



Condition Survey

Property and Business Services



P0697 - Parkfield Site (House &
Grounds)

P0697AB - Parkfield House

38
Esplanade Road
Paignton
Devon

DATE: 13/04/2022



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Property and Business Services

CONDITION REPORT

Project: P0697AB - Parkfield House

Release: 07/10/2022

Date: 13/04/2022

TDA End of Stage Quality Control

Author: TDA

Owner: Client

Client: Torbay Council

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1. Introduction

Torbay Council commissioned TDA Property Services Group to undertake the Condition Survey of P0697AB - Parkfield House.

The Condition Survey was required to capture an accurate picture of the state of the building in order to facilitate investment appraisals and future decision-making processes.

Condition Surveys by nature provide a systematic, uniform and objective basis for collecting information on the state of the premises. To further ensure consistency all elements of the survey have also been carried out to a uniform methodology.

The survey elements identify the work necessary to bring premises up to a serviceable state of repair, and to rectify breaches of legislation (excluding the Equalities Act) where repair strategies have been recommended.

We very much hope this Condition Survey will assist the governing authority and business managers in developing and updating their development plans and any other plans they may have for P0697AB - Parkfield House.

2. Extent of Surveys

Essentially these surveys involved an assessment of the fabric of the assets.

The Condition Survey identifies works necessary in order to bring the premises up to a 'grade A' standard, and to keep them at that level over the next 5 year period.

Each element exhibiting a defect has been given a grade, priority and budget cost for the repair strategy in line with submitted methodology and the survey covers the whole block plus external areas of the site.

The Condition Surveys were visual and non-intrusive but sufficiently thorough as to identify the need for any further surveys or tests. Services were not tested, nor were there any testing of elements to establish the presence of, for example, asbestos.

Intrusive investigations involving opening up of the structure, taking down ceiling panels, up lifting flooring panels etc. and forming access into service ducts were not carried out.

High level, elevation areas and roofs were visually inspected in line with the agreed survey limitations and conditions and our standard terms and conditions.

3. Condition Survey Reports

The forms used for recording findings and for transfer of data to the computer are held in our Technology Forge system. Principal changes have been made to these to align the projected repairs for a 5 year outlook.

The individual sheets in Appendix A allocate a condition category against both the main element and sub-elements. This gives an overview of the main element condition, and in particular to the sub-elements components that have deteriorated.

A judgement has therefore been made of the overall condition of a main element following the principles set out in the methodology.

4. Condition Grading

This gives descriptions of condition for each element, and the condition 'grade' that should typically apply.

In broad terms, the elements have been assessed as follows:

- Grade A – Good. Performing as intended and operating effectively.
- Grade B – Satisfactory. Performing as intended but exhibiting minor deterioration.
- Grade C – Poor. Exhibiting major defects and/or not operating as intended.
- Grade D – Bad. Life expired and/or serious risk of imminent failure.

In order to arrive at the overall condition grade for each main element, the engineer or surveyor has made an assessment of the sub-elements and their significance in affecting the performance of the whole. For instance, an otherwise 'Good' or Grade A heating system, cannot perform satisfactorily with life expired heating controls. Thus a Grade D sub-element may reduce the overall grade to Grade C. Substitute boilers for heating controls and this may reduce the overall grade even further to a Grade D.

Conversely, the condition of decorations may be 'Bad' in a small number of rooms in a block where the remainder may be 'Good' or 'Satisfactory'. The overall condition of decorations in the block will be represented by the most prominent Grade, rather than the lowest Grade noted.

With external painting, another instance applies where two main elements are linked inextricably, but need to be assessed entirely separately. Thus life expired decorations – Grade D should be considered separately from external walls, windows and doors – say Grade B, even though redecoration (with minor repainting repairs) would bring both main elements up to Condition A.

Age of the fabric has not totally influenced the judgement on condition grading. A 30 year old asphalt roof covering may be performing perfectly satisfactorily and be a Grade A. But a new cavity wall may suffer from significant rain penetration due to an inherent defect and be a Grade C.

This uniformity and objectivity are vital in determining condition to ensure that a consistent approach is taken across all of the surveys.

5. Priority Grading

The surveys give descriptions of priority grades to works dependent on urgency or the degree to which work can be postponed or programmed within a 5 year planning period.

In broad terms, the works required have been prioritised as follows:

- Priority 1. Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.
- Priority 2. Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of the occupants and/or remedy a less serious breach of legislation.
- Priority 3. Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.
- Priority 4. Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

Key phrases have been carefully considered when allocating a priority to works. These fall into three areas:

- Protecting the fabric or services of the premises from deterioration
- Protecting the occupants (and all visitors or passers-by) from hazards around the site
- Protecting staff from breaches of legislation

Clearly there is an interaction between the three. Failure of a boiler to a central heating system may not constitute a risk to the health and safety of the occupants, but it does affect their welfare and may constitute a breach of legislation on various counts including failure to deliver the business.

It was also necessary to take account of factors beyond the three areas discussed above, for instance the significance say of external decoration on the image of the establishment which may warrant applying a higher priority.

It is important to emphasise that the works to which this priority grading system applies do not include routine maintenance and inspections carried out under term contracts nor re-active maintenance (of a very minor nature) carried out for unforeseen works. However, a comprehensive knowledge of this work will help to inform the process of establishing the condition grades for elements and the urgency with which planned works must be carried out.

It is very likely that Priority 1 Grade works need to be addressed within the current financial year and should be brought to the immediate attention of the business manager for speedy action. This may also require closure of the premises while investigations are carried out and contracts are let for the remedial action.

Priority 2 grade works may be programmed within a two-year period, although in practice this is likely to be the financial year following the inspection.

Priority 3 grade works can also be considered essential (rather than desirable) if the aim is to keep the particular set of premises in a satisfactory state of repair.

When the scale of the repair has been considered it has been described and costed to allow for returning the element to a Grade A condition i.e. "Performing as intended and operating efficiently". For instance, with external walls, windows and doors requiring re-decoration, the scale of pre-

painting repairs should ensure that all components work as they were designed to do and to the correct tolerances.

Repairs and their costs have not be modified or adjusted downwards to compensate for a scarcity of funds, and a desire to spread the budget further. The intention is to give a full and accurate picture of programmed and backlog maintenance.

6. Cost Assessments

An estimate has been made at the time of assessment to the cost of repairing or renewing the defective element.

Where an alternative solutions to straight repair on a like for like basis offer better value for money, then such opportunity has been assessed at the same time.

Within the pursuit for higher quality premises, the broad principles of whole life costings have been applied, in order to achieve value and performance within the projections.

Costs include preliminaries, contingencies and professional fees, but not VAT.

The estimates do not include for upgrading specifications to current standards, except where the existing specification is no longer available or would breach legislation.

Appendix A

Condition Survey

Parkfield Site (House & Grounds)

Property	Parkfield Site (House & Grounds)	Block Ref Number		Parkfield House
		Type Group		
Asset no.	P0697	Surveyor		Simon Wright
Condition Survey Date	13/04/2022	Electrical Engineer		Gary May
		Mechanical Engineer		Barry Powell

A three-storey, Grade II listed Victorian era house converted into council offices, with solid masonry walls under slate-covered pitched roofs. Recent works undertaken include an extensive roof refurbishment in 1996, with the top floor (attic rooms) brought into use in 1998. The decorative walls with various pilasters, sunk panels and panelled verge bands are punctuated by timber sash windows and French windows, with a majority of the external elements in a serviceable condition. Internally, the building has been unaltered since c. 1900 with many original features, including fireplaces, mosaics floors, modillion plaster cornices, stair flights and stained glass remaining intact - generally, all elements are in fair condition. It is important to ensure that external and internal maintenance, notably redecoration and gutter clearance is undertaken on a cyclical basis to prevent deterioration of the component parts of the building, and loss of original features. The electrical installation throughout the property is visibly in a good condition, test certification have not been inspected. Some minor works have been highlighted to the power circuits but the lighting especially would benefit from an upgrade within some areas to ensure compliance with current lighting guides. The boiler house installation is in a good condition. The general heating installation throughout the property is cast iron decorative radiators which along with the pipework would seem in good condition. Some works are required to ensure the disabled toilet complies with current guidelines. Comments on the external elements have been limited to the front and rear bounded areas - the main access driveway is in poor condition with notable potholes which require a separate assessment by a highways contractor. Electrical survey - Gary May 13/04/2022 Structural survey - Colin Peters 12/02/2020 Mechanical survey - Barry Powell 13/04/2022 Building survey - Simon Wright/Paul Heath 13/04/2022

	Condition	P1	P2	P3	P4	
Roofs		0	0	3,000	0	3,000
Floors and stairs		0	0	1,500	0	1,500
Ceilings		0	0	0	0	0
External walls windows and doors		0	0	0	0	0
Internal walls windows and doors		0	0	0	0	0
Sanitary services		0	0	0	0	0
Mechanical services		0	0	72,000	16,500	88,500
Electrical services		0	8,025	5,600	0	13,625
Redecorations		0	0	11,000	0	11,000
Fixed furniture and fittings		0	0	0	0	0
External Areas		0	0	0	0	0
Playing Fields		0	0	0	0	0
	TOTALS:	0	8,025	93,100	16,500	117,625

Roofs

Roof Structure

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052747			Specialist contractor to treat woodworm - to survey roof areas prior to treatment - nominal sum which may increase after full survey of roof void areas.	Evidence of localised woodworm in roof space.	B				1,000	
IW00054623				Timber trusses and beams - showing signs of age with minor warping but generally satisfactory. Evidence of woodworm noted separately.	B					

Roof Covering

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052749				Cement/terracotta chimney pots.	B	1 nr. missing to rear elevation				
IW00054624				Natural slate to pitched roofs - with terracotta/clay/concrete ridge tiles	B					
IW00054625				Sheet lead to dormers.	B					
IW00054626			Replace localised areas of rotten timber fascias/soffits with new to match existing.	Painted timber fascias and soffits - generally satisfactory with localised areas of rotten timber - nominal sum applied to replace.	B					
IW00054627				Painted render to masonry chimney stacks.	B					

Roof Drainage

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052746			Remove and clear/flush clear.	Painted cast-iron and plastic gutters and downpipes - notable amounts of vegetation in gutters.	C				2,000	

Floors and stairs

Substructure

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054628				Solid concrete and suspended timber.	B					

Upper Floors

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054629				Suspended timber.	B					

Stairs

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054630				Timber construction (concealed beneath painted plaster finish) with varnished timber handrails and balustrading.	B					

Floor Finishes

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054631				Carpet - polyester - sheet and tiles.	B					
IW00054632			Heavy-duty clean of all vinyl floor coverings.	Vinyl - Altro-type - sheet - to wet areas - generally satisfactory but showing ingrained dirt in high traffic areas.	B				500	
IW00054633				Terracotta tiles - original to building - generally in good to satisfactory condition with localised defects to be expected in a building of this age. Most areas covered with other sheet floor coverings.	B					
IW00054635			Replace with new to match existing.	Carpet - polyester - sheet - to small staircases - showing notable ingrained dirt and wear on treads.	C				1,000	

Ceilings

Ceiling Finishes

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054634			Maintain as part of a cyclical programme of internal redecoration.	Painted plaster - presumed to be of lathe and plaster construction original to building - ornate/decorative and flat.	B					0

External walls windows and doors

External Walls (Construction)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052752				Masonry walls with painted render with ashlar finish - non-cavity original traditional construction with random masonry core.	B					
IW00054650				Face (red) brickwork and masonry walls with painted render to rear single-storey extensions.	B					

Windows and External Doors

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052754			Maintain as part of a programme of cyclical external redecoration.	Windows - painted timber - generally sash with some ornate/decorate elements. French windows to ground floor 'office/reception' room area.	B	Treat by injection				
IW00054636			Maintain as part of a programme of cyclical external redecoration.	Doors - painted timber - various styles with minor variations in condition due to location and frequency of use. Some doors show minor evidence of warping - to be expected as they are original to the building. Some ironmongery such as supplementary locks, bolts, latches, etc. are functional but not in keeping with heritage doors original to the building.	B	Treat by injection				
IW00054639				Window survey recommended (£1250) from cherry picker/MEWP to assess external condition of windows and surrounding render - notably looking for water entry points. To include survey of roof areas and rainwater goods.	C	Treat by injection				

Internal walls windows and doors

Internal Walls and Partitions

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
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IW00054638			Localised areas of peeling paintwork and spalling plaster to be removed/hacked off and replaced with new to match existing. Maintain as part of a cyclical programme of internal redecoration. Nominal sum applied for localised repairs.	Combination of painted plastered random masonry and lathe and plaster partitions. Generally good to satisfactory with localised areas of plaster defects, presumably linked to historic incidents of water ingress.	B				0	
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Internal Doors

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054640				Painted timber - mainly 6-panelled (cross and Bible) doors original to the building plus heritage 12-panelled door to ground floor room area. Minor warping and twisting evident but to be expected in a building of its age - some doors are presumed to have been adjusted to take account of their movements and current out of square shape.	B					
IW00054641				Painted timber door linings and (decorative) architraves.	A					
IW00054646				Painted timber - modern flush doors in areas refurbished such as toilets - generally satisfactory.	B					

Wall Finishes

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054637			Maintain as part of a programme of cyclical internal redecoration.	Windows - painted timber folding shutters to inside - mostly functional and in satisfactory working order.	B					
IW00054642			Maintain as part of a programme of cyclical internal redecoration.	Painted and stained/varnished timber panelling, dados and picture rails.	B					
IW00054643			Maintain as part of a cyclical programme of internal redecoration.	Painted lathe and plaster with localised decorative finishes/detailing. Some localised evidence of spalling paintwork and plaster - presumed to be linked to historic water leak issues.	B					

IW00054644				Ceramic tiles to wet areas - splashbacks to toilets and kitchen areas.	A					
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Internal Windows

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054645				Sliding sash window to front 'reception/office' room area.	A					

Sanitary services

Sanitary Appliances

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052756				Ground Floor - disabled WC with showering area with floor drain and grab rails and hinged support bars - minor signs of wear an tear but generally satisfactory. Accessibility to this toilet area needs to be assessed with proposed future building users requirements.	B					
IW00052757				Ground Floor - male toilets. Cistern original to building - lined polished hardwood construction with large hardwood seat. Small wall-mounted modern wash-hand basin with hot & cold water. Generally in satisfactory condition.	B					
IW00052758				Ground Floor - female WC - generally satisfactory condition.	A					
IW00052759				First Floor - toilet - WC pan with timber seat and cistern original to building. Small wash-hand basin unit with mirror and vanity light. Tiled splashback - size could be increased to prevent water damage to adjacent decorations & plasterwork.	A					

IW00052760				Second Floor - ladies bathroom and WC - currently not in use. Bath original to building (Victorian) and modern wash-hand basin and WC pan. Separate WC with polished hardwood cistern as per Ground Floor Gents WC with wash-hand basin. Generally dated but satisfactory. Consider long-term use of building and options of alteration/replacement within general listing of building re: advice from Historic England.	B						
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Disposal Installations (Above Ground Drainage)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054647				UPVC.	B					

Mechanical services

Water Installations (Hot and Cold Water Supplies)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052761				Mains cold water enters plantroom at rear of building and serves the entire building. Meter location is in footpath on main road. Hot water provided by direct gas fired Lochinar 109 litre water heater with return circuit via a pressure reducing valve and expansion vessel. Several listed features within the house have services capped off leaving dead legs. Service has been extended into temporary building. Some outlets are provided with blender valves.	C	Remove blind ends and dead legs				3,500

Heat Source (Boiler Room Equipment)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
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IW00052762				2 no Hamworthy Purewell 60kw natural gas atmospheric boilers with shunt pumps feeding primary heating circuits with two pumped V.T heating circuits serving radiators. At the time of the survey the location of a feed and expansion tank could not be identified. There is also a sump pump located within boiler house.	B	Replace boilers with new more efficient of alternative technology.			60,000	
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Heat Source (Controls)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052763				Schneider Building Management system provides control over boilers, water heaters, pumps, V.T circuits and W.C. extract. The control system is now obsolete and any failures will not be repairable.	C	Consideration to replacing the control system in its entirety.			12,000	

Space Heating (Terminal Units and Distribution)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052764				Generally cast iron column radiators decorative on the ground floor with wheel and L.S.V. Steel distribution pipework with some modifications made in copper. Much of the pipework is concealed and there is some evidence of corrosion where the pipes enter the floors.	C	Install T.R.V's where possible, water treatment should be checked to maintain longevity of pipework.				4,500

Ventilation Installations and Air Treatment

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052765				Limited mechanical extract to wc's, some appear to have been replaced with smaller units in the past. The kitchen and laundry areas have no mechanical ventilation. Kitchen has a domestic type cooker hood possibly recirculating.	C	Upgrade mechanical ventilation where possible				8,500

Gas Installations

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052766				Gas enters boiler room with emergency gas shut off solenoid valve, located at high level interfaced with fire alarm and monitored by B.M.S. Old gas services serving open fires are present, it is assumed that these are dead and a listing feature.	B					0

Electrical services**Electrical Installations (Switch Gear)**

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052767				Ground Floor Corridor Cupboard - 100 AMP TPN supply	B					
IW00052768				36 Way Hagar TPN D Board on ground floor, 14 Way Hagar SPN in 1st floor Cupboard, 6 Way SPN Legrand in Laundry	C	Cover missing from Hagar 16W TPN, install replacement			500	

Electrical Installations (Power)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052769				General - SWA, PVC, Trunking, FP200 m/c accessories rewired 1996	B					
IW00052770				Disabled Loo - Triton shower, sited at low level	A	IP suitability should be checked. No local isolation				
IW00052792				Reception office - Extension leads used under desks for IT equipment	C	Install additional sockets		400		
IW00052793				Room F4 - Extension leads used under desks for IT equipment	C			400		
IW00052794				Room F5 - Extension leads used under desks for IT equipment	C	Install additional sockets		800		
IW00052795				Room F2 - Extension leads used under desks for IT equipment	C	Install additional sockets		800		
IW00052796				Room F3 - Extension leads used under desks for IT equipment	C	Install additional sockets		400		

IW00052799				General - EICR due December 2022	B					
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Electrical Installations (Lighting)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052771				Suspend fluorescent, 2D Bulkheads/ Uplighters/Pendants	B					
IW00052772				Old Bathroom - Pendant light	C	Replace with IP rated LED fitting or HO batten holder and new shade if it needs to be in keeping with the old electrical equipment of the period		250		
IW00052788				Ground floor WC - Damaged pull switch	C			75		
IW00052789				Ground & 1st floor - WC Light broken, Bathroom light not HO batten holder	C	Replace old batten holders with IP54 bulkheads fittings		250		
IW00052790				Ground floor Cupboard - Cover missing from light fitting	C	Replace with new IP54 bulkhead fitting		150		
IW00052791				Ground floor Cupboard - Damaged light fitting	C			150		

Electrical Installations (External Lighting)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052773				High level T halogen floods	C	Replace with new LED flood lights		3,500		
IW00052797				Wall mounted outside - High level Son & TH flood lights	C	Replace flood lights with LED equivalent			2,500	

Protective Installations (Intruder Alarms)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052774				PIR'S installed maintained by Fullstop	A					

Protective Installations (Fire Alarms)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052775				Central - Firedex 9000 6 zone panel detectors, B. Glass, Sounders	A					
IW00052776				Boiler House - Heat detector	C	Provide heat detector		300		

Protective Installations (Emergency Lighting)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052778				Mainly stand alone units, all escape routes covered	B	Some areas require additional coverage			2,500	

Protective Installations (Lightning Protection)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052779				Installed and serviced by G & S	A					

Communications Installations (Telephone and Radio Installations)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052780				Networked throughout	B					
IW00052798				Panelled room - Telephone outlet plate loose	C			150		

Special Installations (Door Entry System)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052781				Various units some electronic/key pad TDSI System	B					

Special Installations (Computer Networking)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052782				Networked throughout	B					
IW00052800				RJ45 outlet hanging loose with bare connections	C	Install surface singlre box and RJ45 mounting plate			100	

Special Installations (Other)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052783				No emergency alarm installed within accessible toilet.	C	Alarm should be installed within disabled persons WC		400		

Redecorations

External Walls (Decoration)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052784				Masonry-painted render, gloss to all metal and wooden surfaces.	B	Maintain as part of a cyclical programme of external redecoration - recommended 5 yearly. Preparation, localised spot repairs and 2 no. coats of trade quality paints. To include all timber fascias, soffits, doors and door linings.				

Internal Decoration

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052785				Wood and metal surfaces are gloss painted.	A	Allow to touch up and re-paint where required.				
IW00052786				Ceilings are a mixture of painted plaster on plasterboard or laths, textured paper and emulsion painted anaglypta paper. Generally ceilings are in a fair condition.	A	Some areas require filling to make good cracking which has occurred due to historic movement of building fabric.				
IW00052787				Walls throughout the property are emulsion paint on woodchip or anaglypta paper with some walls paper covered.	A	Redecorate office areas and stairwells.			11,000	
IW00054648				Emulsion-painted plaster, gloss to all metal and timber surfaces, and varnish/wood stain to timber surfaces.	B	Maintain as part of a cyclical programme of internal redecoration - recommended 5 yearly. Preparation, localised spot repairs and 2 no. coats of trade quality paints. To include all doors and door linings, ceilings and wall panelling.				

Fixed furniture and fittings

Fixtures and Fittings

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052743				Heritage items - Victorian fireplace surrounds original to the building have been retained in most rooms with flues. In larger rooms these comprise of ornate/decorative marble fire surrounds with metal grates, with an exceptionally ornate bronze & cast iron fire grate within room G8.	A					
IW00052755				Kitchen units, cupboards and stainless steel sink.	A					
IW00054649				Ground floor - glazed timber display cabinets/bookcases, light support fittings, secure storage 'safe' room to ceiling to former billiard room, dumb waiter, serving hatches, cooking range to kitchen - heritage items - original to building - generally well-maintained.	A					

External Areas

Site Works (Kerbs, Steps etc.)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054652					N/A					

Site Works (Tarmac and Concrete Surfaces)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052745				Main driveway and access roads have notable potholes requiring infilling by specialist highways/tarmacadam contractor.	C	Recommended to obtain survey and quote for required tarmac repair and/or infill works.		0		

Site Works (Fences, Walls, Gates and Retaining Structures)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00052804				Property bounded by random masonry walls to front and rear with copings and cast iron and timber gates, general lawned area to front of property with walled garden to rear.	B					

Drainage (Underground Drainage)

Identified Work	Floor	Room No	Defect Location	Description	Condition	Repair	P1	P2	P3	P4
IW00054651				Underground drainage not investigated at time of survey but presumed to be of traditional construction - no issues noted by building management.	B					

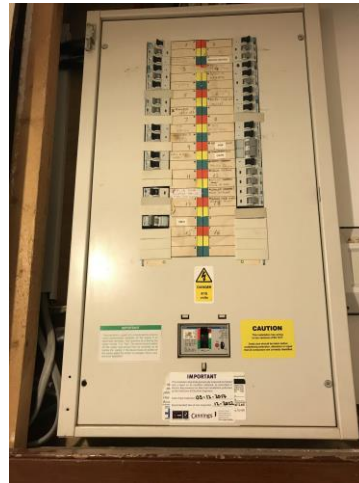
Appendix B

Condition Survey Photographs



IW00052746

Painted cast-iron and plastic gutters and downpipes - notable amounts of vegetation in gutters.



IW00052768

36 Way Hagar TPN D Board on ground floor, 14 Way Hagar SPN in 1st floor Cupboard, 6 Way SPN Legrand in Laundry

Cover missing from Hagar 16W TPN, install replacement



IW00052773

High level T halogen floods

Replace with new LED flood lights



IW00052788

Ground floor WC - Damaged pull switch



IW00052789

Ground & 1st floor - WC Light broken, Bathroom light not HO batten holder

Replace old batten holders with IP54 bulkheads fittings



IW00052790

Ground floor Cupboard - Cover missing from light fitting

Replace with new IP54 bulkhead fitting



IW00052791

Ground floor Cupboard - Damaged light fitting



IW00052792

Reception office - Extension leads used under desks for IT equipment

Install additional sockets



IW00052793

Room F4 - Extension leads used under desks for IT equipment



IW00052794

Room F5 - Extension leads used under desks for IT equipment

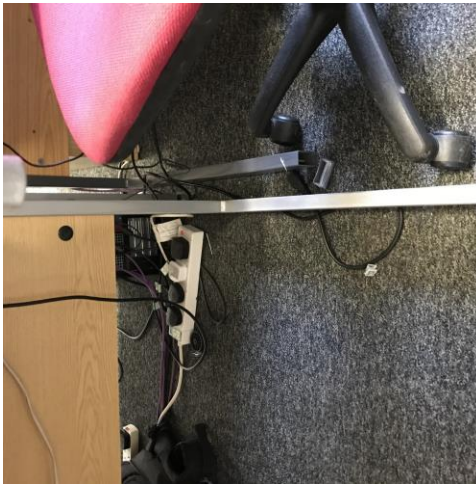
Install additional sockets



IW00052795

Room F2 - Extension leads used under desks for IT equipment

Install additional sockets



IW00052796

Room F3 - Extension leads used under desks for IT equipment

Install additional sockets



IW00052797

Wall mounted outside - High level Son & TH flood lights

Replace flood lights with LED equivalent



IW00052798

Panelled room - Telephone outlet plate loose



IW00052800

RJ45 outlet hanging loose with bare connections

Install surface single box and RJ45 mounting plate



IW00054626

Painted timber fascias and soffits - generally satisfactory with localised areas of rotten timber - nominal sum applied to replace.



IW00054638

Combination of painted plastered random masonry and lathe and plaster partitions. Generally good to satisfactory with localised areas of plaster defects, presumably linked to historic incidents of water ingress.