

ASSET MANAGEMENT PLAN

CONDITION SURVEY



PROPERTY	Brixham Town Hall Complex	BLOCK REF NUMBER	B0139
ASSET REFERENCE	B0139	BLOCK NUMBER	Brixham Town Hall Complex
SURVEY DATE	11 Jun 2010	GROSS FLOOR AREA	0.00
PRICING BASE DATE	01 Apr 2010	TYPE GROUP	1
SURVEYED BY	Mumford, P, Langridge, N, Clemens, N		

BRIEF DESCRIPTION OF THE CONSTRUCTION

A Victorian building with solid Ashlar limestone walls, with decorative natural stone details to windows doors etc all under a pitched slate roof. Mechanical Report - Norman Langridge - 06/04/2010 Electrical Report - Nick Clemens - 06/04/10 Meter Location G016 Kitchen 100A 3 TNS supply - Meter No. L00D00163 Installation Age 2 years - 50 years

CONDITION SUMMARY

Element	Condition	Priority 1	Priority 2	Priority 3	Priority 4
1 Roofs	C	0	0	3,000	0
2 Floors and Stairs	B	0	550	6,200	0
3 Ceilings	C	0	9,800	3,000	0
4 External Walls, Windows and Doors	B	0	2,500	15,000	0
5 Internal Walls and Doors	C	0	3,600	0	0
6 Sanitary Services	C	0	0	10,000	0
7 Mechanical Services	B	0	0	0	700
8 Electrical Services	C	1,200	11,100	5,200	1,600
9 Redecorations	B	0	2,500	27,450	25,000
10 Fixed Furniture and Fittings	A	0	0	0	0
11 External Areas	C	0	0	2,300	0
12 Playing Fields	X	0	0	0	0
TOTALS		1,200	30,050	72,150	27,300
TOTAL ALL PRIORITIES					130,700

Condition Grading	
Grade A	Good. Performing as intended and operating efficiently.
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.
Priority Grading	
Priority 1	Urgent work that will prevent immediate closure of the 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 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.