

ASSET MANAGEMENT PLAN

TORBAY COUNCIL

CONDITION SURVEY

PROPERTY	Oddicombe Beach Huts & Chalets	BLOCK REF NUMBER	T0681AJ
ASSET REFERENCE	T0681AJ	BLOCK NUMBER	Oddicombe Beach Huts & Chalets
SURVEY DATE	29 Nov 2010	GROSS FLOOR AREA	0.00
PRICING BASE DATE	01 Nov 2010	TYPE GROUP	III
SURVEYED BY	Mumford, P., Clemens, N		

BRIEF DESCRIPTION OF THE CONSTRUCTION

A building consisting of 18No. Beach Chalets on the asphalt roof of a single storey beach kiosk building consisting of a timber/masonry structure with flush timber entrance doors and single glazed metal double doors leading onto the front balconies. All under a built up felt roof. The roof area is accessed via an external metal/lumber staircase. Electrical Report - N Clemens - 28/09/10 Fed from meter cupboard in Beach Changing rooms - see Asset T0681AK.

CONDITION SUMMARY

Element	Condition	Priority 1	Priority 2	Priority 3	Priority 4
1 Roofs	A	0	0	0	0
2 Floors and Stairs	B	0	0	5,000	0
3 Ceilings	B	0	0	0	0
4 External Walls, Windows and Doors	C	0	45,200	0	0
5 Internal Walls and Doors	A	0	0	0	0
6 Sanitary Services	A	0	0	0	0
7 Mechanical Services	A	0	0	0	0
8 Electrical Services	C	700	0	0	0
9 Redecorations	B	0	0	8,600	0
10 Fixed Furniture and Fittings	B	0	0	0	0
11 External Areas	B	0	0	0	0
12 Playing Fields	X	0	0	0	0
TOTALS		700	45,200	13,600	0
TOTAL ALL PRIORITIES					59,500

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.