

PHYSICAL CONDITION SURVEY

WEST WICKHAM LEISURE CENTRE
STATION RD, WEST WICKHAM BR4 0PY



SURVEY CARRIED OUT BY

the
OAKLEAF GROUP
MARKET LEADING SURVEYS

JUNE 2021

ISO 9001 - Quality Control

Date checked

07/07/2021

Administration Manager – Signed
A. Gibson

Surveyor – Signed

R. Trickett / R. Fradgley

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2 THE PROJECT TEAM

The Project Team will comprise:

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3 EXECUTIVE SUMMARY

Oakleaf have undertaken a Physical Condition Survey of **West Wickham Leisure Centre** on behalf of London Borough of Bromley.

The surveys undertaken within this study relate to conditions prevailing on site on the 5th March 2021.

Backlog Maintenance Works

Total remedial work required for the BUILDING & M&E Elements:

Building Survey	£	612,200
M&E Survey	£	249,700
TOTAL COST	£	861,900
Cost per m ² (average)	£	439.97/m ²

Budget for Future Maintenance Works

Total remedial work likely to be required within a ten year period for the BUILDING & M&E Elements:

Building Survey	£	247,000
M&E Survey	£	204,100
TOTAL COST	£	451,100
Cost per m ² (average)	£	230.27/m ²

(Please note that this is based on an estimated Gross Internal Floor Area of 1,959m²)

Combined Backlog and Future Maintenance Costs: £ 1,313,000

Breakdown of Priority Grading

The West Wickham Leisure Centre falls into the following Priority Gradings:

Priority 1	00.0 %	£	0
Priority 2	64.3 %	£	844,800
Priority 3	29.5 %	£	386,700
Priority 4	06.2 %	£	81,500

These figures are exclusive of Prelims, Profit, Contingency, Fees, Expenses and VAT and have not been adjusted for regional variance.

Please note that these costs are based on bringing all areas up to a sound and operational (not new) condition.

The costs are based on a combination of: BCIS Dilapidations Guide 2019, BCIS Minor Works 2019 and SPONS Architects and Builders Price Book 2019.

4 EXCLUSIONS

Structure

The Condition Survey is not intended as a full structural survey. No load tests or assessment of the actual loadings have been made. No investigations have been made to ascertain the type or condition of the foundations or that no high alumina cement concrete or calcium chloride additive was used in the construction, unless specifically noted.

The survey takes the form of a visual inspection only. Parts of the structure which were concealed, covered up or made inaccessible in the course of construction have not been opened up as part of this survey and we are unable to report that these parts are free from rot, decay or other defects.

We have not carried out tests in respect of asbestos – based products, or other deleterious material therefore no assurance can be given as to the presence or otherwise.

No investigations, analysis of strata or subsoils or exposure of foundations to the main structure were undertaken as part of this survey, therefore we are unable to confirm the depth, condition or stability of the foundations or subsoils.

Rainwater Goods and Roof Clearance

All rainwater goods / gutters / outlets / hopper heads / discharge shoes etc, should be cleaned out on a minimum yearly basis. This will ensure rapid and efficient collection and dispersal of rainwater from the building envelope, to minimise damage by rainwater ingress.

This report assumes that appropriate levels of gutter, roof and rainwater goods clearance is carried out.

Fire Precautions

The survey has not considered the resistance of the building to fire, the operation and adequacy of extinguishers, the adequacy of means of escape or of the fire precautionary or alarm systems. The survey has not inspected or considered Fire compartmentation of the building(s) and the requirements of the Fire Risk Assessment as required under the Regulatory Reform Order 2005, as these are items dealt with by others and fall outside the scope of our report.

Electrical

THIS INSPECTION DOES NOT REPLACE THE NEED TO CARRY OUT ALL STATUTORY TESTS REQUIRED TO MEET BUILDING AND USAGE COMPLIANCE. The electrical services to the building/s identified within this report have been visually inspected only, i.e. no covers have been removed, nor has any circuit testing been carried out. This visual inspection does not replace the need for a full electrical periodic test and inspection, which should be carried out to comply with, and to the relevant time frequency identified within the relevant British Standard and/or HSE requirement.

Fire alarms, emergency lighting, lifts etc. to the building/s identified within this report again have been visually inspected only. This visual inspection does not replace the need for a full test and inspection,

which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

Defects identified within all reports should be rectified within the timescales identified within each report.

Mechanical Systems

The survey takes the form of a visual inspection only. This visual inspection does not replace the need for a full test and inspection to boilers, calorifiers and pressure vessels, which should be carried out to comply with, and to the relevant time frequency identified by, the relevant British Standard and/or HSE requirement.

This survey does not replace a Legionella Risk Assessment which should be carried out regularly whether or not the survey has identified risk which would fall under that assessment.

5 PHYSICAL CONDITION METHODOLOGY

Oakleaf have developed specific data capture pro-formas to cover each aspect of a Physical Condition Appraisal.

Oakleaf's approach is not only to identify which items do not meet an appropriate condition, but also those which do. We consider that this approach is thorough and also enables the client to confirm that no items have simply been missed. We will also provide a written Executive Summary that lists the main findings.

Aspects covered in the appraisal:-

Each element states Condition Category (A, B, C, or D).

Each element has been identified with a budget cost to repair it.

Each element has been identified with a remaining life expectancy when it will have to be either repaired or replaced.

Each element has been identified with a budget cost to upgrade it to Condition 'A'.

All the above have been recorded on our standard pro-formas and listed in a spreadsheet and database to enable the local users to maintain and update the data base on an ongoing basis.

The survey covers:-

The Condition Survey comprises a systematic, uniform and objective basis for the gathering of condition information of all exposed and accessible parts of the establishment.

The survey report covers all areas of the establishment, unless specifically excluded by the Client, and details external elements of the building (Roofs, External walls, windows and doors etc.) at Block Level, whilst internal elements are examined at Room Level.

Outbuildings, boundaries and external pavings/roads and play fields were also inspected. Soft play areas and soft landscaping were excluded from the survey.

The survey was limited to the external elements of the structure of the fabric of the building and a visual non-intrusive inspection was undertaken to the interior of the building, sufficient enough to identify necessary maintenance works.

No testing, measurement or dismantling works were carried out, nor calculations carried out to verify the original design intent. Operating and Maintenance files including 'As Fitted' drawings were available to assist with the survey.

Where the structure was covered, unexposed or inaccessible, an inspection was not undertaken, and those parts cannot be reported free from defect.

At the time of survey, the premises were occupied and access to all area was available.

All costs provided are based upon present day competitive prices, and are budget estimates only, to be seen as a likely indication of the cost of the works.

The surveys identify all works that are needed at the time of the survey and/or which will become necessary within ten years of the survey date, with such needs being priority coded and costed. They also note any major, predictable repair and maintenance needs likely to arise within the following ten-year period, so that these may be used to help inform the Client's future Estate Strategy.

Where infringements of statutory requirements were observed they are noted in this report. However the absence of such observed infringements does not constitute proof nor enable the certification that the installations comply in all aspects with statutory requirements.

The investigation of asbestos contamination is beyond the scope of the survey. Reference should be made to the asbestos register for the building and where necessary specialist advice should be sought.

Each building (block) has been appraised under the following categories:-

BUILDING

- A) Physical Structure
- B) External Fabric
- C) Internal Fabric
- D) Roof
- F) External Works

MECHANICAL

- H) Drainage
- I) Heating Systems
- J) Steam Systems
- K) Vent & Air Con
- L) Medical Gases
- M) Hot/Cold Water
- N) Lifts
- P) Lightning Protection

ELECTRICAL

- R) Electrical
- V) Fire Alarms
- W) Telecoms

Each element category has been sub-divided into subsidiary components for ease of identification for example structure has been sub-divided into: General Structure, Foundations, Ground Stability etc.

A supplementary note and cost has been provided to support identifiable work listed under subsidiary components i.e. a roof frame may require numerous items of repair such as work to wall plates, tie rods, bracing, etc.

Each subsidiary component has been graded, utilising the DfE system via:

Condition

- A** = Good. Performing as intended and operating efficiently.
- B** = Satisfactory. Performing as intended but exhibiting minor deterioration.
- B(C)** = Items currently condition B but will fall to condition C within 10 year period.
- C** = Poor. Exhibiting major defects and/or not operating as intended.
- D** = Bad. Life expired and/or serious risk of imminent failure.

In addition a repair cost has been entered against each repair to bring the component up to a sound/operationally safe condition. An estimate of time remaining until the repair is implemented has also been allocated. Time allocation covers a ten year projection. Extent of items has been measured and a descriptive note recording location within premises so that items can be located.

A note describing the fault and corrective work has been provided together with its location by floor and room number.

Digital Photographs

We have included digital photographs of key items requiring remedial work to assist in communicating the works required.

Priority Grading

Each non-compliant item has been given a Priority Grading to indicate the urgency of the work being undertaken:

- Priority 1 – Urgent Work
- Priority 2 – Essential Work
- Priority 3 – Desirable Work
- Priority 4 – Long Term Aspirational Work

6 REMAINING LIFE OF BUILDING ELEMENTS

When calculating the remaining life of elements Oakleaf use the BMI publication: Life Expectancy of Building Components. Below are building elements that have the potential to fall within the 10 year backlog maintenance plan and their respective life expectancy.

Timber Pitched Roof	85 years
Asphalt Flat Roof	35 years
Bitumen Felt Flat Roof	20 years
Slate Covering to Pitched Roof	75 years
Tile Covering to Pitched Roof	65 years
Softwood Windows	35 years
Hardwood Windows	50 years
Aluminium Windows	45 years
Cast Iron Gutters	50 years
PVC Gutters	30 years
PVC Windows	35 years
Steel Windows	50 years
Vinyl Sheet Flooring	10 years
Carpet Flooring	10 years
Decorations	7 years
Lathe and Plaster Ceiling	60 years
Suspended Ceilings	25 years

Clearly these are affected by on site conditions and in many cases have deteriorated to the extent that they require replacement within the above stated periods. Conversely; if the element has reached the end of its expected life but is in good condition the stated remaining life will be greater than the above.

7 REMAINING LIFE OF M&E ELEMENTS

When calculating the remaining life of elements Oakleaf use the BMI publication: Life Expectancy of Building Components. Below are building elements that have the potential to fall within the 10 year backlog maintenance plan and their respective life expectancy.

Plastic Water Storage Tank	30 years
GRP Water Storage Tank	35 years
PVCU Water Storage Tank	25 years
Copper Pipework	40 years
Boiler	20 years
Solid Fuel Back Boiler	20 years
Major Pump	12 years
Radiators	25 years
Thermostatic Radiator Valves	15 years
Aluminium Air-Conditioning Ductwork	30 years
Steel Air-Conditioning Ductwork	25 years
Air-Conditioning Heater	15 years
Air-Conditioning Chiller	15 years
Air-Conditioning Pump	15 years
Air-Conditioning Fan	15 years
Heating Program Controller/Timer	15 years
Thermostat Controls	15 years
Electric Lighting Circuit	30 years
Electric Power Circuit	30 years
Fuse Box/Consumer Unit	30 years
Power Outlet Socket	25 years
Light Switch	25 years
Fluorescent Luminaire	15 years
Wet Riser Sprinkler System	30 years
Dry Riser Sprinkler System	40 years
Sprinkler Head	25 years
Traction Drive Passenger Lift	30 years
Hydraulic Passenger Lift	25 years

Clearly these are affected by on site conditions and in many cases have deteriorated to the extent that they require replacement within the above stated periods. Conversely; if the element has reached the end of its expected life but is in good condition the stated remaining life will be greater than the above.

8 REVIEW FINDINGS

To follow are the reports produced from the data using our bespoke in-house software:

- Cost Summary by Total Cost
- Cost Summary by Priority
- Block Summary Sheet
- Detail Report

Summary of Block Appraisal Cost by Total Cost

<i>Site</i>	<i>Block</i>	<i>GIA (m2)</i>	<i>Block Total</i>	<i>Cost/m2</i>
Physical Condition				
LBBR0059 - West Wickham Leisure Centre	01 - Main Building	1,959	£1,313,000	670.2
Overall Total:			£1,313,000	

Summary of Block Appraisal Cost by Priority

<i>Site</i>	<i>Block</i>	<i>Block Total</i>	<i>Priority 1 %</i>	<i>Priority 2 %</i>	<i>Priority 3 %</i>	<i>Priority 4 %</i>
Physical Condition						
LBBR0059 - West Wickham Leisure Centre	01 - Main Building	£1,313,000		£844,800 64.3%	£386,700 29.5%	£81,500 6.2%
Totals:		£1,313,000		£844,800	£386,700	£81,500
Percentage:				64.3%	29.5%	6.2%

Physical Condition Survey - Block Photo References

LBBR0059 West Wickham Leisure Centre Block 01 - Main Building



Build Year: 1967

Type of Construction: A three storey concrete framed building with various pitched and flat roofs.

Property Appraisal - Detail Report

Cond. Cost to B Rem Life Priority C L R Year Notes


Remedial Action

Site : West Wickham Leisure Centre - LBBR0059

Block : Main Building - 01


Location: External Site/Grounds


B1 - Building - External Fabric

	12 - Comments	C	£3,000	0	2				2021	Timber door/windows to South-West Elevation: Require replacement.	Cost allows for replacement.
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Location: Whole Block


B1 - Building - External Fabric

	01 - Masonry	C	£500	0	2				2021	Brick-cavity: Stepped and vertical cracking noted adjacent main entrance.	Cost allows to monitor.
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	01 - Masonry	C	£1,500	0	2				2021	Lead flashing to higher level brickwork to South-West Elevation: Loose.	Cost allows to repair.
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Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
	01 - Masonry	£2,500	0	2				2021	Brick-cavity: Requires repointing.	Cost allows to repoint.
	05 - Doors	£3,000	0	3				2021	Double aluminium doors to Teaching Pool entrance: Likely to require replacement within the maintenance schedule.	Cost allows for replacement.
	05 - Doors	£600	0	3				2021	Double timber doors to roof space: Aged and require replacement.	Cost allows for replacement.
	05 - Doors	£1,200	0	2				2021	Timber door to Gas Store: Requires replacement due to age and condition.	Cost allows for replacement.
	05 - Doors	£2,000	10	2				2031	Double timber fire exit doors to rear: In reasonable condition, however, likely to require replacement within the extended maintenance period.	Cost allows for replacement.
	11 - Lintels	£500	0	2				2021	Lintel to double fire exit doors: Damaged.	Cost allows to repair.

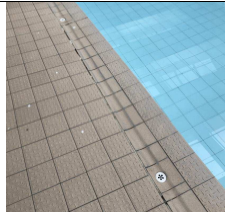
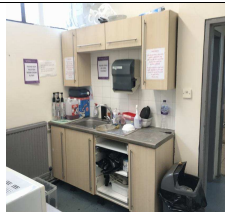
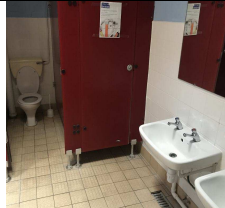
	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
B2 - Building - External Fabric										
	01 - Windows	C	£110,000	0	2			2021	Steel and timber single glazed windows: Are aged and in deteriorating condition and thermally inefficient.	Cost allows for replacement.
	01 - Windows	B	£0	15	4			2036	Aluminium double glazed windows: In reasonable condition.	No works likely to be required.

Location: 00 - Ground Floor



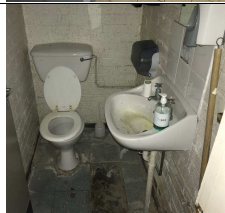
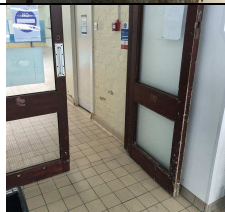
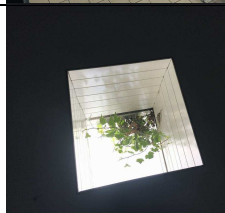
C - Building - Internal Fabric

01 - Decorations	C	£20,000	0	4				2021	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes gloss work.
01 - Decorations	B(C)	£20,000	5	4				2026	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes gloss work.
02 - Ceiling	C	£20,000	0	3				2021	Suspended tile ceilings: Aged to some areas including to pool corridor and changing rooms.	Cost allows for replacement.
02 - Ceiling	B	£0	15	4				2036	Suspended tile ceilings to Reception: In reasonable condition.	No works likely to be required.
03 - Floor	C	£5,000	0	3				2021	Carpet/carpet tiles: Require replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.
03 - Floor	C	£9,000	0	3				2021	Vinyl sheet/anti-slip vinyl sheet flooring: Requires replacement.	Cost allows for like for like replacement of existing floor finish.

Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	03 - Floor	C	£5,000	0	2			2021	Ceramic tiles to pool surround floor: Deterioration to grout and localised chipped and cracked sections.	Cost allows for localised repairs.
	03 - Floor	C	£4,000	0	3			2021	Ceramic tile flooring to Staff Room: Requires replacement.	Cost allows for like for like replacement of existing floor finish.
	03 - Floor	B	£5,000	7	4			2028	Carpet/carpet tiles: In reasonable condition, however, likely to require replacement with contract quality carpet within the extended maintenance period.	Cost allows for like for like replacement of existing floor finish.
	03 - Floor	B	£0	15	4			2036	Terrazzo flooring: In reasonable condition.	No works likely to be required.
	04 - Condition of Internal Walls	C	£10,000	0	2			2021	Ceramic wall tiles to Pool: Localised repair/replacement required to damaged sections.	Cost allows for localised repair/replacement.
	05 - Fixed Units	C	£2,000	0	3			2021	Timber benches to Changing Rooms: Require upgrading.	Cost allows to upgrade conforming to modern standards.
	05 - Fixed Units	C	£5,000	0	3			2021	Kitchen units to Staff Room: Require upgrading.	Cost allows to upgrade conforming to modern standards.
	06 - Sanitary Fittings	C	£40,000	0	2			2021	Children's Changing Room/WCs: Require refurbishment.	Cost allows for refurbishment conforming to modern standards.

Property Appraisal - Detail Report

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
	06 - Sanitary Fittings	C	£10,000	0	2			2021	Staff WCs: Require upgrade.	Cost allows for refurbishment conforming to modern standards.
	06 - Sanitary Fittings	C	£50,000	0	2			2021	WCs/showers to Male & Female Changing Rooms: Require upgrading.	Cost allows for refurbishment conforming to modern standards.
	06 - Sanitary Fittings	C	£10,000	0	3			2021	Staff WC (poolside): Not to modern standards.	Cost allows for refurbishment conforming to modern standards.
	07 - Internal Doors	C	£15,000	0	3			2021	Internal doors: Are aged and impact damaged throughout.	Cost allows for replacement.
	09 - Signs of Water Ingress	C	£2,500	0	2			2021	Girl's Changing Room: Signs of water ingress likely due to roof failures with staining, damaged plaster and plant growth noted internally to the skylight.	Cost allows for repair and redecoration.

Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
11 - Comments	C	£0	0	2				2021	Plaster walls and ceilings: Mould growth noted throughout due to aged windows, lack of ventilation and ongoing water ingress.	Cost for repairs included to decorations.

I - Engineering - Heating Systems

01 - Heat Emitters	C	£1,000	0	2				2021	Radiators require lifecycle replacement.	Cost allows for replacement.
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R - Engineering - Electrical

05 - Emergency Lighting	B	£0	14	4				2035	Emergency lighting is in serviceable condition.	No works likely to be required.
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Location: 00 - Ground Floor - Changing Room Female

K - Engineering - Vent & Cooling

03 - Extract Fans	B	£300	7	4				2028	Extract fan will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.
03 - Extract Fans	B	£300	7	4				2028	Extract fan will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.

Location: 00 - Ground Floor - Changing Room Male

K - Engineering - Vent & Cooling

03 - Extract Fans	B	£300	7	4				2028	Extract fan will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.
03 - Extract Fans	B	£300	7	4				2028	Extract fan will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.

Location: 00 - Ground Floor - Entrance Area


R - Engineering - Electrical

Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
11 - Automatic Doors	B(C)	£5,000	1	2				2022	Automatic doors will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
11 - Automatic Doors	B(C)	£5,000	1	2				2022	Automatic doors will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

Location: 00 - Ground Floor - Plant Room

K - Engineering - Vent & Cooling

 05 - AHUs	C	£100,000	0	2				2021	Consists of individual 6No. Woods fans, heater battery and plenum chamber. In very poor condition and require lifecycle replacement.	Cost allows for replacement.
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Location: 00 - Ground Floor - Reception Area

V - Engineering - Fire Systems

04 - Fire Main/Zone Panel	B	£2,000	7	2				2028	Fire alarm panel will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.
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Location: 00 - Ground Floor - Teaching Pool Room

I - Engineering - Heating Systems

01 - Heat Emitters	B(C)	£10,000	1	2				2022	Radiant panels require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
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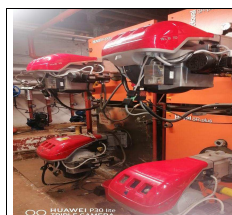
R - Engineering - Electrical

03 - Distribution Boards	B(C)	£800	1	4				2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
03 - Distribution Boards	B	£0	14	4				2035	Distribution board is in serviceable condition.	No works likely to be required.

Cond. Cost to B Rem Life Priority C L R Year Notes Remedial Action

Location: -01 - Basement - Boiler House/Room

I - Engineering - Heating Systems



02 - Heating Boilers	C	£25,000	0	2				2021	Gas boiler requires lifecycle replacement.	Cost allows for replacement.
02 - Heating Boilers	C	£25,000	0	3				2021	Gas boiler requires lifecycle replacement.	Cost allows for replacement.
02 - Heating Boilers	C	£25,000	0	2				2021	Gas boiler requires lifecycle replacement.	Cost allows for replacement.
02 - Heating Boilers	C	£25,000	0	2				2021	Gas boiler requires lifecycle replacement.	Cost allows for replacement.
02 - Heating Boilers	B	£0	11	4				2032	Boiler flues are in serviceable condition.	No works likely to be required.
05 - Controls	B	£1,500	9	4				2030	The chip control panel will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.
11 - Valves	B(C)	£800	1	2				2022	The gas shut off valve requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
11 - Valves	B(C)	£2,000	1	2				2022	Gas solenoid valve will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
11 - Valves	B(C)	£2,000	1	2				2022	Gas regulator will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
11 - Valves	B	£800	9	4				2030	The boiler safety valves will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.

K - Engineering - Vent & Cooling

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
03 - Extract Fans	B(C)	£1,500	1	3				2022	The extract fan will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
M - Engineering - Hot/Cold Water										
06 - Dosing System	B(C)	£500	1	2				2022	Dosing pot will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,000	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B	£0	13	4				2034	Pump is in serviceable condition.	No works likely to be required.
07 - Pumps	B	£0	13	4				2034	Pump is in serviceable condition.	No works likely to be required.
07 - Pumps	B	£0	13	4				2034	Pump is in serviceable condition.	No works likely to be required.
07 - Pumps	B	£0	13	4				2034	Pump is in serviceable condition.	No works likely to be required.
07 - Pumps	B	£0	13	4				2034	Pump is in serviceable condition.	No works likely to be required.
07 - Pumps	B	£0	13	4				2034	Pump is in serviceable condition.	No works likely to be required.
07 - Pumps	B	£0	13	4				2034	Pump is in serviceable condition.	No works likely to be required.
07 - Pumps	B	£0	15	4				2036	Pump has been removed for refurbishment.	No works likely to be required.
12 - Controls	B(C)	£800	1	2				2022	The oil display panel will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
14 - Calorifiers	B(C)	£15,000	1	3				2022	Calorifier will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
14 - Calorifiers	B(C)	£15,000	1	3				2022	Calorifier will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
14 - Calorifiers	B(C)	£15,000	1	3				2022	Calorifier will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
14 - Calorifiers	B	£8,000	7	2				2028	Calorifier will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.

R - Engineering - Electrical

Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
02 - Main Switchgear	B(C)	£1,300	1	2				2022	Busbar will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
02 - Main Switchgear	B(C)	£1,300	1	2				2022	Busbar requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
03 - Distribution Boards	B(C)	£1,000	1	3				2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Controls	B(C)	£900	1	2				2022	The calorifier actuators will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
08 - Generators	B	£0	19	4				2040	The CHP Unit is in serviceable condition.	No works likely to be required.

X - Engineering - Fuel Storage

01 - Oil/Diesel Tanks	B(C)	£5,000	1	3				2022	Oil tank will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
03 - Comments	B	£1,000	7	3				2028	The gas shut meter will require lifecycle replacement within the extended maintenance schedule. The meter has a warning notice attached, this should be checked to determine if still valid and works required.	Cost allows for replacement.

Location: -01 - Basement - Corridor

M - Engineering - Hot/Cold Water

07 - Pumps	B(C)	£800	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
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Location: -01 - Basement - Office

R - Engineering - Electrical

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
03 - Distribution Boards	B(C)	£1,000	1	3				2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

Location: -01 - Basement - Plant Room

I - Engineering - Heating Systems

05 - Controls	B(C)	£5,000	1	2				2022	Control panel will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
06 - Controls	B(C)	£1,000	1	3				2022	Control panel will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
12 - Plate Heat Exchangers	B(C)	£1,500	1	2				2022	Plate heat exchanger will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
12 - Plate Heat Exchangers	B(C)	£1,500	1	2				2022	Plate heat exchanger will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
12 - Plate Heat Exchangers	B(C)	£1,500	1	3				2022	Plate heat exchanger will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
13 - Inverters	B(C)	£1,000	1	3				2022	Inverter requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
13 - Inverters	B(C)	£1,000	1	3				2022	Inverter requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
13 - Inverters	B(C)	£1,000	1	3				2022	Inverter requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
13 - Inverters	B(C)	£1,000	1	3				2022	Inverter requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

K - Engineering - Vent & Cooling

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
03 - Extract Fans	A	£0	18	4				2039	The extract fan is in serviceable condition.	No works likely to be required.
M - Engineering - Hot/Cold Water										
07 - Pumps	C	£1,500	0	3				2021	Pump will require replacement.	Cost allows for replacement.
07 - Pumps	C	£1,500	0	3				2021	Pump requires lifecycle replacement.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	2				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	2				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£10,000	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
07 - Pumps	B(C)	£1,500	1	3				2022	Pump will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
07 - Pumps	B	£1,500	7	3				2028	Pump will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.

Location: -01 - Basement - Switch Room

I - Engineering - Heating Systems

05 - Controls	B(C)	£800	1	3				2022	Control panel requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
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R - Engineering - Electrical

02 - Main Switchgear	B(C)	£3,000	1	2				2022	Isolators will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
02 - Main Switchgear	B(C)	£1,300	1	2				2022	Busbar requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

Location: 01 - First Floor

C - Building - Internal Fabric

01 - Decorations	C	£12,000	0	4				2021	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes gloss work.
01 - Decorations	B(C)	£12,000	5	4				2026	Redecoration required as part of a regular maintenance schedule.	Cost allows for two coats of emulsion and includes gloss work.
02 - Ceiling	C	£500	0	3				2021	Suspended tile ceilings: Localised stained and damaged tiles noted.	Cost allows for localised replacement.
02 - Ceiling	B	£0	20	4				2041	Plastered ceilings: In reasonable condition.	No works likely to be required.
03 - Floor	C	£6,000	0	3				2021	Vinyl sheet flooring to Pool Viewing Area: Requires replacement.	Cost allows for like for like replacement of existing floor finish.
03 - Floor	C	£3,000	0	3				2021	Carpet/carpet tiles: Require replacement with contract quality carpet.	Cost allows for like for like replacement of existing floor finish.

Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
03 - Floor	C	£1,000	0	2				2021	Vinyl sheet flooring to Gym and Studio: Lifting and splitting to the joints and requires replacement.	Cost allows for repairs.
03 - Floor	B	£3,000	7	4				2028	Carpet/carpet tiles: In reasonable condition, however, likely to require replacement with contract quality carpet within the extended maintenance period.	Cost allows for like for like replacement of existing floor finish.
05 - Fixed Units	C	£2,000	0	3				2021	Kitchen units to Staff Room: Require upgrading.	Cost allows to upgrade conforming to modern standards.
06 - Sanitary Fittings	B(C)	£50,000	1	2				2022	WCs/Changing Rooms: Require upgrading within the maintenance schedule.	Cost allows for refurbishment conforming to modern standards.
07 - Internal Doors	C	£5,000	0	3				2021	Internal doors: Are aged and impact damaged throughout.	Cost allows for replacement.
09 - Signs of Water Ingress	C	£0	0	2				2021	Walls and ceilings: Signs of water ingress, several areas of damp and damaged plaster throughout due to longstanding water ingress from roof failures.	Cost for repairs included to decorations.

I - Engineering - Heating Systems

01 - Heat Emitters	C	£700	0	2				2021	Radiators require lifecycle replacement.	Cost allows for replacement.
01 - Heat Emitters	B	£500	7	4				2028	Radiant panel will require lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.

R - Engineering - Electrical

05 - Emergency Lighting	B	£0	14	4				2035	Emergency lighting is in serviceable condition.	No works likely to be required.
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Location: 01 - First Floor - Change Room Corridor

R - Engineering - Electrical

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
03 - Distribution Boards	B(C)	£500	1	2				2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
03 - Distribution Boards	B(C)	£500	1	4				2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

Location: 01 - First Floor - Dance Studio

I - Engineering - Heating Systems

02 - Heating Boilers	C	£5,000	0	2				2021	Gas boiler is not operational and will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
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R - Engineering - Electrical

03 - Distribution Boards	B	£800	9	4				2030	Distribution board requires lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.
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Location: 01 - First Floor - First Aid Room

R - Engineering - Electrical

03 - Distribution Boards	B(C)	£1,000	1	2				2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
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Location: 01 - First Floor - Male Gym Change Room

R - Engineering - Electrical

03 - Distribution Boards	B(C)	£1,000	1	2				2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
03 - Distribution Boards	B(C)	£500	1	3				2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
03 - Distribution Boards	B	£1,500	9	4				2030	Distribution board requires lifecycle replacement within the extended maintenance schedule.	Cost allows for replacement.

Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
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Location: 01 - First Floor - Plant Room

R - Engineering - Electrical

03 - Distribution Boards	B(C)	£1,000	1	2			2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
03 - Distribution Boards	B(C)	£1,000	1	2			2022	Distribution board requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

Location: -01 - Lower Ground Floor

C - Building - Internal Fabric

	02 - Ceiling	C	£50,000	0	2		2021	Reinforced concrete to the underside of Pool: Delaminated with exposed reinforcement bars visibly corroded.	Cost allows a contingency for further investigation and repairs.
	03 - Floor	C	£5,000	0	2		2021	Quarry tile floors: Deterioration to grout with uneven sections noted.	Cost allows for repairs.
	06 - Sanitary Fittings	C	£5,000	0	2		2021	WC: Not to modern standards.	Cost allows for refurbishment conforming to modern standards.
	07 - Internal Doors	C	£2,500	0	3		2021	Internal doors: Are aged and impact damaged throughout.	Cost allows for replacement.
	09 - Signs of Water Ingress	C	£0	0	3		2021	Brick walls: Signs of water ingress.	Cost included.

Location: Roof - External Area

K - Engineering - Vent & Cooling


01 - Cooling Plant	B(C)	£5,000	4	3			2025	Daikin condenser will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
01 - Cooling Plant	B	£0	13	4			2034	Air conditioning split system is in serviceable condition.	No works likely to be required.

Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
01 - Cooling Plant	B	£0	13	4				2034	Air conditioning split system is in serviceable condition.	No works likely to be required.
01 - Cooling Plant	B	£0	13	4				2034	Air conditioning split system is in serviceable condition.	No works likely to be required.
05 - AHUs	B(C)	£10,000	2	3				2023	Heat recovery unit will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
05 - AHUs	B(C)	£10,000	2	3				2023	Heat recovery unit will require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

Location: Whole Block

C - Building - Internal Fabric

	05 - Fixed Units	B	£5,000	9	3			2030	Steel roller shutter doors: In reasonable condition, however, likely to require replacement within the extended maintenance period.	Cost allows to upgrade conforming to modern standards.
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I - Engineering - Heating Systems



03 - Pipework	C	£20,000	0	2				2021	Heating pipework requires lifecycle replacement.	Cost allows for replacement.
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M - Engineering - Hot/Cold Water

02 - Pipework	C	£20,000	0	2				2021	Hot water pipework requires lifecycle replacement.	Cost allows for replacement.
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R - Engineering - Electrical

04 - Lighting Installation	B	£0	14	4				2035	General lighting is in serviceable condition.	No works likely to be required.
11 - Automatic Doors	B(C)	£6,000	4	2				2025	Automatic entrance doors require lifecycle replacement within the maintenance schedule.	Cost allows for replacement.

	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
14 - BMS	B(C)	£20,000	1	2				2022	Building Management System requires lifecycle replacement within the maintenance schedule.	Cost allows for replacement.
Location: Roof										
D - Building - Roof - Flat										
01 - Covering	C	£30,000	0	2				2021	Flat roof to Teaching Pool: Reportedly aged and appears stained.	Cost allows for replacement.
 01 - Covering	C	£15,000	0	2				2021	Lower level asphalt roofs to the East Elevation: Appear aged and in poor condition with internal signs of failure.	Cost allows for replacement.
 01 - Covering	C	£80,000	0	2				2021	Higher level asphalt roof coverings: Aged with cracking, shrinkage and patch repairs visible with ongoing water ingress and significant damage noted internally.	Cost allows for replacement.
01 - Covering	C	£15,000	0	2				2021	Flat roof to Teaching Pool Changing Rooms: Appears aged with ongoing failures noted internally.	Cost allows for replacement.
06 - Fascias/ Soffits/Bargeboards	B	£0	15	4				2036	PVCU fascias: In reasonable condition.	No works likely to be required.
09 - Down Rainwater pipes	C	£0	0	2				2021	Internal downpipes: Require inspecting as part of roof works.	Cost included.
10 - Skylights	B	£0	12	4				2033	Skylights: In reasonable condition.	No works likely to be required.
12 - Safe edge & Access	C	£1,000	0	2				2021	Higher level roof access ladder: Corroded and require replacement.	Cost allows for replacement.



	Cond.	Cost to B	Rem Life	Priority	C	L	R	Year	Notes	Remedial Action
12 - Safe edge & Access	B	£0	15	4				2036	Steel safe edge: In reasonable condition.	No works likely to be required.

D - Building - Roof - Pitched

01 - Covering	B	£150,000	10	3				2031	Higher level pitched mineral felt roofs: In reasonable condition, however, likely to require replacement within the extended maintenance period.	Cost allows for replacement.
09 - Down Rainwater pipes	C	£1,500	0	2				2021	PVCU rainwater goods: Joints require resealing.	Cost allows to reseal joints.



Location: External Site/Grounds

F - Building - External Works

01 - Fences/Gates	C	£1,000	0	4				2021	Metal gates and railings: In poor decorative order.	Cost allows for redecoration.
 02 - Walls	C	£500	0	2				2021	Brick wall to Main Entrance steps: Damaged and requires repair.	Cost allows to repair.
02 - Walls	C	£600	0	4				2021	Brick walls to car park: Stained with signs of deterioration to mortar joints.	Cost allows to clean down and repaint.
 07 - Car Parks	C	£30,000	0	2				2021	Asphalt car park: Is cracked and spalled to localised sections.	Cost allows for localised resurfacing.

07 - Car Parks	B	£0	15	4				2036	Armco to car park: In reasonable condition.	No works likely to be required.
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Property Appraisal - Detail Report

	<i>Cond.</i>	<i>Cost to B</i>	<i>Rem Life</i>	<i>Priority</i>	<i>C</i>	<i>L</i>	<i>R</i>	<i>Year</i>	<i>Notes</i>	<i>Remedial Action</i>
 08 - Paths	C	£5,000	0	2				2021	Paving slabs to footpaths and Main Entrance: Cracked and uneven to localised areas.	Cost allows to relay and replace paving slabs as required.
 08 - Paths	C	£10,000	0	2				2021	Asphalt footpath: Is uneven with cracking and subsiding.	Cost allows for resurfacing.
11 - Steps/Ramps	C	£300	0	4				2021	Steel steps to rear entrance to Boiler Room: Require repainting.	Cost allows for repainting.
Block Total		£1,313,000.00								
Site Total		£1,313,000.00								
Overall Total		£1,313,000.00								