



report

Schedule of Condition

Heather House Community Hall
Longshaw Road
Parkwood
MAIDSTONE
ME15 9PS

On behalf of

Maidstone Borough Council



Prepared by

Katherine Hartfield
Faithorn Farrell Timms LLP

Tel: 01273 305027
Email: Katherinehartfield@effefftee.co.uk
Date: 21 September 2018

Contents

1	Introduction	3
2	Description of the Premises	3
3	Summary of Condition	3
3.1	Roof	3
3.2	Walls	4
3.3	Windows	4
3.4	Doors	5
3.5	External Site.....	5
3.6	Main Entrance Corridor.....	5
3.7	Sports Hall (Chamberlain)	6
3.8	The Office	6
3.9	Kitchen.....	6
3.10	Ladies WC's.....	6
3.11	Male WC's.....	7
3.12	Showers.....	7
3.13	Gymnasium (Reed Hall)	7
3.14	The Creche	7
3.15	Committee Room.....	7
3.16	Boiler Room	7
3.17	Services	8
3.17.1	Mechanical Services.....	8
3.17.2	Electrical Services	9
3.18	Forecast Maintenance Costs.....	10
4	Summary	10

1 Introduction

Faithorn Farrell Timms LLP were instructed by Lucy Stroud at Maidstone Borough Council to carry out a Condition Survey at Heather House Community Centre in Maidstone. To assess the current condition of the property and provide a 15 year maintenance plan with costs for backlog and future planned maintenance requirements.

The Survey was carried out by Katherine Hartfield of Faithorn Farrell Timms LLP on 5 September 2018 and is subject to limitations as stated out in the fee proposal date 13 July 2018 as emailed by Ian Richardson of Faithorn Farrell Timms LLP. At the time of the survey weather conditions were cold and wet.

The Survey was a visual inspection only and no intrusive investigations were undertaken, the inspection was undertaken entirely from ground and floor level only.

Information contained in this report collected onsite has been collated in a schedule format on Key Building and Service element and components. The cost breakdown and forecast for 15 years can be found within Appendix A of this report.

This document summarises the main findings in our inspection that must be read in conjunction with the Appendices. We have not been instructed to carry out an assessment of the energy efficiency of the building.

2 Description of the Premises

Heather House was constructed as a Community Centre in the early 1970's. The property comprises two large framed structures forming one building, the main structure houses the Sports Hall or Chamberlain Hall, Offices and Storage. The second structure is being used as a Boxing Gym known as the Reed Hall and also contains the toilet and shower facilities for the site.

The Community Centre constructed from two concrete framed structures with brick and block cavity to ground floor level with the first floor and roof being clad with corrugated asbestos cement sheets. There are two first floor mezzanines within the South West half of the building. The first mezzanine is at the front of the property and over the office and main entrance and has a private staircase that leads from the main entrance. The second mezzanine is over the kitchen at the rear of the property and with separate access at the rear of the property and an external fire escape.

Externally there are two large tarmacked car parking areas with low level railings to the perimeter. To the side and the rear of the property there are grassed areas enclosed with metal security fencing.

3 Summary of Condition

3.1 Roof

The inspection of the roof areas was limited as there was no high-level access onto the roofs and the perimeter is secured with barbed wire. The roof is made up from two pitched roofs with a central valley between the hall and gymnasium. The roof is finished with a corrugated asbestos cement with translucent panels that provide light to the hall and gymnasium below.

Internally within the hall and the gymnasium, the roof is lined with insulation panels between the exposed rafters of the roof. It is assumed that this continues throughout the roof structure however this cannot be confirmed owing to ceiling finishes within other rooms.

The pitched roof over the gymnasium appears to have received a liquid applied waterproofing system, however a closer inspection of the roof would need to be undertaken to confirm this.

We understand that there is a history of water penetration from both roofs over the last 10 years. On the day of the survey, owing to the wet weather, water was observed leaking through the roof onto the floor. Within the rooms where there is a suspended ceiling, staining was observed to many of the ceiling panels. Areas of damp were also noted around the high-level windows within the hall and at the junction between the external cladding and the concrete frame. Staining from water penetration was observed high level to the wall between the hall and the WC corridor. This is likely to be caused by the valley, external to this wall, which has either failed or overflows possibly due to blockages.

Water drains from the roofs via concrete Finlock gutters and into large metal downpipes. We understand that these downpipes are cleared and maintained regularly, yet at the time of the survey, the downpipe to the north east was overflowing. This was reported to the site manager.

It appears that attempts have been made to resolve the water ingress to the roof with liquid applied waterproofing systems, but without success. We feel that this roof is now beyond economical repair and should be replaced with a system such as a built up aluminium profiled roof which incorporate an insulated panel giving better thermal efficiency and would be covered by an installation and manufacturers guarantee.

3.2 Walls

Heather House has facing brickwork from ground level to the first floor. This is in reasonable condition. The external cladding to the first floor is again asbestos profiled panels as the roof. A coating has been applied to the asbestos panels, which we would assume would be to improve the waterproofing of the panels. The same system may have been applied to the roofing panels, though this could not be verified due to limited inspection.

The panels to the walls are regular in appearance with only minor cracks and no signs of distortion. This would suggest that the panels remain securely fixed to the structural frame.

The panels to the wall appear to be performing better than those to the roof. However, water ingress was observed around the windows within the Hall and at the junction of the frame.

We would recommend that the asbestos panels to the wall are replaced along with the panels to the roof with the same insulated panel system which would again increase the thermal efficiency and provide a guarantee for the works.

Investigations to the foundation was not undertaken, however there was no evidence at the time of the survey to suggest that there is any movement or shift in their construction.

3.3 Windows

The windows within Heather House are predominantly single glazed timber casement windows with a paint finish and fitted with security grilles. All windows are generally in very poor condition, most cills are rotten and decorative paint finish has flaked off. We would recommend that these windows are replaced with new double-glazed uPVC windows specified to PAS24. The replacement windows will have a higher thermal efficiency and security.

The high-level windows to the main sports hall are top hung vertical single glazed windows most likely aluminium. Close inspection of these windows was not possible due to their height; however we would recommend that these are replaced along with the cladding to utilise the access scaffold and ensure the correct detailing with the cladding.

Above the front door there is a fixed glazed screen within a timber frame which provides light to the main entrance hall. The screen is in a fair condition although its replacement should be considered when renewing the main entrance doors.

3.4 Doors

The front entrance door is a solid timber double door with vision panels to one leaf and decorative paint finish. The door is in a reasonable condition but is showing signs of heavy use and we would recommend that they are overhauled or possibly replaced.

There is a set of timber glazed double doors leading into the main gymnasium. These doors are in poor condition with various areas of timber rot apparent and should be replaced. Additionally, there is a second timber escape doors leading from the main hall these are in a fair condition and would require an overhaul in the near future. There are several other single doors used as escape doors, these are predominantly solid timber with vision panels, these are in mixed condition however, generally suffer from rot and decay, these should be considered for replacement when undertaking the replacement windows to the building.

Internally the main doors that lead from the corridor, are solid timber fire doors. Most of these doors appear to be original and require maintenance or replacement to ensure that they provide adequate fire protection against the spread of fire.

3.5 External Site

The external surfaces to the carparks are in a fair condition although ponding of water was observed in various locations in particular where there is more frequent use by the entrance. Resurfacing of these car parks should be considered within the next 3-4 years to stop further deterioration of the car park surface.

The site to the side and the rear is enclosed with metal perimeter security fencing, this is relatively new and in good condition. Within the perimeter fencing additional timber fencing encloses various areas of lawn and shrubbery along with some artificial grassed areas.

There is a concrete path that runs around the perimeter of the building. This has various cracks but is generally in a reasonable condition for its age. Between the two car parks there is a strip of scrub land that is mostly grass and weeds, this accommodates a change in levels between the two car parks. The car park directly in front of the building is approximately 200 mm higher than the adjacent car park and its edged with a concrete kerb and galvanised rail. The metal handrail is in a reasonable condition however, the concrete kerb has sections that have been damaged and are/or missing. This remedial work should be picked up during the car park resurfacing.

There is evidence of line markings within both carparks, most of which is now lost. The car park in front of the main entrance appears to have been marked out as designated car parking spaces for disabled bays. The line markings are very difficult to decipher and should be remarked as designated disabled parking bays and include vertical signage.

3.6 Main Entrance Corridor

The corridor provides access to the main hall via double timber doors as well as access to the office and into the store. There are stairs accesses from the corridor that lead up to the Committee Room above. The ceiling to the corridor is plasterboard with a textured ACM finish. The walls are an emulsion painted block wall with a recently laid sheet vinyl floor and recessed coir entrance matting.

The ceiling is in poor decorative order however, the walls and floor are in a reasonable condition and the joinery is generally in a good decorative order.

3.7 Sports Hall (Chamberlain)

The concrete posts and beams support the asbestos cement panels above which is open to view. Viewed from ground floor level, the concrete components appear to be well formed and free from significant defect. There is evidence of past and present water penetration and staining as previously discussed from the cement roof panels above. The frame stands vertical and there is nothing to suggest any serious problems or any significant defects on the concrete components. However full inspection of the frame was limited. To ensure the frame is completely free from defects we would recommend that full height internal access is provided, and the frame is inspected by a structural engineer.

Thermal insulation panels can be seen sandwiched at high level between the rafters, this would have been adequate at the time of construction however, this will not comply with current Building Regulation Standard for thermal efficiency. Light is provided to the hall via translucent polythene skylights. These skylights are old and discoloured and will require replacement.

The external wall cladding is also open to view at first floor height and generally appears to be in a fair condition. There is some staining around the window openings and at the junction with the frames. This cladding is unlikely to contain any thermal insulation.

The bottom of the external walls and the internal partitions to the changing rooms and gymnasium area are built in blockwork with an emulsion paint finish that shows signs of wear and tear but are generally in a reasonable condition.

The hall floor is a sprung timber sports floor. The timber floor has been kept in an excellent condition although has recently undergone some repairs following damage caused by damp.

To the East and West of the Hall there are equipment stores of simple block construction. It was difficult to see much of the walls and floor surfaces, due to the storage items within the rooms. However, where the ceiling, walls and floor surfaces were viewed they appear to be in a reasonable condition for the use of the room and space. The timber doors and thresholds are subject to heavy use and do show some wear and tear but considered to be in a reasonable condition and will require redecorations during the cyclical redecoration programme.

3.8 The Office

The office has a freshly decorated plastered ceiling with emulsion finished block walls and new sheet vinyl flooring. The office is considered to be in good condition.

3.9 Kitchen

The kitchen has a textured ceiling finish, emulsion finish block walls and new vinyl sheet flooring. The walls are partially tiled with a plain white ceramic tiles, and there are stainless steel work surfaces and sink unit with selection of timber cupboards. The paint finish to the plastered ceiling has been damaged and the paint is flaking. There are some areas of staining to the ceiling and walls.

3.10 Ladies WC's

A small lobby area leads to the Ladies' WC's. This comprises a painted plastered ceiling, emulsion finish block walls with plain white tiled ceramic splashbacks and a sheet vinyl flooring. There are four cubicles constructed from block walls with emulsion finish and timber framed doors to each cubicle. There are two wash hand basins within a vanity unit. The condition of the Ladies' WC's is fair condition, the sanitary ware appears to be in working order however, considered dated. The ceiling is stained, and the walls required redecoration.

3.11 Male WC's

The Men's WC is also accessed from an internal lobby. This comprises a painted plastered ceiling, emulsion finish block walls with plain white tiled ceramic splashbacks and a sheet vinyl flooring. There are two cubicles constructed from block walls with emulsion finish and timber frame doors to each cubicle. There are five wash hand basins within a vanity unit and five ceramic urinals. The condition of the men's WC's is fair condition, the sanitary ware appears to be in working order however, again, dated. The ceiling is stained, and the walls required redecoration.

3.12 Showers

Leading from the Male WC there is a shower room with three raised ceramic shower trays. The block walls are decorated with half height ceramic tiles and a tiled floor. There are no cubicle surrounds or shower heads visible. We understand that the showers have not been used for a number of years and the room is now used for storage. Should this room be put back into use as a shower room or given another use, a full refurbishment of floor, walls and ceilings would be required.

3.13 Gymnasium (Reed Hall)

The gymnasium is currently being used by a boxing club. As with the main hall, the room is open up to the underside of the roof panels leaving the frame and insulation panels exposed. Areas of staining can be seen from water penetration and pools of water were seen on the floor at the time of the inspection. Walls are block work with emulsion paint finish, floors are solid concrete with a vinyl floor finish, although part of the room also has an interlocking foam sports floor.

From the gymnasium leads into a secondary room of similar construction and finish which houses a boxing ring. Again, within this room there are two areas of water ingress from the roof leading to pools of water on the floor. From the boxing ring room there is access to a small changing area and office area as well as internal access to the boiler room. No access was available to the office at the time of the inspection.

3.14 The Creche

Within Heather House Community Centre there is a mezzanine floor providing a room with separate external access. This room was previously used as a Creche. It comprises one large room with a separate WC and Fire Escape. The room is open up to the underside of the roof, exposing the concrete frame and insulation panels. The walls are emulsion paint finish to block walls and the floor is carpeted throughout. The room is in poor decorative order and the carpet is worn and stained. Refurbishment of this room would be required prior to future letting. The separate WC and wash hand basin is in a fair condition although requires redecoration throughout.

3.15 Committee Room

The committee room is accessed internally from the main entrance corridor. The ceiling is open to the underside of the roof and includes a large steel frame roof light. The walls are block work with an emulsion paint finish and there are carpet floor tiles to the floor. From the Committee room there is a walk-in storage room which has a block work wall undecorated and thermoplastic floor tiles. This room is in an adequate condition for its use, the Client may consider replacing the thermoplastic floor tiles as these have been identified as containing traces of asbestos however, they appear to be in good condition and so if managed these tiles could stay until a later date.

3.16 Boiler Room

The boiler room is accessed from the boxing ring room. It is in a reasonable condition suited to its use.

3.17 Services

3.17.1 Mechanical Services

Mechanical services provided to Heather House comprise a low pressure hot water (LPHW) heating system, with central gas fired condensing boilers serving steel panel radiators in general areas, and vertical fan convectors in the large (Chamberlain) hall. Heating distribution via a copper pipework system, installed mainly at high level ground floor.

The heating system is divided approximately into two zones, being large hall and Small (Reed) hall, with zone control by motorised zone valves.

Incoming mains gas and mains water enters the building via the intake cupboard located in the Boxing Club area.

A large galvanised steel cold water storage tank is installed at high level above the stairway to the First Floor Family Circle Room.

Domestic hot water serving the Changing areas, WCs hand washing and Kitchen sink is provided by an indirect hot water calorifier installed in the Boiler room. Hot water is provided to the First floor Creche hand basin by an electric over sink water heater.

Extract ventilation to WCs, showers and Kitchen is provided by local wall / ceiling mounted extract fans. Four large locally controlled wall mounted axial extract fans are installed in the Small Hall / Boxing gym.

The mechanical services systems appear to meet the requirements of the building, and are in serviceable condition although pipework distribution systems and emitters appear to be approaching life expiry.

Gas fired condensing boilers have been recently installed are in good condition. The Boiler room pipework and fittings, pumps etc. appear in fair condition, with thermal insulation missing, and some surface corrosion.

Vertical LPHW fan convectors serving the sports hall are in poor condition, having been damaged, and steel panel radiators are showing signs of corrosion in some areas.

The hot water calorifier installed in the Boiler room appears to be in poor condition, and appears undersized for the demands of the building, i.e. showers, kitchen and handwashing, although no issues were reported by on site staff. Note that access to the shower area was not available during the survey.

There are a number of ventilation openings to the boiler room, apparently originally required for a conventional flue boiler. The recently installed boilers are room sealed type and therefore a small amount of ventilation only is now required, therefore energy wastage through high ventilation rates will result.

The galvanised steel cold water storage tank appears to be in poor condition externally, with damaged/missing plasterboard ceiling. Access to the tank is difficult for inspection / maintenance.

Extract ventilation fans generally are in fair condition, although many of the fans were found to be heavily soiled.

3.17.2 Electrical Services

Electrical services comprise a single phase incoming supply entering the building via the Store room accessed from the sports hall, distributing to local lighting and power distribution board.

Lighting to the sports hall comprises suspended fluorescent fittings, typically emergency lighting comprises separate fittings.

Lighting to the WCs comprises recessed fluorescent fittings, locally switched, the remainder of the lighting comprises surface mounted fittings. Pendant fittings are installed in the First floor Creche and Family Circle rooms, and a number of surface mounted bulkhead fittings are fitted in circulation areas. External emergency lighting is provided to principle exits.

All lighting is locally switched, with the exception of the accessible WC which is PIR controlled. Local electrical power distribution typically comprises surface mounted conduits serving galvanised socket outlets, connection units etc.

A multi-zone fire alarm system is installed with a panel installed in the Intake cupboard. Call points and sounders are installed at various points throughout the building.

Access control incorporating video entry and key fob readers is fitted to the main entrance. An intruder alarm is fitted with detectors installed in Ground floor areas, with user interface installed in the Entrance Lobby.

The electrical services were inspected in February 2018, and a number of faults were identified requiring urgent remedial action, or recommended improvements. It is apparent that no remedial actions have been carried out since the report was issued.

Although the fire alarm system is in relatively good condition, no heat or smoke detectors are installed in any of the spaces, including the Boiler room.

The fire alarm panel is installed in the electrical distribution cupboard in the Boxing Club area, as opposed to the close the main entrance as is required.

The electrical supply is 100 Amp single phase, and although no issues were reported by on-site staff, the supply is considered comparatively small for the building.

Local electrical power distribution typically appears to be in fair condition generally although showing signs of age in some areas.

Lighting fittings in general areas appear to be deteriorating notably in the halls, with a significant number of lamps having failed. Consideration should be given to replacing fittings with LED lamp fittings which are higher efficiency and with significantly longer lamp life.

Energy savings could be achieved with the use of automated lighting control.

3.18 Forecast Maintenance Costs

The results of the survey indicate an estimated total liability of **£765,148.00 +VAT** over 15 years for planned component replacement.

These figures are inclusive of contingencies, Contractors Preliminaries, overheads and profit, professional fees but exclude VAT. We consider that these costs realistically represent both the current condition and the future maintenance liability of the scheme.

All costs are based on indicative rates at Q3 /2018 and no allowances have been made for inflation of the forecast term, actual costs may vary depending on the specification of work and the procurement approach adopted. We have assumed that the works will be competitively tendered on a commercial basis and in packages of work to achieve economical cert scale a broad and overall percentage allowance has been included for Contractor preliminaries, overheads and profit but this will be variable according to the type of work, procurement and delivery methods.

A full elemental life cycle cost and breakdown can be found within Appendix A of this report which enables the ability to 'drill down' and access each element of room individually. A summary of overall costs for each element is also provided in Appendix A.

We have estimated costs based on reasonable like for like replacement of existing components, it is possible that most substantial refurbishment/remodelling/improvements will be required in future and such work will attract a premium cost above the base rate assessment we have made and will vary depending on work scope as specification.

4 Summary

We have completed condition survey of Heather House Community Centre and appended to this Survey Report an elemental breakdown of the components, there condition and our assessment of future maintenance costs. We would summarise that the Building is in a fair condition for its age and is reasonably maintained. There are various electrical items that need attention and a lighting upgrade should be considered. The roof and cladding have reached the end of their useful life and their replacement should be considered along with the windows and external doors throughout the building.



Appendix A

Life Cycle Cost and Breakdown

Maidstone Borough Council
T3-0817 Heather House Community Centre
Condition Survey Schedule

Element		Urgent / Backlog	1	2	3	4	5	6 to 10	11 to 15	Totals Years 1 to 15
ROOFS - STRUCTURE		£0	£0	£0	£0	£0	£0	£0	£0	£0
ROOFS - COVERINGS (FLAT)		£0	£0	£0	£600	£0	£0	£0	£0	£600
ROOFS - COVERINGS (PITCHED)		£0	£138,000	£0	£0	£0	£0	£0	£0	£138,000
ROOFS - OTHER		£0	£8,500	£0	£0	£0	£0	£0	£0	£8,500
EXTERNAL WALLS		£0	£61,200	£0	£0	£0	£0	£0	£0	£61,200
WINDOWS / FENESTRATION		£0	£31,750	£0	£0	£0	£0	£0	£0	£31,750
EXTERNAL DOORS		£0	£4,000	£0	£4,500	£0	£0	£6,000	£0	£14,500
EXTERNAL PATHS		£0	£0	£0	£0	£0	£0	£0	£0	£0
EXTERNAL - OTHER		£0	£10,000	£0	£0	£46,550	£0	£0	£0	£56,550
ACCESS EQUIPMENT		£0	£12,500	£0	£0	£0	£0	£0	£0	£12,500
DECORATION - EXTERNAL		£0	£2,500	£0	£0	£0	£0	£2,500	£2,500	£7,500
INTERNAL - CEILINGS/CEILING FINISHES		£0	£0	£7,705	£0	£0	£0	£0	£0	£7,705
INTERNAL - WALLS		£0	£0	£0	£0	£0	£0	£0	£0	£0
INTERNAL - JOINERY		£0	£0	£0	£0	£0	£0	£0	£0	£0
INTERNAL - STAIRS		£0	£0	£0	£0	£0	£0	£0	£0	£0
INTERNAL - DOORS		£0	£5,000	£0	£0	£0	£0	£0	£14,000	£19,000
INTERNAL - FLOORS/FLOOR FINISHES		£0	£0	£0	£0	£750	£0	£5,000	£0	£5,750
WC / BATHROOM ACCOMODATION		£0	£0	£0	£31,000	£0	£0	£0	£0	£31,000
INTERNAL - FIXTURES AND FITTINGS		£0	£0	£0	£0	£0	£10,000	£0	£0	£10,000
DECORATION - INTERNAL		£0	£0	£0	£14,000	£0	£0	£14,000	£14,000	£42,000
SPECIALIST EQUIPMENT		£0	£400	£0	£0	£0	£2,500	£8,900	£0	£11,800
SERVICES - LIGHTING		£0	£0	£0	£9,950	£2,000	£2,550	£700	£650	£15,850
SERVICES - FIRE		£0	£0	£0	£0	£0	£0	£5,000	£100	£5,100
SERVICES - ELECTRICAL POWER		£0	£1,000	£0	£0	£4,000	£1,100	£7,650	£0	£13,750
SERVICES - HEATING AND HOT WATER		£0	£500	£8,600	£1,600	£0	£1,800	£12,200	£7,400	£32,100
SERVICES - COLD WATER		£0	£0	£0	£5,000	£0	£0	£2,700	£0	£7,700
Sub-Total		£0	£275,350	£16,305	£66,650	£53,300	£17,950	£64,650	£38,650	£532,855
Contingencies - Add	10%	£0	£27,535	£1,631	£6,665	£5,330	£1,795	£6,465	£3,865	£53,286
Sub-Total		£0	£302,885	£17,936	£73,315	£58,630	£19,745	£71,115	£42,515	£586,141
Contractors Preliminaries and OHP	22%	£0	£66,635	£3,946	£16,129	£12,899	£4,344	£15,645	£9,353	£128,951
Sub-Total		£0	£369,520	£21,881	£89,444	£71,529	£24,089	£86,760	£51,868	£715,091
Professional Fees etc	7%	£0	£25,866	£1,532	£6,261	£5,007	£1,686	£6,073	£3,631	£50,056
Sub-Total		£0	£395,386	£23,413	£95,705	£76,536	£25,775	£92,834	£55,499	£765,148
VAT	20%	£0	£79,077	£4,683	£19,141	£15,307	£5,155	£18,567	£11,100	£153,030
Total		£0	£474,463	£28,096	£114,846	£91,843	£30,930	£111,400	£66,599	£918,177

Ref	Building	Location	Area	Room	Element	Sub-Element / Description	Approximate Age (YYYY)	Condition Grade (A-D)	Condition Description	Work Required	Year to Action Works	Qty	Unit of Measure	Cost Rate	Forecast Cost (£ excl VAT)	Urgent / Backlog	1	2	3	4	5	6 to 10	11 to 15	Totals Years 1 to 15
	Heather House	Internal - Ground Floor	Main Entrance Corridor	Main Entrance Corridor	SPECIALIST EQUIPMENT	Door entry fob readers	2010	B - Good Condition	Good Condition	Replace when life expired	6 to 10	3	Item	£100	£300							£300		£300
	Heather House	Internal - Ground Floor	Main Entrance Corridor	Main Entrance Corridor	SPECIALIST EQUIPMENT	ADT Intruder alarm	2010	B - Good Condition	Good Condition	Replace when life expired	6 to 10	1	Installation	£5,000	£5,000							£5,000		£5,000
	Heather House	Internal - Ground Floor	Main Entrance Corridor	Main Entrance Corridor	SERVICES - LIGHTING	Circular bulkhead fitting	2015	B - Good Condition	Good Condition	Replace when life expired	11 to 15	1	Item	£50	£50								£50	£50
	Heather House	Internal - Ground Floor	Main Entrance Corridor	Main Entrance Corridor	SERVICES - FIRE	Illuminated exit sign	2015	B - Good Condition	Good Condition	Replace when life expired	11 to 15	1	Item	£100	£100							£100		£100
	Heather House	Internal - Ground Floor	Office	Office	SERVICES - LIGHTING	Surface fluorescent fitting, prismatic diffuser	2000	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	5	1	Item	£150	£150					£150				£150
	Heather House	Internal - Ground Floor	Office	Office	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor	Office	Office	SERVICES - HEATING AND HOT WATER	Single panel wall mounted radiator	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£400	£400							£400		£400
	Heather House	Internal - Ground Floor	Store 1	Store 1	SERVICES - LIGHTING	Surface fluorescent fitting, prismatic diffuser	2010	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Item	£150	£150							£150		£150
	Heather House	Internal - Ground Floor	Store 1	Store 1	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor	Store 1	Store 2	SERVICES - LIGHTING	Circular bulkhead fitting	2015	B - Good Condition	Good Condition	Replace when life expired	11 to 15	1	Item	£50	£50								£50	£50
	Heather House	Internal - Ground Floor	Store 2	Store 2	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor	Store 2	Store 2	SERVICES - ELECTRICAL POWER	Electrical intake / meter	1990	C - Satisfactory / Fair Condition	Fair condition	Meter tail identification (PIR report issue)	5	1	Installation	£500	£500					£500				£500
	Heather House	Internal - Ground Floor	Store 2	Store 2	SERVICES - HEATING AND HOT WATER	Single panel wall mounted radiator	1990	C - Satisfactory / Fair Condition	Fair condition, some corrosion	Replace when life expired	3	1	Installation	£400	£400				£400					£400
	Heather House	Internal - Ground Floor	Sports Hall	Sports Hall	SERVICES - LIGHTING	Suspended fluorescent fittings	1990	D - Deteriorating / Poor Condition	Fair / poor condition	Replace when life expired	3	20	Installation	£300	£6,000				£6,000					£6,000
	Heather House	Internal - Ground Floor	Sports Hall	Sports Hall	SERVICES - LIGHTING	Emergency lighting fittings	2010	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	5	2	Item	£300	£600					£600				£600
	Heather House	Internal - Ground Floor	Sports Hall	Sports Hall	SERVICES - FIRE	Call points, sounders	2010	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£2,000	£2,000							£2,000		£2,000
	Heather House	Internal - Ground Floor	Sports Hall	Sports Hall	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Fair condition	Replace when life expired	4	1	Installation	£4,000	£4,000				£4,000					£4,000
	Heather House	Internal - Ground Floor	Sports Hall	Sports Hall	SERVICES - ELECTRICAL POWER	Surface electrical cabling and outlets	2005	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£3,000	£3,000							£3,000		£3,000
	Heather House	Internal - Ground Floor	Sports Hall	Sports Hall	SERVICES - HEATING AND HOT WATER	Vertical fan convectors, Copperad	1990	D - Deteriorating / Poor Condition	Poor condition	Replace fan convector units	2	7	Item	£800	£5,600				£5,600					£5,600
	Heather House	Internal - Ground Floor	Sports Hall	Sports Hall	SERVICES - HEATING AND HOT WATER	Heating pipework	1990	D - Deteriorating / Poor Condition	Replace insulation / pipework	Replace fan convector units	2	1	Installation	£3,000	£3,000				£3,000					£3,000
	Heather House	Internal - Ground Floor		Store 4	SERVICES - LIGHTING	Circular bulkhead fitting	2015	B - Good Condition	Good Condition	-	11 to 15	1	Item	£50	£50							£50		£50
	Heather House	Internal - Ground Floor		Store 4	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor		Store 4	SERVICES - HEATING AND HOT WATER	Single panel wall mounted radiator	1990	C - Satisfactory / Fair Condition	Satisfactory Condition, some corrosion	Replace when life expired	5	1	Item	£400	£400					£400				£400
	Heather House	Internal - Ground Floor		Store 3	SERVICES - LIGHTING	Circular bulkhead fitting	2015	B - Good Condition	Good Condition	-	11 to 15	2	Installation	£50	£100							£100		£100
	Heather House	Internal - Ground Floor		Store 3	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor	Kitchen	Kitchen	SERVICES - LIGHTING	Surface fluorescent fitting, prismatic diffuser	2000	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	5	3	Installation	£150	£450					£450				£450
	Heather House	Internal - Ground Floor	Kitchen	Kitchen	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£500	£500							£500		£500
	Heather House	Internal - Ground Floor	Kitchen	Kitchen	SERVICES - COLD WATER	Mains water service to sink	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor	Kitchen	Kitchen	SERVICES - HEATING AND HOT WATER	DHWS to sink	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor	Kitchen	Kitchen	SERVICES - HEATING AND HOT WATER	Single panel wall mounted radiator	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£400	£400							£400		£400
	Heather House	Internal - Ground Floor	Kitchen	Kitchen	SPECIALIST EQUIPMENT	Window mounted extract fan	2000	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Item	£250	£250							£250		£250
	Heather House	Internal - Ground Floor	Male WC	Male WC	SERVICES - LIGHTING	Recessed 4-tube fluorescent fitting	1990	D - Deteriorating / Poor Condition	Fair / poor Condition	Replace when life expired	4	1	Installation	£1,000	£1,000				£1,000					£1,000
	Heather House	Internal - Ground Floor	Male WC	Male WC	SERVICES - COLD WATER	Domestic cold water services	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£1,000	£1,000							£1,000		£1,000
	Heather House	Internal - Ground Floor	Male WC	Male WC	SERVICES - HEATING AND HOT WATER	DHWS to hand basins	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10		Installation	£500	£0							£0		£0
	Heather House	Internal - Ground Floor	Male WC	Male WC	SERVICES - HEATING AND HOT WATER	Single panel wall mounted radiator	1990	D - Deteriorating / Poor Condition	Poor Condition	Replace when life expired	3	1	Installation	£400	£400				£400					£400
	Heather House	Internal - Ground Floor	Lobby	Lobby	SERVICES - LIGHTING	Suspended fluorescent fitting, prismatic diffuser	2000	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	5	1	Installation	£150	£150					£150				£150
	Heather House	Internal - Ground Floor	Lobby	Lobby	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£100	£100							£100		£100
	Heather House	Internal - Ground Floor	Ladies WC	Ladies WC	SERVICES - LIGHTING	Recessed 4-tube fluorescent fitting	1990	D - Deteriorating / Poor Condition	Fair / poor Condition	Replace when life expired	4	1	Installation	£1,000	£1,000				£1,000					£1,000
	Heather House	Internal - Ground Floor	Ladies WC	Ladies WC	SERVICES - LIGHTING	Emergency lighting fittings	2000	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	11 to 15	1	Item	£150	£150							£150		£150
	Heather House	Internal - Ground Floor	Ladies WC	Ladies WC	SERVICES - COLD WATER	Domestic cold water services	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£800	£800							£800		£800
	Heather House	Internal - Ground Floor	Ladies WC	Ladies WC	SERVICES - HEATING AND HOT WATER	DHWS to hand basins	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor	Ladies WC	Ladies WC	SERVICES - HEATING AND HOT WATER	Single panel wall mounted radiator	1990	D - Deteriorating / Poor Condition	Fair / poor Condition	Replace when life expired	5	1	Installation	£400	£400					£400				£400
	Heather House	Internal - Ground Floor		Accessible WC	SERVICES - LIGHTING	Circular bulkhead fitting	2015	B - Good Condition	Good Condition	Replace when life expired	11 to 15	1	Installation	£50	£50								£50	£50
	Heather House	Internal - Ground Floor		Accessible WC	SERVICES - LIGHTING	Emergency lighting fittings	2010	B - Good Condition	Good Condition	Replace when life expired	6 to 10	1	Item	£150	£150							£150		£150
	Heather House	Internal - Ground Floor		Accessible WC	SPECIALIST EQUIPMENT	Disabled alarm	2010	B - Good Condition	Good Condition	Replace when life expired	6 to 10	1	Installation	£750	£750							£750		£750
	Heather House	Internal - Ground Floor		Accessible WC	SERVICES - COLD WATER	Domestic cold water services	2010	B - Good Condition	Good Condition	Replace when life expired	6 to 10	1	Installation	£300	£300							£300		£300
	Heather House	Internal - Ground Floor		Accessible WC	SERVICES - HEATING AND HOT WATER	DHWS to hand basin	2010	B - Good Condition	Good Condition	Replace when life expired	6 to 10	1	Installation	£200	£200							£200		£200
	Heather House	Internal - Ground Floor		Accessible WC	SERVICES - HEATING AND HOT WATER	Single panel wall mounted radiator	2010	B - Good Condition	Not Low Surface Temperature radiator	Replace with LST	1	1	Installation	£500	£500			£500						£500
	Heather House	Internal - Ground Floor		Accessible WC	SPECIALIST EQUIPMENT	Ceiling mounted extract fan	2010	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	6 to 10	1	Item	£200	£200							£200		£200
	Heather House	Internal - Ground Floor		Store 6	SERVICES - LIGHTING	Surface fluorescent fitting, prismatic diffuser	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	5	1	Installation	£150	£150					£150				£150
	Heather House	Internal - Ground Floor		Store 6	SERVICES - ELECTRICAL POWER	Surface electrical conduit and outlets	1990	C - Satisfactory / Fair Condition	Satisfactory Condition	Replace when life expired	5	1	Installation	£300	£300						£300			£300
	Heather House	Internal - Ground Floor		Store 6	SPECIALIST EQUIPMENT	ADT Intruder alarm processor	2010	B - Good Condition	Good Condition	Replace when life expired	6 to 10	1	Item	£1,000	£1,000							£1,000		£1,000

[illegible]



Appendix B

Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18