

Planned Preventative Maintenance Schedule for
the Barham Park Complex
London Borough of Brent
0011511015
February 2017

Prepared By: **Dominic Wall**

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Introduction

This Planned Preventative Maintenance Schedule was commissioned by Richard Ubertowski of Brent Council on 24 January 2017 based on the RLB fee proposal date 12 August 2016.

An inspection of the property was undertaken on the 8th February 2017. The weather at the time of the inspection was cold and sunny.

The inspection was undertaken by a team of surveyors which included; Dominic Wall and Phil Reeves (M&E)

Access and Scope

All inspections were undertaken from ground level unless safe access was provided. Any permanent Mansafe or gantry/cradle access systems were not used during our inspection. Roof access was provided to the majority of the roof areas to the main building.

An inspection was undertaken of all visible areas of the main structure, external fabric and internal communal areas. The building has been separated into zones or areas taking an overview of condition, rather than a room by room survey. As such not all risers, cupboards etc have been accessed as part of our inspection.

The report details the M&E systems as whole systems rather than on an area or room by room or component basis.

Methodology

All descriptions of building elements have been standardised across the survey to ensure that works can be analysed by element type in the future.

The below condition types are defined and used throughout this report:

- 1 - Replace - The element is life expired and has failed or is beyond repair.
- 2 - Poor - The element is showing major defects or is not performing as required.
- 3 - Reasonable - The element is functioning as designed however it is showing minor defects or deterioration which does not affect its overall performance.
- 4 - Good - Although not new these elements will have been recently installed and are performing as required.
- 5 - New - The element is new and has been installed within the last year.

The report includes for a prioritisation of the requirement to undertake the works based on a number of categories, these are as follows;

- A - Legal/Statutory/Health and safety
- B - Threat to Operational Use
- C - Cyclical Maintenance
- D - Low risk - low impact of failure; maintenance may be deferred
- E - Environmental Reasons

The priority of each item is based on the condition and classification of a specific line item. The prioritisation grade is given as alphanumeric code which although has its limitations can be used as a useful tool to access the need for undertaking an item of work. Every item should still be considered on its own merit.

The code is split into two parts the letter relating to the prioritisation and the number to the condition of the element. The Priority classification is graded from A-E (A being Legal/Statutory/health and safety and E relating to Environmental Reasons. The condition is given as a number with 1 being poor and 5 being as new. An example of this coding is A1, this is an item that is in a poor condition and is a health and safety concern, where as a E5, is an item which is new but requires attention to improve its environmental performance.

All comments on condition, classification and priority have been based on our inspection these are likely to change in the future and will be impacted on what works are undertaken.

All costs have been given at today's rates, estimated access costs have been allowed for separately itemised. Quantities are estimates based upon available access and information at the time of survey. All costs exclude fees, VAT and OHPs etc.

Our review assumes that period testing and inspection of the electrical installations and routine service schedule is in place and will continue to be maintained through out the review period of this report.

Summary Page

Area/Year	1	2	3	4	5	6 - 10	Total
External	£70,000	£42,950	£51,550	£49,925	£57,300	£288,575	£560,300
Internal	£20,878	£3,520	£19,123	£19,650	£81,728	£91,844	£236,742
Mechanical and Electrical	£41,950	£44,400	£41,200	£0	£3,400	£21,650	£152,600
Total	£132,828	£90,870	£111,873	£69,575	£142,428	£402,069	£949,642

Building: Barham Park Complex
 Area: External Areas

Area 10Y works cost total: 560,300

Unit/Location	Category	Element	Component	Condition	Priority	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 1	Fabric	Roofs	Natural slate tiles inc. ridge tiles.	Reasonable	Threat to Operational Use	A number of ridge tiles are missing and should be replaced. Ivy/Detritus should be removed.	500						B3
Unit 1	Fabric	Roofs	Timber soffit	Poor	Cyclical Maintenance	The timber soffit is damaged in places, creating an opportunity for water ingress. Replacement advised during year 1.	600				900	900	C2
Unit 1	Fabric	Walls	Timber cladding	Poor	Cyclical Maintenance	The timber cladding is in poor condition, with paint peeling to most areas and sections of major damage. Allowance to overhaul, repair and redecorate.	9,000				2,250	2,250	C2
Unit 1	Fabric	Windows	Timber framed windows	Poor	Cyclical Maintenance	Number of broken glazing panes require replacement during year 1. All windows should be redecorated to coincide with repair works in year 1 and replacement considered during year 8.	1,700					6,600	C2
Unit 1	Fabric	Doors	Timber entrance door	Poor	Cyclical Maintenance	Replacement advised during year 1 to increase letting potential. Redecoration should be carried out in year 6.	1,200					200	C2
Unit 1	Fabric	Rainwater Goods	UPVC Rainwater downpipes and gutters.	Reasonable	Threat to Operational Use	Detached section to south east corner should be reattached. Generally in reasonable condition but replacement should be considered during year 6. The gutters should be jet washed through in year one and annually thereafter.	400	300	300	300	300	3,000	B3
Unit 1	Fabric	Rainwater Goods	Lead lined valley gutters.	Reasonable	Cyclical Maintenance	Generally in reasonable condition, the gutters should be cleaned through in year 1 and annually thereafter.	250	250	250	250	250	1,250	C3
Unit 2	Fabric	Roofs	Natural slate roof tiles.	Reasonable	Cyclical Maintenance	Generally the slates are in reasonable condition, allowance should be made for minor repairs and cleaning down in year 1.	250				1,000	1,000	C3
Unit 2	Fabric	Walls	Brickwork structure.	Reasonable	Threat to Operational Use	Reasonable condition, allowance should be made to remove the ivy/vegetation during year 1 and repoint during year 10.	250					1,250	B3
Unit 2	Fabric	Windows	UPVC double glazed.	Reasonable	Cyclical Maintenance	Both the frames and glazing are in reasonable condition, replacement should be considered during year 6.						24,000	C3
Unit 2	Fabric	Doors	Painted timber.	Reasonable	Cyclical Maintenance	Reasonable condition, redecoration is advised in year 4 and should be considered in year 8.				200		500	C3
Unit 2	Fabric	Rainwater Goods	UPVC Rainwater downpipes and gutters.	Reasonable	Cyclical Maintenance	Although currently in reasonable condition, replacement is advised in year 4. Allowance should be made to clean through within year 1 and annually thereafter.	400	300	300	750	300	1,500	C3
Unit 3	Fabric	Roofs	Natural slate roof tiles.	Reasonable	Cyclical Maintenance	Generally the slates are in reasonable condition, allowance should be made for minor repairs and cleaning down in year 1.	500				1,000	1,000	C3
Unit 3	Fabric	Walls	Brickwork wall with pebbledash finish.	Reasonable	Cyclical Maintenance	Generally the walls are in reasonable condition, allowance should be made to remove all ivy/vegetation within year 1 and repoint during year 10.	250					3,500	C3
Unit 3	Fabric	Windows	Painted timber single glazed.	Reasonable	Cyclical Maintenance	Generally the windows are in reasonable condition, allowance should be made to redecorate during year 4 and again in year 9.				3,600		3,600	C3
Unit 3	Fabric	Windows	UPVC double glazed.	Reasonable	Cyclical Maintenance	Generally in reasonable condition, allowance should be made to replace during year 10.						24,000	C3
Unit 3	Fabric	Doors	UPVC plastic coated.	Reasonable	Cyclical Maintenance	Generally in reasonable condition, allowance should be made to replace during year 10.						2,000	C3
Unit 3	Fabric	Rainwater Goods	UPVC Rainwater downpipes and gutters.	Reasonable	Cyclical Maintenance	Although currently in reasonable condition, replacement is advised in year 4. Allowance should be made to clean through within year 1 and annually thereafter.	400	300	300	2,500	300	1,500	C3
Unit 4	Fabric	Roofs	Natural slate roof tiles.	Reasonable	Cyclical Maintenance	Generally the slates are in reasonable condition, allowance should be made for minor repairs and cleaning down in year 1.	200				1,000	1,000	C3
Unit 4	Fabric	Walls	Brickwork structure.	Reasonable	Cyclical Maintenance	Reasonable condition, no works are currently required, however the condition should be monitored to avoid vegetation growth similar to other units. Repointing allowed for during year 10.						3,300	C3
Unit 4	Fabric	Windows	Painted timber single glazed	Reasonable	Cyclical Maintenance	Generally in reasonable condition, allowance should be made to redecorate within year 5.					3,800		C3
Unit 4	Fabric	Doors	Painted UPVC entrance doors.	Reasonable	Cyclical Maintenance	Entrance doors are in reasonable condition, allowance to replace within year 8.						2,000	C3
Unit 5	Fabric	Roofs	Natural slate roof tiles.	Reasonable	Cyclical Maintenance	Generally the slates are in reasonable condition, allowance should be made for minor repairs and cleaning down in year 1. Inspection from ground level only.	250				1,000	1,000	C3
Unit 5	Fabric	Walls	Brickwork structure.	Reasonable	Cyclical Maintenance	Reasonable condition, no works are currently required, however the condition should be monitored to avoid vegetation growth similar to other units. Repointing allowed for during year 10.						2,500	C3

Building: Barham Park Complex
 Area: External Areas

Area 10Y works cost total: 560,300

Unit/Location	Category	Element	Component	Condition	Priority	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 5	Fabric	Walls	Mock tudor framed and rendered panels to east/south east/south elevations.	Poor	Threat to Operational Use	Areas of patch repair required and overall redecoration within year 1 in coordination with unit 6. Allowance for further redecoration within year 10.	1,750					1,250	B2
Unit 5	Fabric	Windows	Painted lead bay window with timber frame.	Replace	Threat to Operational Use	Allowance should be made to repair the lower left corner of the east elevation bay window. A hole has been created which creates an opportunity for water ingress which could affect the structure of the bay window. Repair with stucco render or equal and decorate. Additionally 1000 for timber treatment of assumed damp.	1,500						B1
Unit 5	Fabric	Windows	Painted Crittall windows with stone cills.	Reasonable	Cyclical Maintenance	Generally the windows are in reasonable condition, allowance should be made to redecorate during year 3 and replace with new UPVC during year 8.			2,750				C3
Unit 5	Fabric	Doors	UPVC entrance doors.	Reasonable	Cyclical Maintenance	Entrance door in reasonable condition, allow for replacement during year 8/9.						2,000	C3
Unit 5	Fabric	Rainwater Goods	UPVC Rainwater downpipes and gutters.	Reasonable	Threat to Operational Use	Although currently in reasonable condition, replacement is advised in year 4. Allowance should be made to clean through within year 1 and annually thereafter.	400	300	300	1,250	300	1,500	B3
Unit 6	Fabric	Walls	Mock tudor framed and stucco rendered panels to east/south east elevations. Facing brickwork to other elevations.	Poor	Cyclical Maintenance	Large sections of blown render requiring areas of patch repair and overall redecoration within year 1. Allowance for raking out and repointing mortar within year 10.	1,875					875	C2
Unit 6	Fabric	Windows	Painted timber single glazed	Reasonable	Cyclical Maintenance	Painted timber window over main entrance door. Appears to be in reasonable condition, allowance to be made for redecoration within years 3 and 8.			250			250	C3
Unit 6	Fabric	Windows	Painted timber single glazed	Poor	Cyclical Maintenance	Replace broken glazing pane in year 1, with allowance to redecorate in year 3 and replace in year 8.	100		1,750			7,700	C2
Unit 6	Fabric	Doors	External timber double door	Reasonable	Cyclical Maintenance	Generally in reasonable condition, allow for replacement within year 5.					1,800		C3
Unit 7	Fabric	Walls	Mock tudor framed and stucco rendered panels to south elevation.	Reasonable	Cyclical Maintenance	Areas of patch repair required and overall redecoration within year 1 in coordination with unit 6.	825						C3
Unit 7	Fabric	Walls	Facing brickwork.	Reasonable	Cyclical Maintenance	The brickwork is in reasonable condition, no works are currently anticipated however repointing may be considered within year 10.						500	C3
Unit 7	Fabric	Windows	Painted timber single glazing.	Reasonable	Cyclical Maintenance	Generally the timber windows are in reasonable condition, allowance to be made for redecoration within years 3 and 8			1,000				C3
Unit 7	Fabric	Windows	UPVC double glazed.	Reasonable	Cyclical Maintenance	UPVC windows are in reasonable condition, allowance to replace within year 10.						20,000	C3
Unit 7	Fabric	Doors	Painted timber with vision panel.	Reasonable	Cyclical Maintenance	Generally in reasonable condition, allowance to replace within year 5.						1,200	C3
Unit 7	Fabric	Doors	Painted timber.	Reasonable	Cyclical Maintenance	Generally in reasonable condition, allowance to redecorate within year 5.					200		C3
Unit 8	Fabric	Roofs	Mineral felt flat roof	Good	Cyclical Maintenance	Mineral felt covering appeared to be in good condition, no works are currently anticipated approx 12 years remaining.							C4
Unit 8	Fabric	Walls	Mock tudor framed and stucco rendered panels.	Reasonable	Cyclical Maintenance	Areas of patch repair required and overall redecoration within year 1.	875						C3
Unit 8	Fabric	Windows	Painted steel double glazing.	Reasonable	Cyclical Maintenance	In reasonable condition, make allowance to replace within year 6.						36,000	C3
Unit 8	Fabric	Windows	Painted timber bay window	Reasonable	Cyclical Maintenance	Make allowance for minor repairs and redecoration within year 3 and again in year 8.			650			650	C3
Unit 8	Fabric	Windows	Large steel polycarbonate rooflight; appears to be powder coated frame.	Reasonable	Cyclical Maintenance	The large central rooflight over the Children's Centre appears to be in reasonable condition, allowance should be made to clean down during year 1 and annually thereafter with replacement within year 10.	200	200	200	200	200	8,800	C3
Unit 8	Fabric	Doors	Painted timber external door	Reasonable	Cyclical Maintenance	Generally in good condition, make allowance to redecorate within year 6.						250	C3
Unit 9	Fabric	Roofs	Natural slate roof tiles.	Reasonable	Cyclical Maintenance	Generally the slates are in reasonable condition, allowance should be made for minor repairs and cleaning down in year 1. Inspection from ground level only.	450					1,000	C3
Unit 9	Fabric	Walls	Mock tudor framed and stucco rendered panels.	Reasonable	Cyclical Maintenance	Areas of patch repair required and overall redecoration within year 1.	1,750						C3
Unit 9	Fabric	Windows	Painted timber single glazing.	Reasonable	Cyclical Maintenance	Make allowance to redecorate during year 3 and consider replacement within year 9. Allowance should also be made to replace the cracked glazing pane to the Eastern reveal within year 1.	250		3,500			30,800	C3
Unit 9	Fabric	Rainwater Goods	UPVC Rainwater downpipes and gutters.	Reasonable	Cyclical Maintenance	Although currently in reasonable condition, replacement is advised in year 4. Allowance should be made to clean through within year 1 and annually thereafter.	500	500	500	1,500	500	2,500	C3

Building: Barham Park Complex
 Area: External Areas

Area 10Y works cost total: 560,300

Unit/Location	Category	Element	Component	Condition	Priority	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 9	Fabric	Rainwater Goods	Valley gutters	Reasonable	Cyclical Maintenance	Guttering appeared to be in reasonable condition from ground level. Full investigation required and allowance given for cleaning through in year 1 and every two years thereafter.	500		500		500	1,000	C3
Unit 10	Fabric	Roofs	Mineral felt flat roof	Reasonable	Cyclical Maintenance	Mineral felt covering appears to be in reasonable condition, however there are a small number of internal leaks which require patch repairs. These should be carried out in year 1 and monitored to ensure they are resolved. Minor allowance for further repairs to be made within year 5 and 10.	2,000				1,000	2,000	C3
Unit 10	Fabric	Roofs	Natural slate roof tiles.	Reasonable	Cyclical Maintenance	Generally the slates are in reasonable condition, allowance should be made for minor repairs to slipped slates and cleaning down in year 1 and 10. Inspection from ground level only.	500					1,000	C3
Unit 10	Fabric	Walls	Mock tudor framed and stucco rendered panels.	Reasonable	Cyclical Maintenance	Areas of patch repair required and overall redecoration within year 1.	1,875						C3
Unit 10	Fabric	Windows	Painted timber single glazed	Reasonable	Cyclical Maintenance	Generally in reasonable condition, make allowance for minor patch repairs and redecoration within year 2 and consider replacement within year 7.		2,000				17,600	C3
Unit 10	Fabric	Windows	Painted steel bay window	Reasonable	Cyclical Maintenance	Generally in reasonable condition, make allowance for redecoration within year 2 and consider replacement within year 7.		300				2,000	C3
Unit 10	Fabric	Windows	Metal rooflights (3no)	Reasonable	Cyclical Maintenance	All 3 rooflights appears to be in reasonable condition, allowance should be made to clean down during year 1 and annually thereafter.	500	500	500	500	500	2,500	C3
Unit 10	Fabric	Doors	Painted timber with assisted opening	Reasonable	Cyclical Maintenance	The door and associated opener is in reasonable condition, allowance should be made for redecoration within year 3 and again in year 8.			250			250	C3
Unit 10	Fabric	Doors	Painted timber entrance door with vision panels	Reasonable	Cyclical Maintenance	Generally the door is in reasonable condition, allowance should be made for redecoration within year 3 and again in year 8.			250			250	C3
Unit 10	Fabric	Rainwater Goods	UPVC Rainwater downpipes and gutters.	Reasonable	Cyclical Maintenance	Although currently in reasonable condition, replacement is advised in year 4. Allowance should be made to clean through within year 1 and annually thereafter.	500	500	500	1,375	500	2,500	C3
Boiler Room	Fabric	Roofs	Mineral felt flat roof	Good	Cyclical Maintenance	Mineral felt covering appeared to be in good condition, no works are currently anticipated.							C4
Boiler Room	Fabric	Walls	Brickwork	Reasonable	Cyclical Maintenance	Structure appears to be sound, small allowance made for repointing during year 10.						250	C3
Boiler Room	Fabric	Windows	Painted steel double glazing.	Reasonable	Cyclical Maintenance	In reasonable condition, make allowance to replace within year 6.						6,600	C3
Boiler Room	Fabric	Doors	Painted timber panel door	Reasonable	Cyclical Maintenance	In reasonable condition, make allowance to replace within year 6.						1,200	C3
						Scaffolding/Access costs.	37,500	37,500	37,500	37,500	37,500	37,500	
						Area sub total	70,000.00	42,950.00	51,550.00	49,925.00	57,300.00	288,575.00	
						Total						560,300.00	

Building: Barham Park Complex
 Area: Internal Areas External Areas

Area 10Y works cost total: 236,742

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score	
Unit 1	Fabric	Ceiling	Suspended mineral fibre tiles and associated metal grid to main 'Card Room'	Poor	Threat to Operational Use	The ceiling is generally in poor condition, the tiles are stained/damaged throughout and appear to be bowing in sections. Replacement of both the tiles and grid is advised during year 1.	3,870						B2	
Unit 1	Fabric	Ceiling	Painted plasterboard ceiling to toilets and circulation area	Poor	Threat to Operational Use	The ceiling is generally in poor condition, the boards are stained/damaged throughout and replacement is advised during year 1.	2,100						B2	
Unit 1	Fabric	Walls	Painted plasterboard wall with brickwork structure; appears to be rising damp to the south elevation.	Poor	Threat to Operational Use	Rising damp to the south elevation, allowance should be made for opening up the plasterwork to inspect prior to patch repairs to the affected areas.	3,625						B2	
Unit 1	Fabric	Walls	Painted plaster/plasterboard to the toilet and circulation area.	Reasonable	Cyclical Maintenance	Generally the walls are in reasonable condition, however redecoration should be considered alongside the ceilings to coordinate decoration. Decoration should be carried out on a 5 year cyclical basis thereafter.	473					473	C3	
Unit 1	Fabric	Walls	Tiles to toilets	Reasonable	Cyclical Maintenance	All tiling is in reasonable condition, make allowance to clean down and regrout within year 5 before replacement within year 10.					200	1,800	C3	
Unit 1	Fabric	Floors	Carpet tiles to the 'card room'	Poor	Threat to Operational Use	Tiles are generally worn; replacement is advised during year 1 to coincide with the remedial damp repairs.	3,010						B2	
Unit 1	Fabric	Floors	Safety vinyl to toilets and access ramp.	Reasonable	Cyclical Maintenance	Generally the safety vinyl is in fair condition, replacement is advised during year 3.						1,430	C3	
Unit 1	Fabric	Doors	Painted timber internal door	Reasonable	Cyclical Maintenance	The internal doors are in reasonable condition, redecoration is advised during year 2 and again in year 7.			1,250			1,250	C3	
Unit 1	Fabric	Sanitaryware	All toilets/WHB.	Reasonable	Cyclical Maintenance	All sanitaryware is in reasonable condition, allowance should be made to replace within the overhaul in year 3.						4,100	C3	
Unit 2	Fabric	Ceiling	Painted plasterboard to billiard room	Poor	Threat to Operational Use	Urgent repairs are required to the billiard room to avoid further damage, which appears to be caused by water ingress from the roof. Allowance to inspect the upstands at junction with the second floor roof further and carry out repairs to ensure the area is watertight.	500						B2	
Unit 2	Fabric	Ceiling	Painted plasterboard ceiling to remainder of Unit 2.	Reasonable	Cyclical Maintenance	Generally the plasterboard ceilings are in fair condition, replacement is advised during year 3.						1,998	C3	
Unit 2	Fabric	Walls	Painted brickwork wall	Reasonable	Cyclical Maintenance	Brickwork wall to the Billiard Room appears to be in reasonable condition, redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.						270	675	C3
Unit 2	Fabric	Walls	Painted plaster wall	Reasonable	Cyclical Maintenance	Painted plaster to the lounge appears to be in reasonable condition, redecoration advised during year 5 and on a 5 year cyclical basis thereafter.						450	450	C3
Unit 2	Fabric	Walls	Plasterboard wall, likely brickwork structure. Damp at low level.	Reasonable	Cyclical Maintenance	Plasterboard wall to the snooker room/toilets & kitchen etc. appear to be in fair condition, investigation and associated repairs to low level damp required year 1. Full redecoration advised in year 5 and on a 5 year cyclical basis thereafter.	1,250					675	675	C3
Unit 2	Fabric	Floors	Sheet vinyl flooring to billiard/snooker	Reasonable	Cyclical Maintenance	Generally the sheet vinyl is in reasonable condition, replacement advised during year 3.						2,970	C3	
Unit 2	Fabric	Floors	Sheet vinyl flooring to toilets/kitchen.	Reasonable	Cyclical Maintenance	Although the vinyl to the kitchen/toilets is in fair condition, it is beginning to wear and should be replaced during year 4.						1,375	C3	
Unit 2	Fabric	Floors	Sheet fitted carpet to the lounge.	Reasonable	Cyclical Maintenance	The fitted carpet to the lounge is in reasonable condition, however replacement is advised during year 5.						1,050	C3	
Unit 2	Fabric	Doors	Painted timber internal doors.	Reasonable	Cyclical Maintenance	The internal doors are in reasonable condition, redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.						1,800	1,800	C3
Unit 2	Fabric	Fixtures and Fittings	Stainless steel sink to the kitchen.	Reasonable	Cyclical Maintenance	The sink to the kitchen is beginning to wear and will require replacement within year 3.						600	C3	
Unit 2	Fabric	Sanitaryware	Ceramic sanitaryware to the toilets.	Poor	Threat to Operational Use	The sanitaryware to the toilets is currently in poor condition and should be refurbished in year 1.	2,350						B2	
Unit 3	Fabric	Ceiling	Painted plaster ceilings to the circulation areas.	Reasonable	Cyclical Maintenance	The ceilings are in reasonable condition, however redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.						564	564	C3

Building: Barham Park Complex
 Area: Internal Areas External Areas

Area 10Y works cost total: 236,742

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 3	Fabric	Ceiling	Painted plasterboard/wallpaper to studios & 1/030.	Reasonable	Cyclical Maintenance	All studios and Circa 1/030 are in reasonable condition, redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.					3,480	3,480	C3
Unit 3	Fabric	Ceiling	Painted timber beams in Room 3.3	Reasonable	Cyclical Maintenance	The timber beams appear to be in reasonable condition; redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.					432	432	C3
Unit 3	Fabric	Walls	Painted plaster/wallpaper to all areas	Reasonable	Cyclical Maintenance	All walls are in reasonable condition, redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.					8,500	8,500	C3
Unit 3	Fabric	Floors	Timber floorboards	Reasonable	Cyclical Maintenance	All timber floorboards are in fair condition and decoration. Redecoration is advised during year 5 & a five year cyclical basis thereafter.					3,000	3,000	C3
Unit 3	Fabric	Floors	Painted plyboard flooring	Reasonable	Cyclical Maintenance	All painted plyboard is in fair condition and decoration. Redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.					500	500	C3
Unit 3	Fabric	Doors	Painted timber	Reasonable	Cyclical Maintenance	All painted timber doors are in reasonable condition, redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.					4,400	4,400	C3
Unit 3	Fabric	Fixtures and Fittings	Stainless steel sink to the kitchen.	Reasonable	Cyclical Maintenance	The sink is in reasonable condition, however replacement should be considered during year 5.					1,200		C3
Unit 3	Fabric	Sanitaryware	Ceramic sanitaryware to the toilets.	Reasonable	Cyclical Maintenance	The sanitaryware is in reasonable condition, however replacement should be considered during year 5.					1,900		C3
Unit 4	Fabric	Ceiling	Painted plasterboard to all areas	Reasonable	Cyclical Maintenance	All ceilings are in reasonable condition, redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.					2,628	2,628	C3
Unit 4	Fabric	Walls	Painted plaster/plasterboard to the main spaces.	Reasonable	Cyclical Maintenance	Generally in fair condition, redecoration should be allowed for during year 5 and on a 5 year cyclical basis thereafter. Allowance should be made for further investigation and associated repairs to the low level damp in the kitchen.	3,250				5,625	5,625	C3
Unit 4	Fabric	Walls	Tiling to the toilets	Reasonable	Cyclical Maintenance	All tiling is in reasonable condition, make allowance to clean down and regrout within year 5 before replacement within year 10.					500	1,800	C3
Unit 4	Fabric	Floors	Sheet vinyl (timber finish)	Reasonable	Cyclical Maintenance	All sheet vinyl appears to be in reasonable condition, replacement is advised during year 6.						9,000	C3
Unit 4	Fabric	Floors	Safety vinyl to toilets.	Reasonable	Cyclical Maintenance	All safety vinyl appears to be in reasonable condition, replacement is advised during year 6. Allowance should be included to carry out patch repairs to the high skirtings within year 2.		1,050				1,100	C3
Unit 4	Fabric	Floors	Fitted carpet	Reasonable	Cyclical Maintenance	Fitted carpet to the former staircase. No works are currently anticipated due to lack of usage.						225	C3
Unit 4	Fabric	Doors	Timber veneer	Reasonable	Cyclical Maintenance	All doors are in reasonable condition, allowance should be made to overhaul ironmongery within year 5.					800		C3
Unit 4	Fabric	Sanitaryware	2 No. toilets and 2 No. ceramic sinks	Reasonable	Cyclical Maintenance	All sanitaryware is in reasonable condition, allowance should be made to replace within year 5.					1,900		C3
Unit 5	Fabric	Ceiling	Wallpaper, likely plasterboard structure	Reasonable	Cyclical Maintenance	All wallpapers appears to be in reasonable condition, allowance should be made to redecorate within year 5 and on a 5 year cyclical basis thereafter.					1,044	1,044	C3
Unit 5	Fabric	Ceiling	Painted plaster to WC	Reasonable	Cyclical Maintenance	Allowance should be made to redecorate within year 5 and on a 5 year cyclical basis thereafter.					132	132	C3
Unit 5	Fabric	Walls	Painted plaster	Reasonable	Cyclical Maintenance	Generally the walls are in reasonable condition, however redecoration should be allowed for within year 5 and on a 5 year cyclical basis thereafter.					1,688	1,688	C3
Unit 5	Fabric	Floors	Painted timber floorboards	Reasonable	Cyclical Maintenance	All timber floorboards are in fair condition and decoration. Redecoration is advised during year 5 & a five year cyclical basis thereafter.					1,392	1,392	C3
Unit 5	Fabric	Doors	Painted timber	Reasonable	Cyclical Maintenance	All timber doors are in reasonable condition, allowance should be made for redecoration within year 5 and on a 5 year cyclical basis thereafter.					1,500	1,500	C3

Building: Barham Park Complex
 Area: Internal Areas External Areas

Area 10Y works cost total: 236,742

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 5	Fabric	Sanitaryware	All toilets/WHB.	Reasonable	Cyclical Maintenance	All sanitaryware is in reasonable condition, allowance should be made to replace within the decoration cycle in year 5.					1,450		C3
Unit 6	Fabric	Ceiling	Painted plaster ceiling	Reasonable	Cyclical Maintenance	The painted plaster appears to be in reasonable condition, allowance should be made for redecoration within year 5 and on a cyclical basis thereafter.					540	540	C3
Unit 6	Fabric	Walls	Painted plaster wall	Reasonable	Cyclical Maintenance	All paint/plasterwork appears to be in reasonable condition, allowance should be made to redecorate within year 3 and on a 5 year cyclical basis thereafter.			675			1,688	C3
Unit 6	Fabric	Floors	Painted concrete	Poor	Threat to Operational Use	The concrete structure appears to be in reasonable condition, however redecoration is required within year 2 and on a 5 year cyclical basis thereafter.		720				2,700	B2
Unit 6	Fabric	Windows	Internal single glazed window with timber frame	Reasonable	Cyclical Maintenance	Internal window appears to be in reasonable condition, allow for redecoration within year 5 and on a 5 year cyclical basis there forth.					250	250	C3
Unit 6	Fabric	Doors	Timber frames only, no doors appear present.	Reasonable	Cyclical Maintenance	All frames are in reasonable condition, allow for redecoration within year 5 and on a 5 year cyclical basis thereafter.					200	200	C3
Unit 6	Fabric	Sanitaryware	All toilets/WHB.	Reasonable	Cyclical Maintenance	All sanitaryware and associated units are in reasonable condition, replacement should be allowed for within year 5.					2,000		C3
Unit 7	Fabric	Ceilings	Painted plasterboard	Reasonable	Cyclical Maintenance	Generally Unit 7 is unused, however the painted plasterboard is in reasonable condition and redecoration should be considered within year 5 and on a 5 year cyclical basis thereafter.					2,700	2,700	C3
Unit 7	Fabric	Walls	Painted plasterboard	Reasonable	Cyclical Maintenance	Generally Unit 7 is unused, however the painted plasterboard is in reasonable condition and redecoration should be considered within year 5 and on a 5 year cyclical basis thereafter.					900	900	C3
Unit 7	Fabric	Floors	Safety vinyl	Reasonable	Cyclical Maintenance	Generally Unit 7 is unused, however the safety vinyl is in reasonable condition and redecoration should be considered within year 5.					3,300		C3
Unit 7	Fabric	Doors	Painted timber inc. 1x sliding timber	Reasonable	Cyclical Maintenance	The internal doors are in reasonable condition, redecoration should be considered within year 5 and on a 5 year cyclical basis thereafter.					1,000	1,000	C3
Unit 7	Fabric	Sanitaryware	All toilets/WHB.	Reasonable	Cyclical Maintenance	All sanitaryware is in a fair condition, however replacement should be considered within year 3.			1,500				C3
Unit 8	Fabric	Ceilings	Suspended mineral fibre tiles and associated metal grid to store room.	Poor	Cyclical Maintenance	The grid appears to be in poor condition and poorly fitted to the ceiling. Replacement is advised during year 1 to ensure business continuity for the Children's Centre.	450						C2
Unit 8	Fabric	Ceilings	Suspended mineral fibre tiles and associated grid.	Reasonable	Cyclical Maintenance	Generally the ceiling tiles are in fair condition, allowance should be made to replace the tiles in year 4.				4,500			C3
Unit 8	Fabric	Ceilings	Painted plaster	Reasonable	Cyclical Maintenance	Generally appear to be in reasonable condition, allowance should be made for minor isolated repairs and redecoration within year 5 and on a 5 year cyclical basis thereafter.					500	500	C3
Unit 8	Fabric	Walls	Painted plasterwork	Reasonable	Cyclical Maintenance	The plasterwork appears to be in reasonable condition, allowance should be made for redecoration within year 5 and on a 5 year cyclical basis thereafter.					1,688	1,688	C3
Unit 8	Fabric	Floors	Safety vinyl	Reasonable	Cyclical Maintenance	All safety vinyl appears to be in reasonable condition, replacement is advised during year 5.					5,500		C3
Unit 8	Fabric	Floors	Carpet tiles	Reasonable	Cyclical Maintenance	All carpet appears to be in reasonable condition, replacement should be considered during year 5.					350		C3
Unit 8	Fabric	Doors	Painted timber	Reasonable	Cyclical Maintenance	All doors are in reasonable condition, allowance should be made to overhaul ironmongery within year 5.					2,000		C3
Unit 8	Fabric	Sanitaryware	All toilets/WHB.	Reasonable	Cyclical Maintenance	All sanitaryware is in a fair condition, however replacement should be considered within year 5.					3,250		C3
Unit 9	Fabric	Ceilings	Painted plasterboard	Reasonable	Cyclical Maintenance	All plasterboard ceilings are in reasonable condition, allowance should be made for patch repairs and redecoration within year 4 and on a 5 year cyclical basis thereafter.				2,300		1,800	C3

Building: Barham Park Complex
 Area: Internal Areas External Areas

Area 10Y works cost total: 236,742

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 9	Fabric	Walls	Painted plasterwork	Reasonable	Cyclical Maintenance	Plasterwork appears to be in reasonable condition, allowance should be made for patch repairs and redecoration within year 4 and on a 5 year cyclical basis thereafter.				2,525		2,025	C3
Unit 9	Fabric	Walls	Painted blockwork	Reasonable	Cyclical Maintenance	The painted blockwork appears to be in reasonable condition, allowance should be made for patch repairs and redecoration within year 4 and on a 5 year cyclical basis thereafter.				900		900	C3
Unit 9	Fabric	Walls	Tiling to the toilets	Reasonable	Cyclical Maintenance	All tiling is in reasonable condition, make allowance to clean down and regrout within year 5 before replacement within year 10.					500	1,800	C3
Unit 9	Fabric	Floors	Vinyl tiles	Reasonable	Cyclical Maintenance	All vinyl tiles are in reasonable condition, allowance should be made to consider replacement within year 4 alongside the other redecoration items.				2,200			C3
Unit 9	Fabric	Floors	Carpet tiles to studios	Reasonable	Cyclical Maintenance	Generally the carpet tiles are in reasonable condition, replacement should be considered alongside other works in year 4.				3,850			C3
Unit 9	Fabric	Doors	Painted timber	Reasonable	Cyclical Maintenance	All doors are in reasonable condition, allowance should be made to overhaul ironmongery and redecorate within year 4.				2,000			C3
Unit 9	Fabric	Sanitaryware	All toilets/WHB.	Reasonable	Cyclical Maintenance	All sanitaryware is in a fair condition, however replacement should be considered within year 5.					3,000		C3
Unit 10	Fabric	Ceilings	Suspended mineral fibre tiles and associated metal grid.	Reasonable	Cyclical Maintenance	Generally the tiles and associated grid appear to be in reasonable condition. Replacement should be considered during year 6.						2,280	C3
Unit 10	Fabric	Ceilings	Painted plasterwork	Reasonable	Cyclical Maintenance	All plasterwork appears to be in reasonable condition, redecoration is advised during year 5 and on a 5 year cyclical basis thereafter.					450	450	C3
Unit 10	Fabric	Ceilings	Painted plasterboard with timber truss	Reasonable	Cyclical Maintenance	Both the plasterboard and timber truss appear to be in reasonable condition, allowance should be made for minor repairs and redecoration within year 5 and on a 5 year cyclical basis thereafter.					1,496	996	C3
Unit 10	Fabric	Ceilings	Painted plaster to staircase	Reasonable	Cyclical Maintenance	Generally the ceiling is in reasonable condition, allowance should be made to make good the minor crack in year 2 before redecoration within year 5 and on a 5 year cyclical basis thereafter.		500			600	600	C3
Unit 10	Fabric	Walls	Painted plasterboard	Reasonable	Cyclical Maintenance	All plasterboard appears to be in reasonable condition, allowance should be made for redecoration within year 5 and on a 5 year cyclical basis thereafter.					2,475	2,475	C3
Unit 10	Fabric	Walls	Painted plaster	Reasonable	Cyclical Maintenance	The painted plaster wall to the project room appears to be in reasonable condition, allowance should be made for redecoration within year 5 and on a 5 year cyclical basis thereafter.					833	833	C3
Unit 10	Fabric	Walls	Internal UPVC glazed partition	Reasonable	Cyclical Maintenance	The partition appears to be in reasonable condition, allowance to replace within year 10.						1,500	C3
Unit 10	Fabric	Floors	Painted concrete	Reasonable	Cyclical Maintenance	Generally the painted concrete is in reasonable condition. Due to the units use as an artists studio, allowance should be made to redecoration in year 10.						2,088	C3
Unit 10	Fabric	Floors	Carpet tiles to project room and circulation areas	Reasonable	Cyclical Maintenance	The carpet tiles are in fair condition, allowance should be made to replace within year 3.			3,850				C3
Unit 10	Fabric	Doors	Timber veneer	Reasonable	Cyclical Maintenance	Timber doors are in reasonable condition, allowance should be made to replace within year 10.						7,800	C3
Unit 10	Fabric	Fixtures and Fittings	Timber units and associated fixings	Reasonable	Cyclical Maintenance	The units are starting to wear and replacement should be considered within year 3.			2,000				C3
Boiler Room	Fabric	Ceilings	Painted plaster	Reasonable	Cyclical Maintenance	Generally in reasonable condition for usage, allowance should be made for minor repairs and redecoration within year 5.					300		C3
Boiler Room	Fabric	Walls	Painted plaster with blockwork structure	Reasonable	Cyclical Maintenance	Walls are in reasonable condition, redecoration should be allowed for within year 5.					518		C3
Boiler Room	Fabric	Floors	Painted concrete	Reasonable	Cyclical Maintenance	Painted concrete floor in reasonable condition, redecoration should be allowed for within year 5.					300		C3

Building: Barham Park Complex
 Area: Internal Areas External Areas

Area 10Y works cost total: 236,742

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
						Area sub total	20,878	3,520	19,123	19,650	81,728	91,844	
						Total						236,742	

Building: Barham Park Complex
 Area: External Areas

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Boiler Room	Mechanical	Primary Heating Plant	Boilers	Poor	Threat to Operational Use	The single Ideal Concord sectional boiler is over 30 years old, in poor condition and understood to be very unreliable. The boiler requires replacement with a new unit sized for the significantly reduced load. Ensure that a current Gas Safety test is undertaken - nothing currently on site.	15000						B2
Boiler Room	Mechanical	Primary Heating Plant	Flues	Poor	Threat to Operational Use	The boiler flue is approaching end of life and should be replaced at the time of the boiler replacement.	2000						B2
Boiler Room	Mechanical	Primary Heating Plant	Heating Primary Pipework	Poor	Threat to Operational Use	Boiler Room primary pipework and headers approaching end of life. Replace at same time as boiler replacement, to match reduced load.	2000						B2
Boiler Room	Mechanical	Heating	Secondary Heating Pumps	Poor	Threat to Operational Use	Circulation pumps approaching end of life. Replace with variable speed pumps matched to the reduced load requirement at same time as boiler replacement. Note: Units 1, 2 and 4 are no longer supplied via the boiler room so only one of the three twin pump sets require replacement.	2000						B2
Boiler Room	Mechanical	Controls	Control Panel	Reasonable	Threat to Operational Use	The heating controls have been replaced circa 15 years go with a Honeywell Aquatrol single zone optimiser/compensator controller. Condition is reasonable but it is advised that the controller is replaced with the heating plant.	2000						B3
Boiler Room	Mechanical	Domestic Water Systems	Calorifiers	Poor	Low risk - low impact of failure; maintenance may be deferred	The central calorifier is no longer in service and no longer required. Strip out and remove from site c/w associated pipework and fittings.			500				D2
Boiler Room	Mechanical	Gas Services	Pipework	Poor	Threat to Operational Use	Local gas pipework within the plant room is approaching end of life and should be replaced when the boiler is replaced.	1000						B2
Boiler Room	Electrical	LV Distribution	Cables	Poor	Cyclical Maintenance	Electrical distribution and wiring within the plant room appears to be generally operational but will require substantial rewiring when the boiler plant is replaced.	2000						C2
Boiler Room	Electrical	Lighting	Luminaires	Reasonable	Cyclical Maintenance	Lighting within the plant room is in reasonable condition commensurate with age. Recommend upgrade lighting and associated controls during heating plant replacement.			1000				C3
Boiler Room	Electrical	Fire Alarm and Detection System	Detectors	Reasonable	Cyclical Maintenance	The fire alarm installation, including devices and wiring within the plant room appears to be fully functional. Minor modifications will be required when the boiler plant is replaced.	500						C3
Courtyard	Electrical	External Lighting	Luminaires	Replace	Legal/Statutory/Health and safety	The lighting in the courtyard has failed and requires replacement. The Courtyard is an access and emergency exit route from the boiler room, and Units 6 and 7.	1000						A1
Courtyard	Electrical	Emergency Lighting	Luminaires	Replace	Legal/Statutory/Health and safety	The lighting in the courtyard has failed and requires replacement. To include emergency lighting fittings	1000						A1
Courtyard	Electrical	External Lighting	Wiring & Wireways	Replace	Legal/Statutory/Health and safety	Replace Courtyard wiring with new, including PIR sensors and controls.	1000						A1
Unit 6 Pottery Workshop	Mechanical	Heating				No heating is installed in Unit 6 workshop and is therefore not included within this survey. A plug-in electric oil radiator is used for background heating.							#N/A
Unit 6 Pottery Workshop	Mechanical	Extract Systems	Toilet Extract Fans	Reasonable	Cyclical Maintenance	Wall fan - main room operational. Allow to replace within approx 5 years.					300		C3
Unit 6 Pottery Workshop	Mechanical	Extract Systems	Toilet Extract Fans	Reasonable	Cyclical Maintenance	Wall fan - main room operational. Allow to replace within approx 5 years.					300		C3
Unit 6 Pottery Workshop	Mechanical	Extract Systems	Toilet Extract Fans	Replace	Threat to Operational Use	Fan adjacent to sink no longer operational - Replace	300						B1
Unit 6 Pottery Workshop	Electrical	LV Distribution	Distribution Boards	Reasonable	Cyclical Maintenance	Crabtree 63amp 4way SP&N consumer unit, appears to be fully operational. Allow to replace within 10 years. Ensure all DBs are tested periodically as part of an EICR.						500	C3
Unit 6 Pottery Workshop	Electrical	LV Distribution	Cables	Reasonable	Cyclical Maintenance	Visually cabling within the Unit appears reasonable but likely to require rewiring within approximately 10 years. Ensure all fixed wiring is tested periodically as part of an EICR.						500	C3

Building: Barham Park Complex
 Area: External Areas

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 6 Pottery Workshop	Mechanical	Domestic Water Systems	Point of use water heaters	Replace	Threat to Operational Use	The sink Santon EV 2001 point of use water heater is not working. Replace.	300						B1
Unit 6 Pottery Workshop	Mechanical	Domestic Water Systems	Point of use water heaters	Reasonable	Cyclical Maintenance	The WC Triton point of use water heater is functional and in reasonable condition. Allow to replace within 5 years.					300		C3
Unit 6 Pottery Workshop	Electrical	Fire Alarm and Detection System	Detectors	Reasonable	Cyclical Maintenance	The fire alarm devices and wiring within the plant room appears to be fully functional.							C3
Unit 6 Pottery Workshop	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	Fluorescent Lighting within the unit is generally poor and should be replaced.		1000					C2
Courtyard	Electrical	LV Distribution	Containment	Poor	Threat to Operational Use	There is a 60Amp TP&N Utility Intake and meter located in the Courtyard. The meter box is in poor condition and can't be secured. The box will require a replacement door and locking mechanism.			250				B2
Unit 7	Electrical	LV Distribution		Poor	Threat to Operational Use	The electrical supply to Unit 7 has been isolated. We have not been advised whether there is a technical issue or it is isolated for commercial reasons as the Unit is solely used by the gardeners. We were accordingly unable to observe the functionality of any electrical items within the Unit. Ensure all electrical distribution boards, wiring and small power is periodically tested as part of an EICR. Assumed poor for reporting purposes							B2
Unit 7	Electrical	LV Distribution	Distribution Boards	Reasonable	Cyclical Maintenance	The Unit is equipped with a Wylex 200 amp 4way TP&N distribution board. The board appears to be in reasonable condition apart from missing blanking plates. Replace blanking plates. Ensure distribution board is periodically tested as part of an EICR.							C3
Unit 7	Electrical	LV Distribution	Cables	Reasonable	Legal/Statutory/Health and safety	Visually the wiring and small power appears to be in reasonable condition. This needs to be confirmed as part of a fixed wiring test (EICR).							A3
Unit 7	Electrical	LV Distribution	Electrical Heater	Reasonable	Cyclical Maintenance	Two Mikromark and one Alto electric wall heaters visually appear to be in reasonable condition. Unable to test them. Allow to replace within 10 years.						1000	C3
Unit 7	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	The fluorescent lighting is in poor condition and requires replacement throughout including emergency lighting. Owing to lack of electrical supply unable to test lights.		2000					C2
Unit 7	Electrical	Fire Alarm and Detection System	Panel	Poor	Legal/Statutory/Health and safety	We are unclear if the fire alarm is still in use as the power was isolated. It may possibly be connected to Unit 5 alarm system. The fire alarm system is now approaching end of life. Ensure fire alarm reinstated, routinely serviced and tested. Replace within next three years with system fully interfaced with other units.			1000				A2
Unit 7	Mechanical	Extract Systems	Toilet Extract Fans	Reasonable	Cyclical Maintenance	Silavent window extract fan, visually in reasonable condition (not tested). Allow to replace within 5 years.						250	C3
Unit 10	Electrical	LV Distribution	Electrical Heater	Replace	Threat to Operational Use	Thermoscreens overdoor fan heater not working. Replace.	250						B1
Unit 10	Electrical	Emergency Lighting	Luminaires	Reasonable	Cyclical Maintenance	Emergency lighting provided by 8watt standalone luminaires in reasonable condition. Ensure all emergency lighting is routinely tested including annual discharge test and allow for battery replacements at circa 4 year intervals.							C3
Unit 10	Electrical	Security Systems	System	Reasonable	Cyclical Maintenance	Instant Security Systems alarm system c/w panel, keypads, detectors and sounders, visually in reasonable condition. Ensure system is routinely serviced.							C3

Building: Barham Park Complex
 Area: External Areas

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 10	Electrical	Fire Alarm and Detection System	System	Poor	Legal/Statutory/Health and safety	CB200 4 zone conventional fire alarm system c/w panel, detectors, sounders and wiring visually fully operational but approaching end of life. Allow to replace whole system which should include as a minimum units 8, 9 and 10 and the Boiler Room. Owing to the diverse usage of the whole site we would recommend installing a single analogue addressable fire alarm system covering the whole site. If not ensure that all fire alarm systems on the site are linked in both directions.			5000				A2
Unit 10	Electrical	Lighting	Luminaires	Reasonable	Cyclical Maintenance	Lighting within Entrance Hall typically 600x600 recessed egg crate T8 fluorescent in reasonable condition for its age.							C3
Unit 10	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	4 nr. 300x300 luminaires in entrance hall in very poor condition. Replace.			800				C2
Unit 10	Electrical	Access Control System	Door Release	Replace	Cyclical Maintenance	Front door release system not working			1000				C1
Unit 10	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	Studios' lighting in poor condition approaching end of life. Replacement lighting needs to be specified to meet the requirements of artists particularly regarding Colour Rendering Index of light sources.			3000				C2
Unit 10	Mechanical	Heating	Radiators	Poor	Cyclical Maintenance	2nr full height convector radiators, entrance hall and studio poor condition not working. Replace with conventional radiators.			1000				C2
Unit 10	Electrical	LV Distribution	Distribution Boards	Poor	Legal/Statutory/Health and safety	Distribution board DB3 in poor condition with 50% taped off. Instigate a 5 yearly fixed wiring test (EICR) ASAP and allow to replace distribution board within 3 years.	1000		2000				A2
Unit 10	Electrical	LV Distribution	Cables	Poor	Cyclical Maintenance	Ensure all circuits are tested (EICR). Allow to rewire within three years.			3000				C2
Unit 10	Electrical	Lighting	Wiring & Wireways	Poor	Cyclical Maintenance	Allow to rewire all lighting at the same time as replacing luminaires including controls, occupancy sensors, etc.			2000				C2
Unit 10	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	Lighting on stairs 300 x 300 poor condition. Replace with emergency fittings			1000				C2
Unit 10 - Project Room 0013	Electrical	Emergency Lighting	Luminaires	Reasonable	Cyclical Maintenance	Emergency lighting provided by 8watt standalone luminaires and floodlights, all in reasonable condition. Ensure all emergency lighting is routinely tested including annual discharge test and allow for battery replacements at circa 4 year intervals.							C3
Unit 10 - Project Room 0013	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	Fluorescent Lighting and uplighters are generally poor and should be replaced.			2000				C2
Unit 10 - Project Room 0013	Mechanical	Heating	Radiators	Reasonable	Cyclical Maintenance	Radiators fitted with TRVs, generally in reasonable condition							C3
Unit 10 - Project Room 0013	Electrical	Lighting	Luminaires	Reasonable	Cyclical Maintenance	Office luminaires T5 fluorescent reasonable condition but two luminaires not working - investigate and repair.	200						C3
Unit 10 - Project Room 0013	Mechanical	Extract Systems	Space Extract Fan	Reasonable	Cyclical Maintenance	Xpelair Fan in reasonable condition							C3
Unit 10 - Project Room 0013	Electrical	Small Power	Outlets	Reasonable	Cyclical Maintenance	Office small power and dado trunking all in reasonable condition.							C3
Unit 10 - Project Room 0013	Electrical	Fire Alarm and Detection System	System	Poor	Cyclical Maintenance	Fire alarm beacons, detectors and call points visually functional, condition commensurate with age. Should be replaced when main Unit 10 fire alarm system is replaced.			1000				C2
Unit 10 - Project Room 0013 External		Emergency Lighting	Luminaires	Poor	Cyclical Maintenance	External emergency luminaire functional but approaching end of life. Replace within 5 years.					250		C2
Unit 9	Electrical	Lighting	Luminaires	Reasonable	Cyclical Maintenance	Lighting at top of stairs in reasonable condition.							C3
Unit 9	Electrical	Emergency Lighting	Luminaires	Reasonable	Cyclical Maintenance	Emergency lighting at top of stairs in reasonable condition. Ensure all emergency lights are tested on a regular basis.							C3
Unit 9	Mechanical	Heating	Radiators	Reasonable	Cyclical Maintenance	Radiators fitted with TRVs, generally in reasonable condition							C3
Unit 9	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	Lighting in common areas T8 switchstart fluorescent generally in poor condition approaching end of life.			2000				C2
Unit 9	Mechanical	Domestic Water Systems	Point of use water heaters	Replace	Cyclical Maintenance	Ariston water heater not working - Replace			250				C1

Building: Barham Park Complex
 Area: External Areas

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 9	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	Studios' lighting in poor condition approaching end of life. Replacement lighting needs to be specified to meet the requirements of artists particularly regarding colour and rendition.			1600				C2
Unit 9	Mechanical	Domestic Water Systems	Point of use water heaters	Reasonable	Cyclical Maintenance	2nr. Santon point of use water heaters in reasonable condition. Allow to replace 6-10 years						600	C3
Unit 9	Electrical	LV Distribution	Cables	Poor	Cyclical Maintenance	No evidence of current EICR found on site. Ensure all fixed wiring is tested. Electricians visually in poor condition, allow to totally rewire including new distribution board and metering for unit 9.						2000	C2
Unit 8 Children's Centre	Mechanical	Cooling	Internal A/C Unit	Reasonable	Cyclical Maintenance	3nr. Mitsubishi PKFY-P40VHM-E wall cassette units Allow to replace years 6 - 10						12000	C3
Unit 8 Children's Centre	Electrical	Electrical Specialist	Nurse Call	Poor	Low risk - low impact of failure; maintenance may be deferred	There is a redundant 30 channel room buzzer system, no longer required. Strip out with next refurbishment.							D2
Unit 8 Children's Centre	Electrical	Telecommunications and Data	System	Reasonable	Low risk - low impact of failure; maintenance may be deferred	There is a large amount of old telecoms, data and related UPS equipment associated with previous Library and Council Office network, now surplus to requirement. Allow to strip out surplus and redundant equipment during next refurbishment.							D3
Unit 8 Children's Centre	Mechanical	Extract Systems	Space Extract Fan	Reasonable	Cyclical Maintenance	Comms Room Xpelair extract fan. Allow to replace years 6 - 10 if still required.						250	C3
Unit 8 Children's Centre	Electrical	Lighting	Luminaires	Reasonable	Cyclical Maintenance	Lighting throughout the Children's Centre consisting mainly of 600 x 600 T5 fluorescent fitting, generally in reasonable condition.							C3
Unit 8 Children's Centre	Electrical	Incoming Supply	Distribution Boards	Poor	Legal/Statutory/Health and safety	The mains electrical supply for the whole building is located in the Electrical Intake Cupboard in the Nursery consisting of 200Amp TP&N supply and Loadstar Main Distribution Board. The EICR appears to be four years out of date, we note that it was on a three year recommended inspection frequency suggesting poor condition. As a matter of urgency commission an electrical Condition Inspection Report (Legal Requirement) and allow to undertake priority C1 and C2 Works. Depending on results of EICR, allow to replace main distribution board within 5 years.	1000	2000					A2
Unit 8 Children's Centre	Electrical	LV Distribution	Distribution Boards	Replace	Legal/Statutory/Health and safety	The LV distribution board is in exceptionally poor condition, with loose disconnected wires, removed front plate and no record of recent EICR testing. As a matter of urgency undertake EICR testing and undertake all C1 and C2 remedial works. Allow to replace distribution board sized to match actual requirements.	3000						A1
Unit 8 Children's Centre	Electrical	LV Distribution	Cables	Poor	Legal/Statutory/Health and safety	Loose disconnected cables in distribution board, many appearing to now be redundant. Rationalise circuits, strip out redundant circuits and bring up to the standard required under the Electricity Regulations. Ensure all circuits are tested (EICR) and undertake all C1 and C2 remedial works. Allow to partially rewire within three years.	2000	2000					A2
Unit 8 Children's Centre	Mechanical	Above Ground Drainage	Pipework	Poor	Threat to Operational Use	There is a water leak in the drain pipework located in the cleaners cupboard requiring repair. Believed to be the A/C condensate pipework.	250						B2
Unit 8 Children's Centre	Mechanical	Domestic Water Systems	Electric Storage Water Heater	Replace	Threat to Operational Use	Dimplex 15 litre electric water heater in cleaners cupboard has failed and requires replacement. Currently no hot water in either the children's toilet, kitchen wash hand basin or cleaners sink.	800						B1
Unit 8 Children's Centre	Mechanical	Domestic Water Systems	Electric Storage Water Heater	Reasonable	Cyclical Maintenance	The kitchen under sink storage water heater appears to be in reasonable condition. Allow to replace years 6-10.						800	C3

Building: Barham Park Complex
 Area: External Areas

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 8 Children's Centre	Mechanical	Domestic Water Systems	Thermostatic Mixing Valves	Reasonable	Cyclical Maintenance	The children's centre TMVs are believed to be operational. (We were unable to test as no hot water). Service and test TMVs on a regular basis to ensure compliance with L8 and ensure water temperature maintained within prescribed limits.							C3
Unit 8 Children's Centre	Electrical	Emergency Lighting	Luminaires	Reasonable	Cyclical Maintenance	Emergency lighting visually in reasonable condition. Ensure all emergency lighting is tested on a routine basis and allow to replace batteries at approximate 4 year intervals.							C3
Unit 4 Volunteer's Library	Electrical	Fire Alarm and Detection System	System	Reasonable	Cyclical Maintenance	The unit is equipped with a CTEC 8 zone fire alarm panel c/w sensors, sounders, manual call points and associated wiring. All functional and in reasonable condition. No alarm link to other units.						4000	C3
Unit 4 Volunteer's Library	Electrical	Security Systems	System	Reasonable	Cyclical Maintenance	The unit is equipped with a Texecom intruder alarm system c/w panels, keypads, sensors and alarm sounder.							C3
Unit 4 Volunteer's Library	Electrical	Lighting	Luminaires	Reasonable	Cyclical Maintenance	Lighting is generally in good/reasonable condition.							C3
Unit 4 Volunteer's Library	Electrical	Emergency Lighting	Luminaires	Reasonable	Cyclical Maintenance	Emergency lighting visually in reasonable condition. Ensure all emergency lighting is tested on a routine basis and allow to replace batteries at approximate 4 year intervals.							C3
Unit 4 Volunteer's Library	Mechanical	Primary Heating Plant	Boilers	Good	Cyclical Maintenance	The unit is equipped with a i35 combi gas condensing boiler. Ensure boiler is maintained and certificated on an annual basis.							C4
Unit 4 Volunteer's Library	Mechanical	Extract Systems	Toilet Extract Fans	Reasonable	Cyclical Maintenance	Primeline window extract fan in reasonable condition.							C3
Unit 4 Volunteer's Library	Mechanical	Heating	Radiators	Reasonable	Cyclical Maintenance	Radiators fitted with TRVs, generally in reasonable condition							C3
Unit 4 Volunteer's Library	Mechanical	Heating	Pipework	Reasonable	Cyclical Maintenance	Heating pipework generally in reasonable condition.							C3
Unit 4 Volunteer's Library	Electrical	LV Distribution	Distribution Boards	Good	Cyclical Maintenance	The unit is equipped with a Europa distribution board, generally in good condition.							C4
Unit 4 Volunteer's Library	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	There are a number of old T8 fluorescent fitting in the children's library now approaching end of life.					2000		C2
Unit 4 Volunteer's Library	Mechanical	Extract Systems	Space Extract Fan	Reasonable	Cyclical Maintenance	Silavent window extract fan, visually in reasonable condition							C3
Unit 4 Volunteer's Library	Electrical	Small Power	Outlets	Poor	Legal/Statutory/Health and safety	Inadequate power points in kitchen. Library overloading kitchen with two kettles on one 13 amp extension lead. This could lead to overheating and is likely to blow the extension fuse. Provide additional outlets in kitchen.	300						A2
Unit 4 Volunteer's Library	Electrical	Small Power	Outlets	Reasonable	Cyclical Maintenance	Remaining electrical small power installation in good or reasonable condition following recent refurbishment works.							C3
Unit 4 Volunteer's Library	Electrical	LV Distribution	Cables	Reasonable	Cyclical Maintenance	Wiring generally in good or reasonable condition following recent refurbishment works.							C3
Unit 2 Veteran's Club	Mechanical	Domestic Water Systems	Point of use water heaters	Replace	Legal/Statutory/Health and safety	No hot water in the kitchen. Triton hand wash unit has failed. Replace as matter of urgency.	300						A1
Unit 2 Veteran's Club	Mechanical	Primary Heating Plant	Boilers	Poor	Threat to Operational Use	Potterton Profile boiler probably installed circa 1992, currently operational but approaching end of life. Replace within 5 years maximum.				3000			B2
Unit 2 Veteran's Club	Mechanical	Heating	Secondary Heating Pumps	Reasonable	Threat to Operational Use	Grundfos Selectric heating circulation pump currently fully operational but approaching end of life. Replace with boiler.				400			B3
Unit 2 Veteran's Club	Mechanical	Heating	Expansion Vessel	Poor	Threat to Operational Use	Zilmet expansion vessel manufactured 1992 approaching end of life. Replace with boiler.				300			B2
Unit 2 Veteran's Club	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	Fluorescent lighting generally in very poor condition throughout, now life expired. Replace all fitting and associated wiring and controls as part of refurbishment works.				6000			C2
Unit 2 Veteran's Club	Electrical	Emergency Lighting	Luminaires	Poor	Legal/Statutory/Health and safety	Inadequate emergency lighting. Install compliant emergency lighting system with the lighting refurbishment works including exit signage.				2000			A2

Building: Barham Park Complex
 Area: External Areas

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score
Unit 2 Veteran's Club	Mechanical	Heating	Radiators	Reasonable	Environmental Reasons	The radiators are in reasonable condition. Recommend retrofitting TRVs as part of boiler works.				1000			E3
Unit 2 Veteran's Club	Electrical	LV Distribution	Cables	Reasonable	Cyclical Maintenance	The Snooker Room is understood to have been rewired and in reasonable condition.							C3
Unit 2 Veteran's Club	Electrical	LV Distribution	Cables	Poor	Threat to Operational Use	The remaining wiring within the unit appears to be in poor condition and should be rewired as part of the refurbishment works.				3000			B2
Unit 2 Veteran's Club	Electrical	LV Distribution	Distribution Boards	Replace	Cyclical Maintenance	Power to the unit is fed from a distribution board in the adjacent card room. As this will no longer form part of the Veteran's Club, a new distribution board should be installed within the unit as part of the refurbishment and rewiring works.	1000		2000				C1
Unit 2 Veteran's Club	Electrical	LV Distribution	Meters	Replace	Environmental Reasons	Ensure all circuits are tested (EICR) and remedial works undertaken. A new MID sub-meter should be installed on the supply to the Veteran's club.				1000			E1
Unit 2 Veteran's Club	Electrical	Small Power	Outlets	Poor	Cyclical Maintenance	All small power including outlets, wiring, etc. in poor condition approaching end of life. Rewire and replace as part of the refurbishment works.				3000			C2
Unit 2 Veteran's Club	Electrical	Fire Alarm and Detection System	System	Poor	Legal/Statutory/Health and safety	There is no fire alarm within the unit. We would recommend installing as a minimum an L3 fire alarm installation as part of the refurbishment works, to be linked to other fire alarms within Barham Park.				2000			A2
Unit 1 Card Room	Electrical	Emergency Lighting	Luminaires	Reasonable	Cyclical Maintenance	Emergency lighting is generally in reasonable condition.							C3
Unit 1 Card Room	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	Fluorescent lighting generally in poor condition and approaching end of life and should be replaced together with associated wiring and controls.				4000			C2
Unit 1 Card Room	Mechanical	Domestic Water Systems	Storage Tanks	Reasonable	Legal/Statutory/Health and safety	Water tank appears to be reasonable condition. Ensure system is chlorinated prior to re-occupation							A3
Unit 1 Card Room	Mechanical	Domestic Water Systems	Pipework	Poor	Threat to Operational Use	The cold water pipework is subject to severe water hammer. Investigate and undertake remedial measures as required. Allow for new pipework installation within toilets are refurbishment	250		2000				B2
Unit 1 Card Room	Electrical	Electrical Specialist	Accessible Toilet Alarm	Poor	Legal/Statutory/Health and safety	Accessible toilet alarm not working - investigate and repair/replace.	250						A2
Unit 1 Card Room	Electrical	LV Distribution	Distribution Boards	Poor	Legal/Statutory/Health and safety	Distribution board in poor condition, numerous disconnected cables. Replace distribution board with small SP&N consumer unit supplying Unit 1 only. Ensure all electrics undergo an EICR inspection prior to reoccupation and all C1 and C2 faults are rectified.			1000				A2
Unit 1 Card Room	Electrical	LV Distribution	Cables	Poor	Legal/Statutory/Health and safety	Wiring appears to be in poor condition with numerous loose cables. Allow to rationalise all wiring, separating out circuits to adjacent unit 2. Ensure all circuits are tested.			2000				A2
Unit 1 Card Room	Electrical	LV Distribution	Meters	Replace	Environmental Reasons	Allow to install an MID electrical submeter as the unit is no longer part of the Veteran's club.				1000			E1
Unit 1 Card Room	Mechanical	Heating	Radiators	Reasonable	Environmental Reasons	Radiators are in reasonable condition. Recommend retrofitting TRVs as part of the refurbishment works.			500				E3
Unit 1 Card Room	Electrical	Fire Alarm and Detection System	System	Replace	Legal/Statutory/Health and safety	There is no fire alarm within the unit. We would recommend installing as a minimum an L3 fire alarm installation as part of the refurbishment works, to be linked to other fire alarms within Barham Park.			2000				A1
Unit 1 Card Room	Mechanical	Extract Systems	Toilet Extract Fans	Reasonable	Cyclical Maintenance	Primeline wall extract fan in reasonable condition.							C3
Unit 1 Card Room	Mechanical	Primary Heating Plant	Boilers	Good	Cyclical Maintenance	Relatively new HeatLine Capriz Plus gas boiler. Ensure boiler is serviced and certificated in line with manufacturer's recommendations and statutory requirements.							C4
Unit 5 Art Studios	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	T8 fluorescent fittings with egg crate diffusers, approaching end of life. Replace with 5 years			4000				C2

Building: Barham Park Complex
 Area: External Areas

Unit/Location	Category	Element	Component	Condition	Prioritisation	Remedial Works (User Defined)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6 - 10	Score	
Unit 5 Art Studios	Electrical	Emergency Lighting	Luminaires	Reasonable	Cyclical Maintenance	Emergency lighting visually in reasonable condition. Ensure all emergency lighting is tested on a routine basis and allow to replace batteries at approximate 4 year intervals.							C3	
Unit 5 Art Studios	Electrical	LV Distribution	Distribution Boards	Reasonable	Cyclical Maintenance	The unit is equipped with 1nr. Europa distribution board, DB1 generally in reasonable condition but missing front plastic cover.							C3	
Unit 5 Art Studios	Electrical	LV Distribution	Distribution Boards	Good	Cyclical Maintenance	The unit is equipped with 2nr. Europa SP&N distribution boards, DB1A and DB1B							C4	
Unit 5 Art Studios	Electrical	LV Distribution	Cables	Reasonable	Cyclical Maintenance	We have not seen the EICR certificate but visually the wiring appears reasonable.							C3	
Unit 5 Art Studios	Electrical	Fire Alarm and Detection System	System	Poor	Legal/Statutory/Health and safety	The fire alarm consists of a 4 zone conventional fire alarm c/w panel, detectors, sounders and manual call points that although appearing to be operational is now approaching end of life. The alarm panel appears to also serve unit 7 although we were unable to confirm that this is still working. Ensure fire alarm panel is routinely tested and certificated. Allow to replace fire alarm system within the next 5 years.			2000				A2	
Unit 5 Art Studios	Mechanical	Primary Heating Plant	Boilers	Good	Cyclical Maintenance	The Unit is equipped with a relatively new i35 condensing gas combi boiler.							C4	
Unit 5 Art Studios	Mechanical	Domestic Water Systems	Pipework	Reasonable	Cyclical Maintenance	The hot and cold water pipework is generally in reasonable condition.							C3	
Unit 5 Art Studios	Mechanical	Heating	Radiators	Reasonable	Cyclical Maintenance	Radiators generally in reasonable condition c/w Drayton TRVs							C3	
Unit 5 Art Studios	Mechanical	Heating	Pipework	Reasonable	Cyclical Maintenance	Heating pipework generally in reasonable condition.							C3	
Unit 5 Art Studios	Electrical	Emergency Lighting	Luminaires	Poor	Legal/Statutory/Health and safety	Although generally in reasonable condition, one of two external emergency lights on staircase was not working. Investigate and repair.	250						A2	
Unit 3 Art Studios	Electrical	Fire Alarm and Detection System	System	Poor	Legal/Statutory/Health and safety	The unit is equipped with a conventional fire alarm panel originally serving both units 3 and 4 (unit 3 now separated out). System c/w 4 zone panel, detectors, sounders and manual call points. System appears to be operational, but now approaching end of life. Ensure system is routinely tested and certificated. Allow to replace within 5 years linked to remainder of site.			2000				A2	
Unit 3 Art Studios	Electrical	Lighting	Luminaires	Poor	Cyclical Maintenance	T8 fluorescent fittings with egg crate diffusers approaching end of life. Replace with 5 years			6000				C2	
Unit 3 Art Studios	Electrical	Emergency Lighting	Luminaires	Reasonable	Cyclical Maintenance	Emergency lighting visually in reasonable condition. Ensure all emergency lighting is tested on a routine basis and allow to replace batteries at approximate 4 year intervals.							C3	
Unit 3 Art Studios	Electrical	Security Systems	System	Reasonable	Cyclical Maintenance	Chubb intruder alarm system c/w panel, keypads, detectors and sounders visually in reasonable condition. Ensure managed under security contract.							C3	
Unit 3 Art Studios	Mechanical	Primary Heating Plant	Boilers	Good	Cyclical Maintenance	i30 gas combi boiler provides heating and hot water to the unit. Ensure annual service and certification.							C4	
Unit 3 Art Studios	Mechanical	Heating	Radiators	Reasonable	Cyclical Maintenance	Panel radiators with TRVs in reasonable condition.							C3	
Unit 3 Art Studios	Mechanical	Extract Systems	Space Extract Fan	Reasonable	Cyclical Maintenance	Marley wall fan in reasonable condition							C3	
All Units	Mechanical	Domestic Water Systems	Legionella	Poor	Legal/Statutory/Health and safety	Although the site is reasonably low risk it is nevertheless important that the whole site including all Units has an up to date legionella/water hygiene risk assessment, a responsible person is appointed and control measures are documented and managed.	1000						A2	
Area sub total							41950	44400	41200	0	3400	21650		
Total														