											£941		
Room Total :											£941		
											No		

AMP Reference FH004
UPRN FH0004 **Property Name** Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
				Type Grade Grade Cycle									
Room Ref. - 0/032		Location - ROOM		Room Use - Community Use					Room Type - Boiler / Plant Room				
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Tile	Deteriorating	C	3	B	No	2020		3.52 M2	£181	Replace	old PVC tiles with PVC sheet flooring damaged plaster work and redecorate affected area
Internal Walls & Doors	Walls And Partitions	Walls-Plastered	Damaged Plaster	C	2	C	No	2016		1.00 M2	£110	Repair	
Redecorations	Internal	Redecoration	Programmed Redecoration Programmed Redecoration	C	3	B	No	2018		3.52 M2	£96	Redecorate	
				C	4	B		2023		3.52 M2	£96	Redecorate	
Location Total :											£483		
Room Total :											£483		
Room Ref. - 0/033		Location - ROOM		Room Use - Community Use					Room Type - Female Toilets				
Ceilings	Ceilings	Ceiling Dry Lined	Improvement of Finishes	C	3	B	No	2018		12.10 M2	£572	Replace	old dry lined ceiling with a plastered finish
Fixed Furniture	Non Teaching Other	Fixed Furn Non Teach	Deteriorating	C	3	B	No	2018		1.00 No	£600	Renew	old laminated timber vanity unit housing WHBs
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Anticipated Life	C	4	B	No	2025		12.10 M2	£624	Renew	PVC sheet flooring including provision of integrated PVC cove skirtings
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Deteriorating	C	4	B	No	2025		1.00 LM	£1	Replace	old rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet
		Walls-Wc Partitions	Deteriorating	C	4	B	No	2025		2.00 M2	£700	Renew	
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018		12.10 M2	£329	Redecorate	
			Programmed Redecoration	A	4	B	No	2021		12.10 M2	£329	Redecorate	
			Programmed Redecoration	A	4	B	No	2024		12.10 M2	£329	Redecorate	

AMP Reference

FH004

UPRN

FH0004

Property Name

Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	PrtY	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
				Type Grade Grade Cycle									
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Soiled	A	3	B	No	2018		2.00	No	£787 Renew	2x old and marked thermoplastic hand wash basins
	Toilets Fittings	Sanitary Ware-Other	Anticipated Life	A	4	B	No	2025		2.00	No	£919 Renew	2x ceramic toilets
	Toilets Waste Plumbing	Sanitary Ware-Waste	Deteriorating	A	3	B	No	2018		1.00	LM	£1 Renew	PVC waste with sinks - see Sanitary Ware Sink
												Location Total :	
												£5,192	
												Room Total :	
												£5,192	
Room Ref. - 0/034				Location - ROOM				Room Use - Community Use				Room Type - Circulation Areas	
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		2.19	M2	£60 Redecorate	
			Programmed Redecoration	C	4	B	No	2021		2.19	M2	£60 Redecorate	
			Programmed Redecoration	C	4	B	No	2024		2.19	M2	£60 Redecorate	

No

AMP Reference FH004
UPRN FH0004

Property Name Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Room Total :	Qty	Cost	Action	Remarks	
				Type	Grade	Grade	Cycle								
Room Ref. - 0/035		Location - ROOM		Room Use - Community Use						Room Type - Sports Changing					
Ceilings	Ceilings	Ceiling Dry Lined	Improvement of Finishes	C	3	B	No	2018		22.50	M2	£1,062	Replace	old dry lined ceiling with a plaster finish	
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018		22.50	M2	£612	Redecorate		
			Programmed Redecoration	A	4	B	No	2021		22.50	M2	£612	Redecorate		
			Programmed Redecoration	A	4	B	No	2024		22.50	M2	£612	Redecorate		
Location Total :												£2,899			
Room Total :												£2,899			
Room Ref. - 0/036		Location - ROOM		Room Use - Community Use						Room Type - Disabled Toilets					
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018		3.40	M2	£93	Redecorate		
			Programmed Redecoration	A	4	B	No	2021		3.40	M2	£93	Redecorate		
			Programmed Redecoration	A	4	B	No	2024		3.40	M2	£93	Redecorate		
Location Total :												£278			
Room Total :												£278			
Room Ref. - 0/037		Location - ROOM		Room Use - Community Use						Room Type - Storage					
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		12.09	M2	£329	Redecorate		
			Programmed Redecoration	C	4	B	No	2023		12.09	M2	£329	Redecorate		
Location Total :												£658			
Room Total :												£658			
Room Ref. - 0/038		Location - ROOM		Room Use - Community Use						Room Type - Storage					
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		11.70	M2	£318	Redecorate		
			Programmed Redecoration	C	4	B	No	2023		11.70	M2	£318	Redecorate		
Room Ref. - 0/039		Location - ROOM													
Location Total :												£637			
Room Total :												£637			

AMP Reference

FH004

UPRN

FH0004

Property Name

Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
				Type Grade Grade Cycle									
				C	No								
				Room Use - Community Use					Room Type - Storage				
Redecorations	Internal	Redecoration	Programmed										
			Programmed Redecoration	C	4	B	No	2023		17.00	M2	£463	Redecorate
				Location Total :								£925	
				Room Total :								£925	
Room Ref. - 0/040		Location - ROOM		Room Use - Community Use					Room Type - Circulation Areas				
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		12.00	M2	£327	Redecorate
			Programmed Redecoration	C	4	B	No	2021		12.00	M2	£327	Redecorate
			Programmed Redecoration	C	4	B	No	2024		12.00	M2	£327	Redecorate
				Location Total :								£980	
				Room Total :								£980	
Room Ref. - 0/041		Location - ROOM		Room Use - Community Use					Room Type - Sports Changing				
Internal Walls & Doors	Walls And Partitions	Walls-Boarded	Anticipated Life	C	4	B	No	2025		26.00	M2	£1,340	Replace
				old laminated timber wall cladding with resin board or timber cladding									
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018		8.80	M2	£239	Redecorate
			Programmed Redecoration	A	4	B	No	2021		8.80	M2	£239	Redecorate
			Programmed Redecoration	A	4	B	No	2024		8.80	M2	£239	Redecorate
				Location Total :								£2,058	
				Room Total :								£2,058	
Room Ref. - 0/042		Location - ROOM		Room Use - Community Use					Room Type - Storage				
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018		1.00	M2	£27	Redecorate
			Programmed Redecoration	C	4	B	No	2023		1.00	M2	£27	Redecorate
				Location Total :								£54	
				Room Total :								£54	

AMP ReferenceFH004

UPRNFH0004

Property NameLakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks		
				Type Grade Grade Cycle											
Room Ref. - 0/043		Location - ROOM		C	No				Room Use - Community Use					Room Type - Male Toilets	
Fixed Furniture	Non Teaching Other	Fixed Furn Non Teach	Redecoration		3	B		2018		17.00	M2	£463	Redecorate		
			Deteriorating	C									3 B No 2018 1.00 No £600 Renew aged/dated timber vanity unit		
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Anticipated Life		4	B		2025		11.00	M2	£567	Renew	PVC sheet flooring including provision of integrated PVC cove skirtings	
Internal Walls & Doors	Walls And Partitions	Skirtings Pvc	Anticipated Life	C	4	B	No	2025		1.00	LM	£1	Replace	rigid PVC skirtings with integrated PVC cove skirtings as part of flooring renewal - see Flooring PVC Sheet	
		Walls-Boarded	Anticipated Life	C	4	B	No	2025		30.00	M2	£1,546	Replace	old laminated timber wall cladding with resin board or timber cladding	
		Walls-Wc Partitions	Damaged	C	3	B	No	2018		2.00	M2	£700	Renew	old and damaged laminated timber WC cubicles	
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018		8.00	M2	£218	Redecorate		
			Programmed Redecoration	A	4	B	No	2021		8.00	M2	£218	Redecorate		
			Programmed Redecoration	A	4	B	No	2024		8.00	M2	£218	Redecorate		
Sanitary Services	Fittings Sink	Sanitary Ware-Sink	Soiled	A	3	B	No	2018		2.00	No	£787	Renew	2x old and marked thermoplastic wash basins	
	Toilets Fittings	Sanitary Ware-Other	Anticipated Life	A	4	B	No	2025		2.00	No	£920	Renew	2x ceramic WCs	
			Anticipated Life	A	4	B	No	2025		1.00	No	£499	Renew	1x ceramic urinal bowl	
Location Total :												£6,274			

[illegible]

AMP Reference

FH004

UPRN

FH0004

Property Name

Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prty	Prty	Cond	Life	Year	Resp	Qty			Cost Action		Remarks
				Type Grade Grade Cycle											
Doors		Walls-Boarded	Damaged	C			No	2	C	2016	1.00	LM	£45	Renew	missing section of rigid PVC skirting
				C	2	C	No	2016			1.00	M2		£50 Repair	damage to full height laminated timber wall cladding
			Anticipated Life	C	4	B	No	2025			6.00	M2		£309 Replace	old laminated timber wall cladding with resin board or timber cladding
Redecorations	Internal	Redecoration	Programmed Redecoration	A	3	B	No	2018			1.61	M2		£44 Redecorate	
			Programmed Redecoration	A	4	B	No	2021			1.61	M2		£44 Redecorate	
			Programmed Redecoration	A	4	B	No	2024			1.61	M2		£44 Redecorate	
Location Total :													£666		
Room Total :													£666		
Room Ref. - 0/045		Location - ROOM		Room Use - Community Use						Room Type - Circulation Areas					
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Sheet	Anticipated Life	C	4	B	No	2025			5.60	M2		£289 Renew	PVC sheet flooring
Internal Walls & Doors	Doors And Glazed Screens	Glazing-Safety	Not Marked Safety Glass	L	2	D	No	2016			0.50	M2		£29 Upgrade	glass in door - apply safety film
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018			5.60	M2		£152 Redecorate	
			Programmed Redecoration	C	4	B	No	2021			5.60	M2		£152 Redecorate	
			Programmed Redecoration	C	4	B	No	2024			5.60	M2		£152 Redecorate	
Location Total :													£775		
Room Total :													£775		
Room Ref. - 0/046		Location - ROOM		Room Use - Community Use						Room Type - Storage					
Floors And Stairs	Floor Screed & Finish	Flooring Pvc Tile	Deteriorating	C	3	B	No	2020			1.08	M2		£56 Replace	old PVC tiles with PVC sheet flooring
Redecorations	Internal	Redecoration	Programmed Redecoration	C	3	B	No	2018			1.08	M2		£29 Redecorate	
			Programmed Redecoration	C	4	B	No	2023			1.08	M2		£29 Redecorate	
Location Total :													£114		
Room Total :													£114		

AMP Reference

FH004

UPRN

FH0004

Property Name

Lakeland Canoe Centre

Element	Sub Element	Attribute	Defect	Prt	Prt	Cond	Life	Year	Resp	Qty	Cost	Action	Remarks
		Type							Grade	Grade	Cycle		
										Block 01 Total :	£234,025		
										Property Total :	£281,643		

Room Sizes Report

Block Ref.	Floor	Room Reference	Local Room Desc.	Room Use	Room Type	Width (m)	Length (m)	Int. Area (sq.M)
UPRN	FH0004			Property Name	Lakeland Canoe Centre			
01	0	0/001	Entrance Lobby	Community Use	Circulation Areas	4.30	4.50	19.35
01	0	0/002	Communal Area	Community Use	Communal Lounge Areas	28.00	1.00	72.20
01	0	0/003	Electric Intake Rm 1	Community Use	Boiler / Plant Room	0.00	0.00	7.90
01	0	0/004	Office/Store	Community Use	Offices	3.30	4.00	13.20
01	0	0/005	Staff Bedroom	Community Use	Bedrooms	2.30	4.00	9.20
01	0	0/006	Store Room	Community Use	Storage	0.00	0.00	8.20
01	0	0/007	Mens Toilet Lobby	Community Use	Circulation Areas	0.00	0.00	1.00
01	0	0/008	Mens Washroom	Community Use	Male Toilets	0.00	0.00	11.30
01	0	0/009	Mens Toilet Lobby	Community Use	Circulation Areas	1.00	1.00	1.00
01	0	0/010	Disabled WC Lobby	Community Use	Circulation Areas	1.55	1.60	2.48
01	0	0/011	Unisex Disabled WC	Community Use	Disabled Toilets	1.60	2.20	3.52
01	0	0/012	Ladies Toilet Lobby	Community Use	Circulation Areas	1.00	1.00	1.00
01	0	0/013	Ladies Washroom	Community Use	Female Toilets	0.00	0.00	9.00
01	0	0/014	Ladies Toilet Lobby	Community Use	Circulation Areas	1.00	1.00	1.00
01	0	0/015	Staff Toilet	Community Use	Staff Toilet	0.00	0.00	2.30
01	0	0/016	Hot Water Tank	Community Use	Appliance/Storage Area	0.75	0.80	0.60
01	0	0/017	Exit Lobby	Community Use	Circulation Areas	1.35	1.80	2.43
01	0	0/018	Cleaning Store	Community Use	Circulation / Ancillary Areas	0.00	0.00	2.66
01	0	0/019	Pot Wash Area	Community Use	Kitchen	0.00	0.00	4.90
01	0	0/020	Kitchen and Dining	Community Use	Dining Area	0.00	0.00	84.90
01	0	0/021	Store Room	Community Use	Storage	1.40	2.00	2.80
01	0	0/022	Cleaning Store	Community Use	Storage	1.60	2.20	3.52

01	0	0/023	Lobby	Community Use	Circulation Areas	0.00	0.00	12.00
01	0	0/024	Ladies Dormitory 2	Community Use	Bedrooms	0.00	0.00	41.70
01	0	0/025	Small Bedroom	Community Use	Bedrooms	0.00	0.00	5.10
01	0	0/026	Ladies Dormitory 1	Community Use	Bedrooms	0.00	0.00	26.00

50

Room Sizes Report

Block Ref.	Floor	Room Reference	Local Room Desc.	Room Use	Room Type	Width (m)	Length (m)	Int. Area (sq.M)
UPRN	FH0004	Property Name			Lakeland Canoe Centre			
01	0	0/027	Mens Dormitory 3	Community Use	Bedrooms	0.00	0.00	25.90
01	0	0/028	Ladies Dormitory 4	Community Use	Bedrooms	0.00	0.00	41.00
01	0	0/029	Small Bedroom	Community Use	Bedrooms	0.00	0.00	4.50
01	0	0/030	Lobby	Community Use	Circulation Areas	0.00	0.00	12.50
01	0	0/031	Unisex Disabled	Community Use	Disabled Toilets	1.60	2.00	3.20
01	0	0/032	Electric Intake Rm 2	Community Use	Boiler / Plant Room	1.60	2.20	3.52
01	0	0/033	Ladies Washroom	Community Use	Female Toilets	0.00	0.00	12.10
01	0	0/034	Lobby	Community Use	Circulation Areas	0.00	0.00	2.19
01	0	0/035	Ladies Showers	Community Use	Sports Changing	0.00	0.00	22.50
01	0	0/036	Unisex Disabled	Community Use	Disabled Toilets	1.70	2.00	3.40
01	0	0/037	Store Room	Community Use	Storage	3.10	3.90	12.09
01	0	0/038	Store Room	Community Use	Storage	3.00	3.90	11.70
01	0	0/039	Store Room	Community Use	Storage	0.00	0.00	17.00
01	0	0/040	Lobby	Community Use	Circulation Areas	0.00	0.00	12.00
01	0	0/041	Mens Showers	Community Use	Sports Changing	0.00	0.00	8.80
01	0	0/042	Store Room	Community Use	Storage	0.00	0.00	1.00
01	0	0/043	Mens Washroom	Community Use	Male Toilets	0.00	0.00	8.00

01	0	0/044	Mens Toilet Lobby	Community Use	Circulation Areas	1.15	1.40	1.61
01	0	0/045	Corridor	Community Use	Circulation Areas	3.35	1.00	5.60
01	0	0/046	Store Room	Community Use	Storage	0.90	1.20	1.08
						Total for Block 01		<u>558.95</u>
						Total for Lakeland Canoe Centre		<u>558.95</u>

13. CAD PLANS

The following section contains copies of all CAD Plans attached to the survey.

1. Floor Plan

