Appendix 1

SNC·LAVALIN

FAITHFUL+GOULD
Member of the SNC-Lavalin Group

Whitchurch Swimming Centre

Building Surveyor's Inspection Report

Shropshire Council

9th April 2021

Notice

This document and its contents have been prepared and are intended solely as information for Shropshire Council and use in relation to Building Surveyor's Inspection Report.

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This document has 54 pages including the cover.

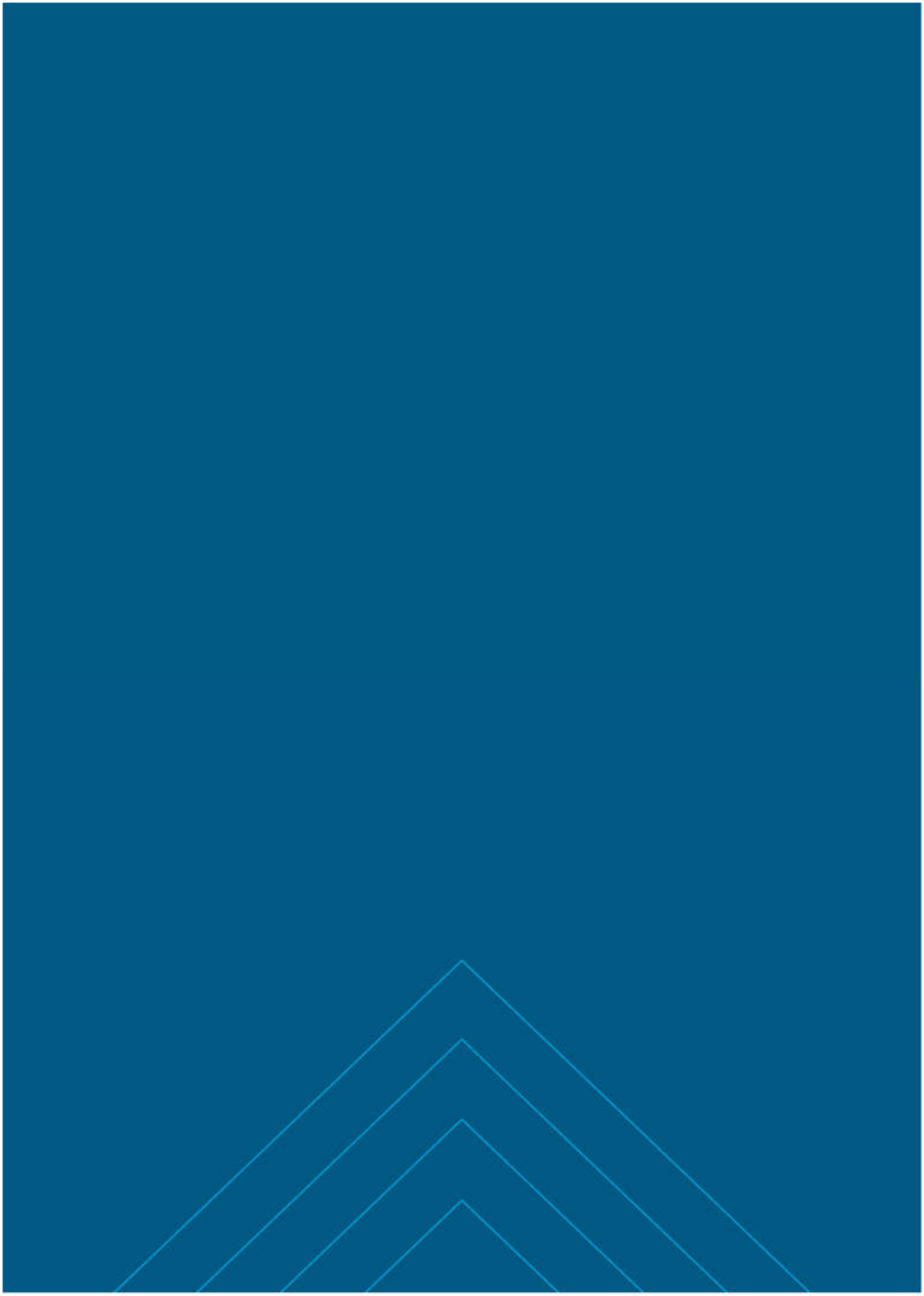
Document history

Revision	Purpose description	Origin-ated	Checked	Reviewed	Author-ised	Date
Rev 1.0	Draft Issue	DW	RJ	RJ	DW	10/04/2021
Rev 2.0	Final Issue	DW	RJ	RJ	DW	06/05/2021

Client signoff

Client	Shropshire Council
Project	Whitchurch Swimming Centre – Building Surveyor's Inspection Report
Job number	TBC
Client signature / date	

Contents



1.0 Executive Summary

1.1 Introduction

Faithful+Gould have been instructed by Shropshire Council to undertake a building survey of Whitchurch Swimming Centre, White Lion Meadow, off, Bridgewater Street, Whitchurch SY13 1BA to determine the current condition and future remedial life cycle works and associated costs. We undertook our building survey on 15th March 2021 and confirm a summary of our findings below.

Location	Whitchurch Swimming Centre is located in the market town of Whitchurch in northern Shropshire, approximately 2 miles (3 km) east of the Welsh border, and 20 miles (30 km) north of the county town of Shrewsbury. The centre is on a retail park with shared access roads and carparking facilities. Access is from Bridge Water Street (B5395) off the London and Chester Roads (B5395) via the main A41 (Whitchurch Bypass).
Arrangement	The building is rectangular in plan layout, and mostly open plan around the main pool area with segregated changing and office / welfare facilities.

Size (N.I.A)	The PSG measured survey confirms the following Net Internal Area measurements: 7,728 sq. Ft (718sq.m).
Use	Leisure
Age	Built in 1974 (47 years)
Heritage designation	N/A

1.2 Structure and Fabric

Element	Description
Building Fabric	Steel frame building consisting of steel column and beams at regular intervals overclad with cavity brickwork and profiled metal cladding panels. Under mono-pitched and flat roofs with bitumen felt coverings. Windows and doors are double glazed powder coated metal.
Building Services (taken from report by FHPESS)	The building has a three phase electrical supply. The building has a gas meter with 54mm connection, and feeds an 80mm steel gas pipe which supplies the low temperature hot water boilers. The main pool is ventilated by a ducted ventilation system with a central air handling unit with heater / frost batteries and a crossover heat exchanger.

We have summarised our main findings in the table below:

Ref	Item of note	Risk Rating*
1.0	**Condition – Building Fabric**	
1.1	Further intrusive investigation regards to the movement within the sub structure and structure from erosion of sub soils is required to identify repair works and associated remedial costs.	High
1.2	Medium to long term roof covering replacement required.	Medium
1.3	External mortar is weak and eroded and requires renewal to all areas (wall climbing vegetation should also be removed).	Medium
1.4	Mechanical damaged cladding panels require replacement (remainder treated and redecorated).	Medium
1.5	Corrosion and delamination of metal cladding panels and parapet capping's require remedial treatment.	Medium
1.6	External windows and doors require renewal.	High
1.7	External steps require section rebuilding.	High
1.8	Internal finishes throughout are aged and dated and would benefit short to medium term renewal.	High
2.0	**Condition – Building Services (taken from report by FHPESS)**	
2.1	Vertical pool filter medium requires replacing due to age and standing idle.	High
2.2	Pool pumps discharge isolation valves are in poor condition.	High

2.3	The Bayrol Chlory Dos S4, is in poor condition and requires replacing due to age and is considered to be an unstable chlorine granular dosing unit.	High
2.4	The acid storage unit and pump should be replaced with a unit with a barrier to prevent spills to the un-stabilised chlorine granules, which is within a constricted part of the plantroom.	High
2.5	2No ABB HVAC variable frequency drive units are obsolete.	High
2.6	Air handling unit is circa 1974 and is corroded and requires replacement. Supply and extract ductwork similar.	High
2.7	200 mm sump outlet from corner of the pool is in poor condition.	High
2.8	Fire alarm and security panels require replacing.	High
2.9	Showering facilities require replacement.	High
2.10	Lighting installations require renewal.	High
3.0	**Legal & Regulatory Matters**	
3.1	There are non-compliant fire resisting structures present in plant room separating floor structures.	High
3.2	Fire escape routes are less than 1200mm and doors do not open in direction of travel.	Low
3.3	Asbestos boarded ceilings in plant rooms should be removed due to their fragility, as a minimum areas should be encapsulated.	Medium
3.4	No accessible toilet provided.	High
3.5	Reception counter is not accessible for use by all.	Medium
3.6	Doors are heavy and manoeuvrability around toilet provisions is impeded.	Medium
4.0	**Further Investigations Required**	
4.1	Further Structural Engineer advice and inspection is required to determine severity of issues noted at 1.1.	High
4.2	Further opening up of woodwool slabs following thermal imaging survey recommended.	Medium

*Please see our main report for our risk definitions

Please see our main report and schedule of notes / costs for the full extent of our findings.

1.3 Conclusion and Recommendation

In conclusion, but subject to further inspection and advice from Structural Engineers, we consider that the building is in fair condition given its age, use and construction.

No significant deterioration was evident to the main structural elements (excluding pool and associated cracking), however, the windows and doors alongside external finishing such as pointing and cladding panels all require either renewal or replacement. The short to medium term costs to undertake these works will be excessive. There are also additional long term costs to be factored i.e. mono pitched roof covering renewal and potentially excessive unknown risk factors to be determined following further investigations.

Internal finishes whilst functional are poor in terms of aesthetics being deteriorated and dated and will require significant investment to bring the centre up to an acceptable modern equivalent standard.

The main mechanical installations are aged and incorporate a number of obsolete installations all of which will require renewal. The outlet pipework to the pool has previously had a liner installed and is understood to be leaking. The promenade will therefore require excavation to replace the pipework.

The air handing unit is circa 1974. Within the extract side of the unit the fan has surface corroded, the cross-over heat exchanger surfaces have corroded. The LTHW heating and frost coils surfaces are corroded. The extract ductwork has surface corrosion and begrimed. All of which will require replacement and cleaning at a cost of circa £165,000.

Due to the levels of expenditure required consideration will need to be given to providing internal alterations in order to give customers a better level of provision, as a number of building features that would be expected in more recently constructed facilities are missing. The current size and floor layout though will limit any major alterations unless the footprint is increased.

Based on our visual condition survey we would expect the following levels of expenditure over the short to long term period.

Short Term	£	266,460.35
Medium term	£	170,139.60
Long Term	£	100,905.00
Mechanical + Electrical	£	352,600.00
Total Expenditure	**£**	**890,104.95**

Please refer to the main body of our report, our schedule of costs and the report on the building services FHP Engineering Services Solutions for further details.

* The above costs exclude:

  Works associated with movement and cracking to the pool / building structure,

  Preliminaries related to the construction works,

  Statutory and Consultant fees,

  Contingencies

  VAT

2.0 Introduction

2.1 Client Details and Premises Address

Client Name and Address	Property Name and Address
Shropshire Council Property Services Group The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND	Whitchurch Swimming Centre, White Lion Meadow, off, Bridgewater St, Whitchurch SY13 1BA

2.2 Instruction Details

Brief and Scope of Survey	
Purpose of survey	The survey has been undertaken to determine current condition and future remedial life cycle works and associated costs. The purpose of the survey is to highlight material considerations of the building that may affect expenditure over the life cycle of the building in the next 10 years.
Extent of survey:	
Instruction basis	Faithful+Gould are instructed by Shropshire Council Property Services Group in accordance with our fee proposal dated 29th January 2021, under the Pagabo Framework Agreement specific terms and conditions of business and our specific terms and conditions of business, contained in Appendix D.
Sub-Consultants	We have appointed the following sub-consultants on your behalf: Building Services: FHP Engineering Services Solutions For the avoidance of doubt, Faithful+Gould have no liability in relation to the reporting of matters by the appointed sub-consultant.

2.3 Survey and Inspection Details

Survey Details	
Survey methodology	Visual inspection only
Specialist Access Equipment	Drone Survey
Areas of no access	Storeroom 026

Inspection Details

Personnel	Representing	Inspecting	Date	Weather Conditions	Accompanied
Dave Watkiss BSc (Hons) MRICS	Faithful+Gould	Building Fabric	15/03/21	Cloudy, 8oC]	Unaccompanied
Paul Snaddon	FHPESS	Building services	15/03/21	Cloudy, 8oC]	Unaccompanied

2.4 Report Terminology

Where the expressions immediate, short term, medium term and long term are used they generally mean the following:

Immediate	Within one year
Short Term	Within the next 1 to 3 years
Medium Term	Within the next 3 to 6 years
Long Term	Within the next 6 to 10 years

Where the risk expressions low, medium and high are used they generally mean the following:

Risk Grading	Discipline			
	Health & Safety	**Environment**	**Business**	**Operational/ building/ engineering element**
High	Fatality and/or permanent incapacity/disability. Prosecution	Multiple breach of legal requirement. Prosecution.	Litigation certain. National adverse publicity.	Critical impact. Service closure.
Medium	Moderate injury / ill health/statutory obligations. Improvement notice.	Single breach of legal requirement. Improvement Notice Issued.	Possible complaint. Possible litigation. Loss of reputation. National paper reporting.	Moderate impact. Moderate disruption to normal services.
Low	No injury / breach of guidance / procedures	Minimal impact / breach of guidance procedures.	Unlikely cause of complaint. Litigation remote. Minimal reputation loss / limited awareness within organisation.	Minimal or no impact. Minimal or no disruption.

3.0 Property Details

3.1 General Details

Consideration	Description
Location	Whitchurch Swimming Centre is located in the market town of Whitchurch in northern Shropshire, approximately 2 miles (3 km) east of the Welsh border, and 20 miles (30 km) north of the county town of Shrewsbury. The centre is on a retail park with shared access roads and carparking facilities. Access is from Bridge Water Street (B5395) off the London and Chester Roads (B5395) via the main A41 (Whitchurch Bypass).
General Arrangement	The building is rectangular in plan layout, and mostly open plan around the main pool area with segregated changing and office / welfare facilities.
Size	The PSG measured survey confirms the following Net Internal Area: 7,728 sq. Ft (718sq.m).
Age	Built in 1974 (47 years)
Heritage Designation	N/A

3.2 Brief Description of Property

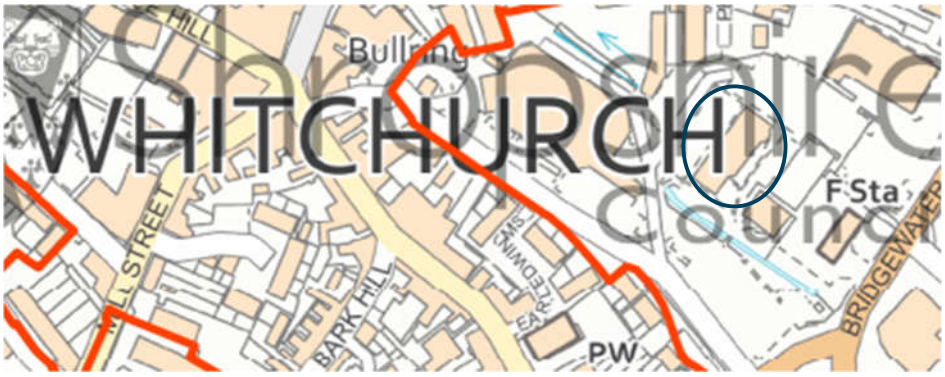
Element	Description
Building Fabric	
Structure,	Steel frame building consisting of steel column and beams spaced at regular intervals to provide clear open plan layout over main pool area.
Roof	Main pool roof structure is mono pitched steel frame with bitumen felt covering, together with subsidiary flat roof, again finished with bitumen felt covering.
External Elevations	External walls are overclad with cavity brickwork and profiled metal cladding panels.
Windows and Doors	Double glazed powder coated metal casements / frames.
Internally	Tiled / vinyl floor coverings, plastered / tiled walls and timber / mineral tile suspended ceilings.
External Areas	Soft landscaping consisting of grassed areas and mature shrubs. Hard landscaping consisting of cast concrete and concrete paved paths, alongside tarmacadam shared carparking and pedestrian access routes.
Building Services	(taken from report by FHP Engineering Service Solutions)
Heating, Cooling & Ventilation	The main pool is heated by a heating coil in the air handling unit. Heating is provided by radiators in offices, toilets, shower rooms and toilets. The main pool is ventilated by a ducted ventilation system with a central air handling unit with heater / frost batteries and a crossover heat exchanger.
Electrical Distribution	The building has a three phase electrical supply to local distribution throughout..

Fire Systems	Fire alarm panel. Fire alarm control K11040 Mk 2, 4 zone, conventional.
Public Health	Rainwater is collected from the roof in roof hoppers and vertically transported in external utilising fibre glass drainpipes. Foul drainage is internally routed through the building using PVC pipework.

4.0 Statutory Matters

4.1 Planning, Listed Buildings and Conservation Area

Whitchurch Swimming Centre is not a listed building and lies to the west of the designated Whitchurch Conservation Area, and no previous planning conditions that still require discharging could be ascertained.



4.2 Building Regulations

The property will have been constructed in line with The Public Health Act of 1961 which was the statutory instrument from which the first Building Regulations were published from (1965). There have been several revisions of the various regulations subsequently published, however, Building Regulations are generally not retrospective, they are applied to each new change or modification to a building (or new part of a building) but do not require renovation of existing elements. There are general requirements for any change or improvement, that the building must not be left any less satisfactory in compliance than before the works, and areas worked on must not be left in unsafe condition by reference to current standards. As such the energy efficiency, air tightness standard and materials used will be of a lesser standard than that of today's standard.

Whilst we have not undertaken a detailed audit of the Building Regulation compliance, apart from non-compliances with regards fire resisting structures (see 4.3) in the plant room areas, we did not see any items of significant non-compliance during our inspection.

4.3 Fire Risk Assessment and Means of Escape

We have not been provided with a copy of any Fire Risk Assessment of the building. We therefore request that if one is in existence this is provided for review, alternatively if the current Fire Risk Assessment is out of date a new assessment should be undertaken as soon as practicable.

Whilst we have not undertaken a Fire Risk Assessment of the property we did note the following. Horizontal means of escape is compliant by providing both direct escape (i.e. occupants can escape directly to a place of safety by way of a final exit door without using an internal or external escape route – poolside) and indirect internal escape (i.e.

occupants escape using enclosed corridors and stairs inside the building to reach a final exit door). Means of escape is provided in two directions and the longest escape distance recorded is below 45 meters and in accordance with Approved Document B.

Table 3 Limitations on travel distance

Purpose group	Use of the premises or part of the premises	Maximum travel distance [1] where travel is possible in: One direction only (m)	More than one direction (m)
2(a)	Institutional [2]	9	18
2(b)	Other residential		
	a. in bedrooms [3]	9	18
	b. in bedroom corridors	9	35
	c. elsewhere	18	35
3	Office	18	45
4	Shop and commercial [4]	18 [5]	45
5	Assembly and recreation		
	a. buildings primarily for disabled people except schools	9	18
	b. schools	18	45
	c. areas with seating in rows	15	32
	d. elsewhere	18	45
6	Industrial [6]	25	45
7	Storage and other non-residential [6]	25	45
2–7	Place of special fire hazard [7]	9 [8]	18 [8]
2–7	Plant room or rooftop plant:		
	a. distance within the room	9	35
	b. escape route not in open air (overall travel distance)	18	45
	c. escape route in open air (overall travel distance)	60	100

The width of part of the escape route is below the recommended width of 1200mm (being 1185mm) and escape doors do not open in the direction of travel from both the male and female changing areas.

Where suspended ceiling tiles were lifted minor service, penetrations were noted to be unsealed, however, a full compartmentation survey has not been undertaken. It was also noted that within the plant room voids and services were sealed with fire rated foam which is not considered best practice and these seals should be replaced with intumescent mastic.

Access to the upper level plant room (area 028 via 013) is designated a compartment line. The installation though does not achieve the requisite compartmentation. The hatch which is stated as fire rated is not and has excessive gapping adjacent. The access door is also non-compliant, and the wall and frame have significant gaps that would allow smoke and fire to breach the compartment line with little resistance.

As a general comment we would also emphasise the following.

- Ensure a competent person services the fire extinguishers on an annual basis.
- Ensure that evacuation drills are carried out at regular intervals.
- Undertake annual visual inspection of fire escapes.

You should note the following:

i)	Non-compliant fire resisting structures present in plant room.	High
i)	Fire escape routes are less than 1200mm and doors do not open in direction of travel.	Low

4.4 Asbestos Management

We have been provided with and reviewed the asbestos re-inspection survey prepared by HSL Compliance Ltd, dated 23rd September 2020.

The report detailed the following instances of asbestos:

Risk Priority 1 Materials (High Risk): No Risk Priority 1 materials were identified in this report.

Risk Priority 2 Materials (Medium Risk): The following Risk Priority 2 materials were identified.

Sample Reference	Room No	Location	Sample Location	Asbestos Type
S006	12	Ground Floor Plant	Panels forming the ceiling	Amosite
S007	12	Ground Floor Plant	Panels forming the ceiling	Amosite

Risk Priority 3 Materials (Low Risk): The following Risk Priority 3 materials were identified.

Sample Reference	Room No	Location	Sample Location	Asbestos Type
S002	27	Ground Floor Office	To the floor, beneath the carpet	Chrysotile
S003	25	Ground Floor Store	Within the ceiling void, to the wall	Chrysotile
P001	12	Ground Floor Plant	Within the electrical switchgear	Strongly Presumed Asbestos
P002	12	Ground Floor Plant	Wrap to the electrical cable	Strongly Presumed Asbestos

The following Recommendations / Reservations Concerns were noted:

- No inspection was undertaken within the electrical switchgear for safety reasons.
- Several unsealed areas were noted to the ceiling in Plant room 012. These areas are recommended for encapsulation.
- S0006 - Plant 012 - Two areas where fixings have been removed are unsealed, therefore it is recommended these areas are encapsulated.
- S0007 - Plant 012 - Two areas where fixings have been removed are unsealed, therefore it is recommended these areas are encapsulated.

You should note the following:

i)	Encapsulate areas detailed / allowance for removal would be beneficial.	Medium

4.5 Accessibility Audit and Access Plan

We have not been provided with a copy of any Accessibility Audit and Access Plan. Whilst we have not undertaken an Accessibility Audit during our inspection we noted the following, which may assist:

Building information is located at the front entrance of the building. There is ramped/sloped access at this entrance. There is no bell/buzzer nor any intercom.

The main entrance doors opens outwards (pull) and whilst the entrance is a double door width one door remained locked. The doors are heavy and there is a small lip on the threshold of the entrance. There is a second set of doors forming a draught lobby, again these open outwards (pull) and the doors are heavy and approximately 1540mm wide.

A permanent ramp is positioned at the entrance, the gradient of which is shallow. The ramp has a level landing at the top with handrails to both sides.

The reception counter is high (1100mm+) and does not have a low (760mm or lower) section. The reception lighting levels are satisfactory and there is a hearing assistance system available on request.

There is level access from the changing area to the swimming pool and a wet side chair and hoist available for wheelchair users to access the water.

No accessible toilet facilities are available, however, an ambulant toilet cubicle with wall mounted grab rails is available. The toilet facility layout to the male changing area impedes general free movement

You should note the following:

i)	No accessible toilet or alarm provided.	High
ii)	Reception counter is not accessible for all.	Medium
iii)	Doors are heavy and manoeuvrability around toilet provisions is impeded.	Medium

4.6 Health and Safety Audit

We have not reviewed the General Health & Safety Risk Assessment for the building but confirm that the occupiers will need to comply with Regulation 14 of the Workplace (Health, Safety and Welfare) Regulations 1992.

During our inspection we generally found the building to be in fair condition and with a fair level of maintenance and management continuing.

5.0 Deleterious or Problematic Materials

5.1 Asbestos

The building was originally constructed in the 1970s and as such there is a risk of the presence of asbestos containing materials within its construction.

We have been provided with a copy the asbestos re-inspection survey undertaken by HSL Compliance Ltd dated September 2020, reference S20-02532. The survey states the following Asbestos Containing Materials were identified during the survey.

Risk Priority 1 Materials

No Risk Priority 1 materials were identified in this report

Risk Priority 2 Materials

The following Risk Priority 2 materials were identified in Block 1.

Sample Reference	Room No	Location	Sample Location	Material Assessment	Material Assessment Score	Priority Assessment Score	Total Score	Asbestos Type
PS006	012	Ground Floor Plant	Panels forming the ceiling	7	B	5	12	Amosite
PS007	012	Ground Floor Plant	Panels forming the ceiling	7	B	5	12	Amosite

Risk Priority 3 Materials

The following Risk Priority 3 materials were identified in Block 1.

Sample Reference	Room No	Location	Sample Location	Material Assessment	Material Assessment Score	Priority Assessment Score	Total Score	Asbestos Type
PS002	027	Ground Floor Office	To the floor, beneath the carpet	2	D	6	8	Chrysotile
PS003	025	Ground Floor Store	Within the ceiling void, to the wall	3	D	4	7	Chrysotile
SP001	012	Ground Floor Plant	Within the electrical switchgear	7	B	3	10	Strongly Presumed Asbestos
SP002	012	Ground Floor Plant	Wrap to the electrical cable	6	C	3	9	Strongly Presumed Asbestos

You should note that the survey confirms that

"Any change in property usage, including maintenance activities should prompt a formal re- assessment and update of the "Asbestos Register" (including "Risk Priority Scores" and recommended actions). It is recommended that a review/audit should be carried out at least every 12 months to update the system. A written record must be made of each review and any information about ACM's given to anyone who may be at risk from disturbing them (e.g. maintenance workers)."

Given the above statement, an intrusive 'Refurbishment/Demolition' Asbestos Survey should be undertaken before any intrusive fitting out works occur.

5.2 Materials hazardous to health or the environment

We have not carried out any tests, however, we saw no indication during our inspection that any of the materials described in our Specific Terms and Conditions as deleterious have been used.

Risk of materials hazardous to health

Construction type or material	Risk of Presence	Recommendation
Above ground lead pipework to drinking water supplies	Low	Note only
Urea-formaldehyde foam or materials, which may release formaldehyde in quantities, which may be hazardous.	Low	Note only
Asbestos or asbestos based products	See 5.1	Note only
Materials containing fibre of less than 3 microns diameter, (e.g. mineral fibre quilts)	Med	Note only
Any product that contains or uses in its manufacture Montreal Listed CFC gases, (e.g. Halon, R22 refrigerant etc.).	Low	Note only

5.3 Materials damaging or harmful to buildings

We have not carried out any tests, however, we saw no indication during our inspection that any of the materials described in our Specific Terms and Conditions as deleterious have been used.

Risk of deleterious materials

Construction type or material	Risk of Presence	Recommendation
Calcium silicate bricks or tiles	Low	Note only
Calcium Chloride admixtures in concrete*	Low	Note only
Composite cladding panels not in accordance with approval to LPS 1181 *	Med	F+G note only: Usually of steel or aluminium with a core of mineral wool or thermosetting foam,. Some panels contain polystyrene foam. Of the rigid foam types, there are two varieties – PUR and PIR. Only PIR is likely to satisfy insurance companies. Combustible cores such as polystyrene and PUR can in the event of a fire, result in total loss situations and are generally discouraged by

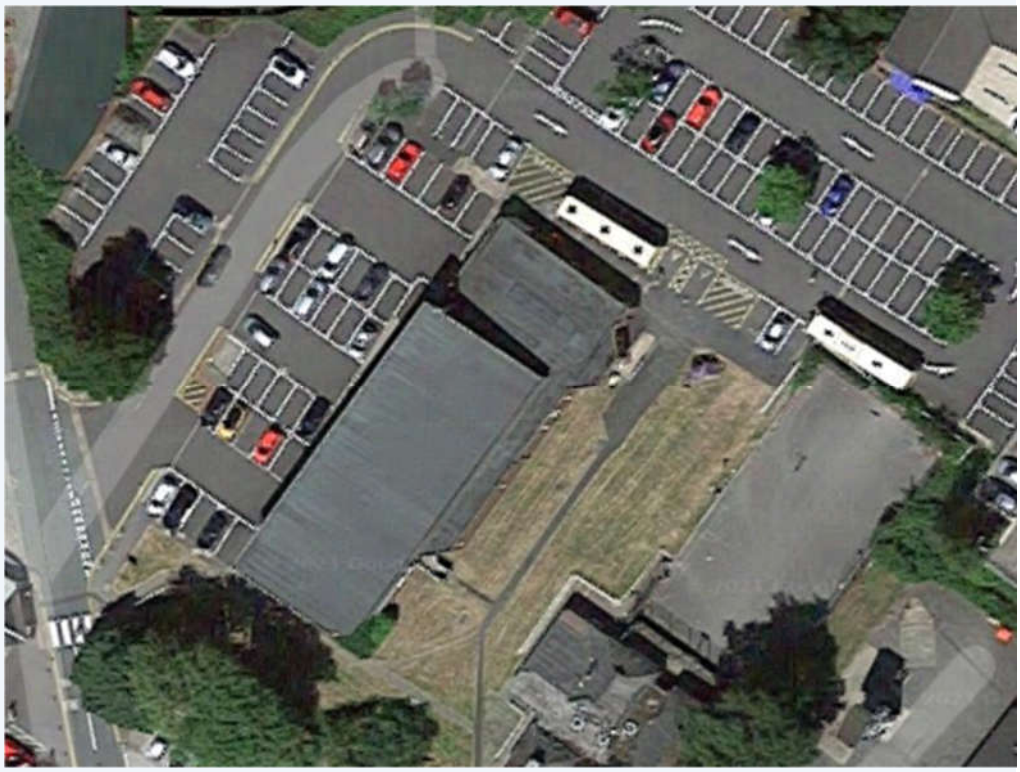
		insurance companies who may impose high deductibles or refuse cover altogether. In particular, note that mineral fibre or PIR Cores are more likely to satisfy Loss Prevention standards. Panels should be shown to have approval to LPS 1181. Since 2000 PIR is more likely to have been used; prior to this most foams were PUR.
High alumina cement*	NQ	Note only – see main text
Aggregates for use in reinforced concrete which do not comply with British Standards Specification 882 1983 and aggregates for use in concrete which do not comply with British Standards Specification 8110 1985*	NQ	Note only
Concrete that might be susceptible to alkali-silicate reaction.*	NQ	Note only
Mundic blocks and Mundic concrete	Low	Note only
Woodwool slabs used as permanent formwork to structural concrete	High	Note only – see main text
Brick Slips	N/A	Note only

NOTES

* Presence cannot be confirmed by visual inspection alone.

NQ Risk not quantifiable – normally the case in the absence of specialist testing to determine presence.

6.0 Site and External Areas



6.1 Site

Whitchurch is a market town in northern Shropshire, approximately 2 miles (3 km) east of the Welsh border, and 20 miles (30 km) north of the county town of Shrewsbury. Whitchurch Swimming Centre is located in the centre of the town on a retail park with shared access roads and carparking facilities. Access is from Bridge Water Street (B5395) off the London and Chester Roads (B5395) via the main A41 (Whitchurch Bypass).

Boundaries are shared across the retail park and could not be readily identified. The immediate landscaping surrounding the property is a combination of soft landscaping to the south east, sloping towards a small brook, with mature shrubs and trees. Hard landscaping forms the shared carparking facilities with the two adjacent retail units (supermarkets).

6.2 External Areas

Soft landscaping is slightly overgrown (survey undertaken prior to seasonal cutting) but areas were not waterlogged and although slightly undulating no significant hazards were identified. Interspersed between the soft landscaping was a number of tarmacadam or precast concrete paved paths. Although aged and slightly undulated no significant issues were noted. Minor displacement of concrete pavers has created slight trip hazards and a programme of relaying and renewal would be considered beneficial.

Carparking is suitably demarked and incorporates sufficient disabled and ambulant parking spaces with well-defined access pathways. Hard landscaping to the car parking areas is generally considered in good condition with no obvious areas of severe deterioration noted. Some surface dressings were loose with exposed aggregate, but these areas were limited and considered inconsequential. Perimeter paths around the building and from the carpark areas are a combination of precast concrete paving and cast in-situ concrete. Again, some minor displacement of pavers was noted causing trip hazards, alongside some missing and deteriorated surfaces. Weed growth was evident between joints and at the perimeter of the building. All such areas should be treated.

All carparking / hard landscaped areas incorporate shared floodlighting creating an accessible and secure environment during evenings.

Other than the overhead cabling serving the property to the north east elevation no oversailing of overhead powerlines were identified.

A number of brick built planters adjoin the building. These are solid masonry, laid English bond, approximately 225mm thick with solider course capping. Movement and vertical cracking is evident, likely due to a lack of expansion joints positioned within the walls. Planting is also heavily overgrown and should be adequately cut back and made good.

You should note the following:

i)	Renew / relay sections of hard landscaping	Medium
ii)	Movement and cracking to brick built planters	Medium

6.3 Rights of Way and/or shared Access

There is generally unrestricted access in and around the buildings, to and from the larger estate and into and around the car parks. The exact boundaries of the estate associated with the main building and car park is not clearly defined (and therefore there is no clear definition of the areas to which any building specific service charge obligations may apply).

6.4 Invasive Vegetation

We have not undertaken a detailed review of vegetation on site, but you should note the following:

Risk of invasive vegetation

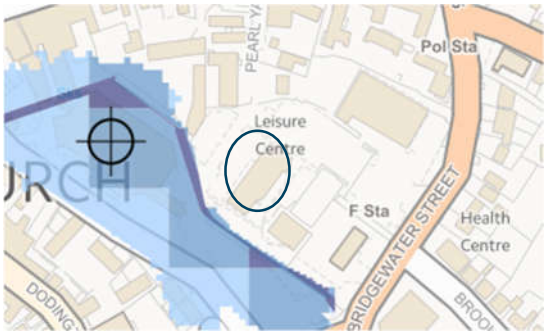
Vegetation	Risk of Presence	Recommendation
Japanese Knotweed	Low	Note only – UK Heatmap shows no identified cases within surrounding area.
Giant Hogweed	Low	Note only - no verified records within Whitchurch identified.
Himalayan Balsam	Low	Note only - no verified records within Whitchurch identified.

6.5 Contaminated Land, Landfill and Methane, Mining Subsidence, erosion or Similar Hazards

We have not undertaken an environmental desktop assessment and cannot confirm the presence or otherwise of contamination on the site.

6.6 Flooding

We have not undertaken a detailed flooding analysis, but can confirm that the Environment Agency website states that the postcode associated with the property SY13 1BA is located within a medium risk area, meaning that the area has a chance of flooding of between 1 – 3.3%. However, the exact location when pinpointed on the Environment Agency website identified the area of flood risk from rivers or the sea as very low risk meaning that each year this area has a chance of flooding of less than 0.1%.



6.7 Radon

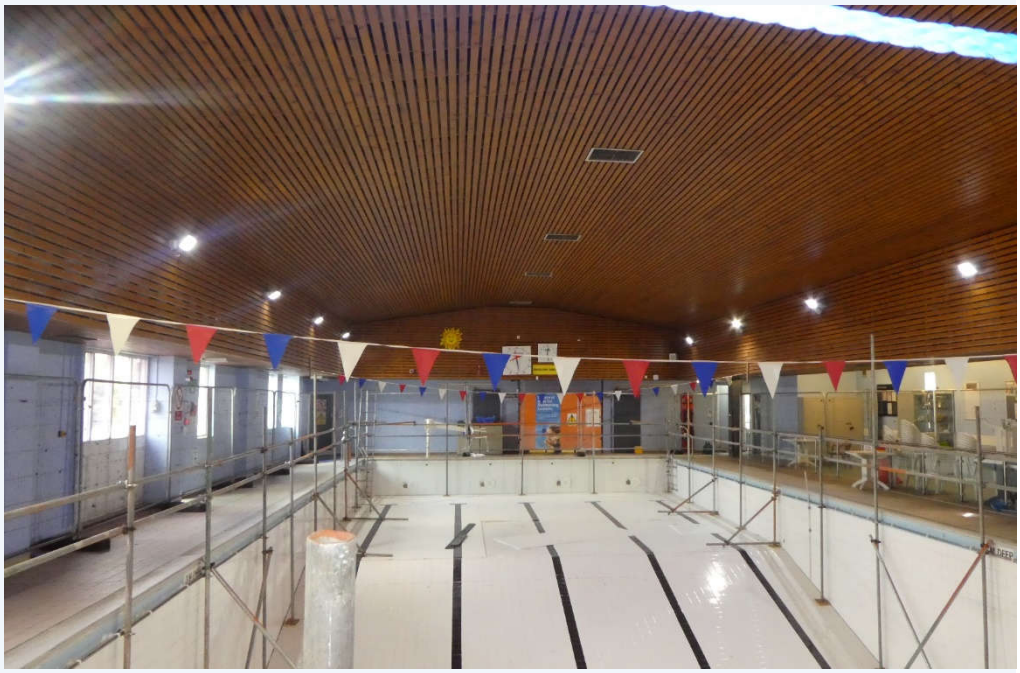
We have not undertaken any assessment on whether the site is in an area of higher propensity to Radon. A copy of the report containing the Indicative Atlas of Radon of England and Wales with place names can be obtained from the following website:

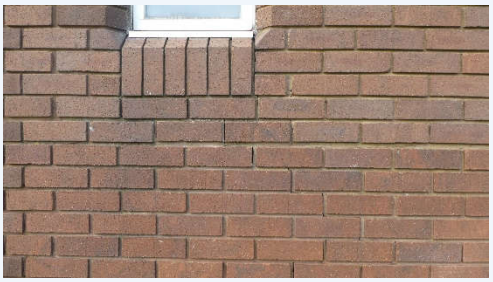
https://www.gov.uk/government/publications/radon-indicative-atlas-in-england-and-wales

Information on Radon in Scotland can be obtained from the following website:

https://www.gov.uk/government/publications/radon-indicative-atlas-in-scotland

7.0 Foundations and Structure





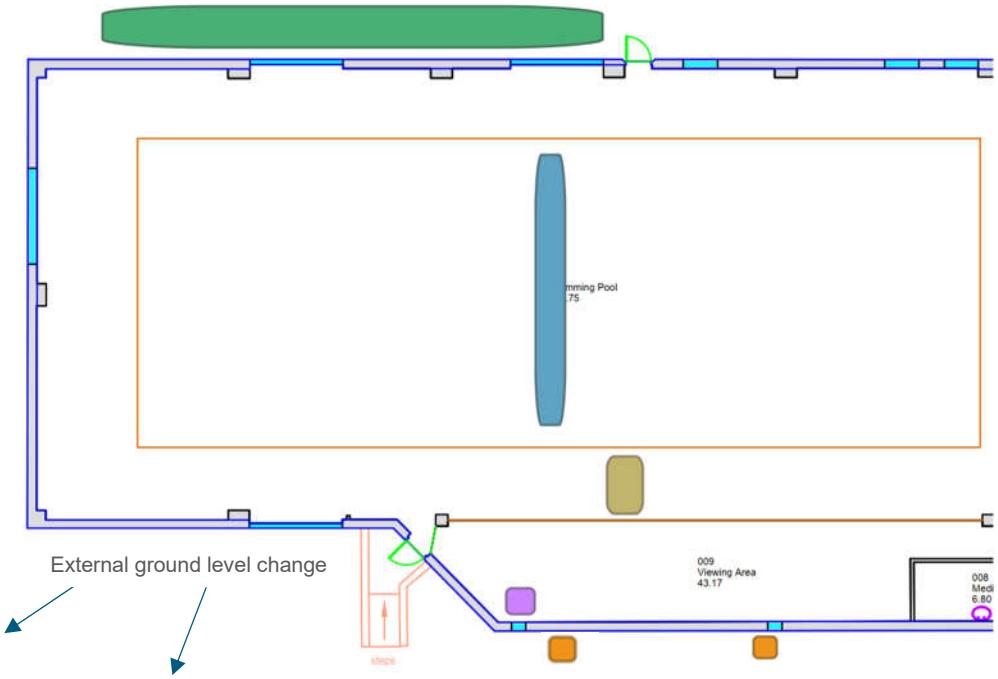
7.1 Foundations

During the course of our inspection we did not carry out any intrusive investigations to determine the form of foundations or the nature of the sub-surface ground bearing strata and in the absence of any drawings or documentation we have been unable to verify construction or condition. However, from our visual inspection of the buildings and external areas we did not observe any indications of any significant problems that might suggest general defects in the foundations or problems with ground conditions.

However, movement within the structure is evident (see below for locations) and while it is expected that this movement may have been caused by leaks within the pool and distribution pipework eroding the underlying peaty/ granular soil beneath. A full and detailed inspection by a qualified Structural Engineer is required to comment on the cause, condition and likely extent of any issues noted below.

External ground levels reduce in height at the approximate position of the identified movement and cracking, this change in topography will increase issues associated with the erosion of sub soils and the like. We therefore advise that further inspections and reviews will be required to determine the cause and associated remedials at the following locations:-

1. Movement and lifting of tiled coverings to the perimeter walkways
2. Movement and lifting to tiled coverings within the pool structure
3. Stepped internal cracking to external wall of viewing area
4. Stepped external cracking to external wall – South East Elevation
5. Removal of vegetation to review external wall – North West Elevation



You should note the following:

i) Movement is evident within the structure at the change of level position and across a specific section of the building line. High

7.2 Structure

The superstructure comprises load bearing steel frame with masonry cavity wall infill between, and encapsulated piers. The steel frame structure allows for the creation of open span areas that allow unimpeded access to the main pool area.

The steel framework is covered with a variety of internal finishes that limited our inspection, however, we did not identify any obvious distress or deflection in the frame, nor surface cracking of internal finishes or corrosion to the framework which is a risk factor to be considered within the warm, humid and chlorine laden pool area environment. This type of environment creates the optimum conditions for steel corrosion and so these materials should be properly protected, to prevent this from occurring. It will therefore be necessary to ensure that where internal finishes have been damaged these areas are repaired locally to prevent any future deterioration from occurring.

The steel frame will have been designed to accept loads from roof coverings, snow and wind, maintenance staff and suspended services. Should you wish to undertake any alteration works in the future, you will need to consult a Structural Engineer to determine whether any addition loadings can be applied safely.

No details regarding the ground floor slab construction have been provided for review, and with the exception of the plant room, floor coverings prevented direct access and inspection. It is, however, assumed that the floor slabs comprises a ground bearing in-situ cast reinforced concrete slab. We did not identify any evidence of any inadequacy of design or evidence to suggest that the slab had not been suitably designed to accept the point loads of plant and equipment. It was noted that the exposed slab within the plant areas had been subject to mechanical damage around redundant / former plant areas. In addition, the slab surface in the plant room has suffered from chemical attack, where chemicals have been stored / spilled.

No details regarding the mezzanine plant room cast in-situ reinforced concrete floor slab have been provided for review. We did not identify any evidence of any inadequacy of design or evidence to suggest that the slab had not been suitably designed to accept the point loads of plant and equipment. Similarly, to the ground floor it was noted that the exposed slab has been subject to mechanical damage around redundant / former plant areas. In addition, the slab surface in the plant room has suffered from chemical attack, where chemicals have been stored / spilled.

Access between floors is via preformed steel maintenance ladder. Again, our inspection did not identify any evidence of any inadequacy of design or evidence to suggest failure.

Movement and distortion of the floor coverings were noted to the tiled pool walkway and within the pool tiling itself (see above for locations). A section of walkway covering was removed and no cracking through the screed was noted, however, this was an isolated inspection and no confirmation can be given that other areas of the slab not inspected had not cracked.

The structure is in fair condition, but this condition may worsen if the movement noticed is not adequately determined and remedial works undertaken. Fortunately, the issues encountered have been identified prior to issues deteriorating beyond repair.

You should note the following:

i)	Movement is evident within the structure at the change of level position and across a specific section of the building line.	High
ii)	Staining and damage to exposed concrete floor coverings	Low

8.0 Exterior of Building

8.1 Roofs and Rainwater Disposal

8.1.1. Roof Structure

The lower storey reception and viewing area incorporates a woodwool permanent roof shuttering system under an assumed reinforced concrete ribbed slab. The slab is overlayed with SBS Mineral high performance torch on felt cap sheet with self-finished mineral surface. Providing a solar reflective finish to the built-up waterproofing system.

Woodwool was generally used during the 1960s to provide insulation often at roof level and as a permanent shutter to cast in-situ concrete (flat roof to reception and viewing area). It is a man-made board material about 50 to 75mm thick manufactured in accordance with BS1105 and comprising shredded timber bound together in a Portland cement paste bonded under pressure to produce flat slabs. The Portland cement gives the slabs good strength and durability, water tolerance, and a Class 0 fire rating. It is assumed that the material was also used in this instance to help sound absorbance during use, whilst increasing the thermal properties and fire resisting nature of the structure.

It is also worth noting that woodwool slabs have the ability to absorb large amounts of moisture. Because of their capacity to absorb moisture, wood wool slabs are suitable where the relative humidity is occasionally very high, i.e. sports halls / swimming pools. The slabs attenuate the variations in the indoor air humidity, by absorbing moisture rapidly when there is a moisture input (when the relative humidity rises) and releasing this moisture when the relative humidity decreases. Most thermal insulation materials lack this ability. As such the use of this material in this situation does not raise any immediate concerns.

The wood wool soffit is only partly visible between openings in the acoustic timber slat ceiling line. Where inspected no obvious signs of deterioration could be ascertain, however, inspection of the same was severely limited. Although there is no evidence to suggest particular health or durability problems with wood wool cement slabs themselves in their current application. There are widespread industry concerns that need to be noted when slabs are used as permanent formwork in concrete construction.

Unless great care was taken when placing concrete against the woodwool soffit shutters, inadequate compaction of the concrete could occur due to the compressible nature of the board. This lack of compaction resulted in voids and honeycombing on the soffit of the slab sometimes leaving no cover to the reinforcing steel. As the woodwool boards were left in place, these defects then remained undetected. The exposed steel reinforcement may then compromise the fire rating of the structure and may create a risk of corrosion, particularly in a swimming pool environment.

The buildings use will obviously exasperate this situation, although no obvious signs of deflection were noted, the inspection was limited, and any undulation obscured by the horizontal timber ceiling line. Where buildings have been well maintained and external water ingress limited (by renewal of roof coverings etc which appears to be the case), any exposed steel is likely to be in reasonably good condition with perhaps only surface level corrosion. It would therefore be beneficial to look to undertake a number of intrusive inspections to identify any potential issues. Prior to undertaking these it would be prudent to undertake a thermal imaging scan of the roof deck to identify any saturated areas. This will help indicate the current condition of the existing waterproofing but also identify any areas of concern so that we can pinpoint potential issues within the deck.

It is also important to note that no concrete core samples have been undertaken and tested to confirm the presence of High Alumina Cement (HAC). This differs from Portland cement, as it is composed of calcium aluminates rather than calcium silicates and provides rapid strength making HAC popular from 1950 to 1970. However, mineralogical ´conversion´ sometimes caused reductions in concrete strength and increased vulnerability to chemical attack. HAC concrete was effectively banned for use in new structural concrete in the UK following a number of well publicised collapses in the 1970s. The primary causes of these collapses were poor construction details or chemical attack, rather than problems with the concrete itself and up to 50,000 buildings continue to remain successfully in service today in the UK. If the presence of HAC is suspected, confirmation requires chemical or laboratory testing of samples and if confirmed,

professional advice on its condition may be required. It is important to remember, however, that the majority of these buildings are performing perfectly adequately.

The main pool roof is mono-pitched formed via structural steelwork with carrier purlins and rails supporting ribbed profile metal cladding being either metal single skin system (uninsulated profiled metal sheet fixed directly to the purlins) or a double skin system consisting of a shallow profiled metal liner, a spacer system and an outer sheet usually in a deeper profile. The insulation is typically a mineral fibre quilt. Both systems would have been installed in accordance with BS5427 The Code of Practice for the use of Profiled Sheet for Roof and Wall Cladding. A visual inspection to the underside of the cladding though could not determine the makeup but it is expected to consist of a double skin system. Again, thermal imagery would help identify the make up as significant heat loss is likely to indicate an uninsulated structure and will help identify poor energy performance (currently DEC assessments identify energy use as above average for public buildings – C74).

Internally evidence of historic water leakage and staining was apparent to the underside of the metal ribbed cladding sheets at junction overlaps, suggesting isolated failures in the waterproof covering.

The structure though appears in good condition with no obvious signs of deflection or movement within the roof.

8.1.2. Roof Coverings and Rainwater Goods

Both the lower level (assumed concrete) and main swimming pool steel roof structure are overlayed with SBS Mineral high performance torch on felt cap sheet with self-finished mineral surface which provides a solar reflective finish to the built-up waterproofing system.

The system is a replacement of the original system but is aged and no guarantees have been provided. It is therefore expected that the system is in excess of 10 years old. Felt rolls appear in fair condition, bitumen bleeds were evident throughout the rolls, suggesting good adhesion between layers. There have, however, been isolated failures as a number of large patch repairs were evident to the lower roof (direction of roll changes over short distances suggesting later applied material). Limited ponding was noted across the surface (approximately 4no areas, however, inspection was undertaken during a period of sustained dry weather). Some minor rippling and ruckling was evident but considered inconsequential.

Upstand flashings were formed in felt and adequately returned and pointed into the adjacent brickwork façade. Flashings were taken up to the minimum recommended distance of 150mm in height and in areas surpassed and taken up to 225mm. Pointing of flashing perimeter edges were considered good, and no areas of deteriorated / loose mortar was witnessed. Some cracking and splitting of the flashing at the coved upstand was noted and some minor patch / replacement repairs are recommended.

Soil and vent pipework and other pipework penetrations are evident across the roof line. A number of the seals between the perimeter of the pipe and roof coverings have failed and later applied temporary repairs have been applied.

The felt roof covering has been taken over the low level perimeter parapet upstand and encapsulated by powder coated metal parapet capping's. The powder coating has failed with delaminated and flaking evident to the coating in various locations. Corrosion is evident to exposed fixings and cut edge corrosion and surface delamination is present throughout. Areas though have not significantly deteriorated to the extent that they require replacement. Areas could be overpainted if they are adequately cleaned, corrosion removed, the metal abraded, primed and topcoat applied.

Alternatively, Giromax Girosil® coatings (or similar BBA Approved product) could be used, these are fully moisture tolerant single coatings that can be applied in the wet, and are designed to address both the top and reverse side of the cut edge and offer a guarantee for up to 20 Years.

The rainwater system is a traditional gravity fed system, however, no access to the upper levels was provided for review. Where gutter lines were exposed these were noted to be of mineral felt, sumped within the roof covering, and were generally silted and blocked with debris. Areas require cleaning through, and the system left free flowing.

Hopper outlets are formed through, and interspersed throughout, the brickwork parapet wall. Hoppers are formed from painted timber with felt overlay. Generally, these outlets are considered in poor condition suffering severe decay and deterioration and in need of replacement.

No man safe system is provided on the roof and no safe access can be afforded to maintain and check guttering and roof coverings.

Typically falls and coverings overall are considered in fair condition with no significant failings noted visually. The remaining useful life of the coverings should therefore be in the region of 10+ years, although replacement of the lower level roof should be allowed for in the medium term.

You should note the following:

i)	Further investigation to woodwool slab and thermal imaging survey recommended.	Medium
ii)	Historic leaking and stains evident to metal profiled roof.	Low
iii)	Roof covering replacement required in both the medium and long term.	Medium
iv)	Corrosion and delamination of metal parapet capping's.	Medium
v)	Rainwater hoppers failed and system should be cleaned throughout.	Low
vi)	Temporary repairs evident to SVP / pipework penetrations.	Low
vii)	Access for cleaning and maintenance difficult.	Low

8.2 Walls

No original construction details were provided for review; however, elevations are principally constructed from masonry, over supporting steelwork, with profiled powder coated metal cladding panels to high level perimeter and above window positions.

Low level masonry walls are cavity construction, approximately 300mm thick. Comprising of an internal skin of dense concrete blockwork and external skin of red / brown drag faced metric brickwork laid in stretcher bond with chamfered edge soldier coursing beneath windows, and chamfered edge detailing at the vertical window return. The provision of cavity wall insulation could not be determined.

Towards the south-western end, the external ground levels slope away from the building. Where this occurs, and beneath the material damp proof course (exposed at the chamfered detail), the brickwork changes to a darker blue drag faced brick (the units though do not appear to be of an engineering type).

Expansion joints are provided at regular intervals (again a vertical chamfered brick detail is provided at these locations) having had a polysulphide non slump mastic applied.

Typically, the brickwork units themselves are in good condition, facings have not suffered frost action or deterioration nor general damage to arises and the like. The quality of construction is considered high with perpends and coursing within the modern day prescribed limits of good practice (BS EN 771-1: Specification for masonry units, PAS 70 Guide to appearance and site measured dimensions and tolerance, BS 8000-3 Workmanship on building sites, NHBC Standards).

Mortar joints, however, are considered poor and weak. Significant erosion (fretting) has occurred to various locations throughout, and in certain circumstances this erosion is in excess of 30mm (nearly one third of the depth of the masonry unit). Mortar was found to be easily broken down with hand tools, suggesting a weak mix designation (i.e. a high level of sand to cement ratio). This erosion may potentially reduce the structural load bearing capacity of masonry units i.e. units positioned above the heavily eroded mortar units may collapse causing cracking above as they are not sufficiently supported. Furthermore, they may be a point of water ingress and allow water to track internally if cavities are bridged by mortar snots and the like.

Stepped cracking is apparent to the brickwork around known weak points i.e. window positions / corner returns. This is typically in locations where significant deterioration of the mortar joints has occurred. This cracking has also manifested itself internally around the far right window of the viewing area (room reference 009)(see section 7.1 and 7.2 of this report in relation to observations noted to the pool and associated movement). The cracking identified suggests signs of movement within the superstructure, this should be monitored to determine whether it is ongoing or not, and if so appropriate structural repairs undertaken.

Once structural issues are established (or otherwise) the entirety of the structure would benefit from a programme of pointing renewal, existing pointing should be removed to a minimum depth of 20mm or more, if a sufficient key cannot be achieved, and joints repointed via peristaltic pump and gun, in accordance with BS 5628: Part 1 for mortar designation.

Whilst the expansion joints are performing as intended it is recommended that these are renewed during the proposed repointing works.

The brick façade incorporates aged wall climbing vegetation which is helping to expediate the deterioration of mortar joints. Again, as part of the proposed repointing works all vegetation should be removed.

The masonry façade also incorporates precast concrete sills to the rear poolside window. The concrete has cracked and spalled in part and suffering lichen and vegetation growth. The sill will require cleaning down and minor epoxy concrete repairs undertaken.

Overflows to the reception areas toilet accommodation have been damaged. This in turn has caused mechanical damage to 1no brick and also staining from overflows.

Brickwork is also suffering from some minor defacement and vandalism.

The metal profiled cladding panels positioned above the poolside low level windows have an aesthetic colour scheme (potentially original) that is different from the main façade cladding. General mechanical impact damage could be seen to the majority of locations and areas are begrimed with some deflection creating voids between the sill and rear of the cladding panel. Cladding though is functioning as intended and no significant works are required.

The profiled powder coated metal perimeter cladding panels positioned over the brickwork at high level are in poorer condition. Cut edge and filiform corrosion beneath the powder coating is evident, and profiles are ingrained with dirt. Significant delamination is evident at edges and heavy corrosion is apparent to the metal profile beneath. Metal fixings are also corroded / missing to isolated locations. The panels are also suffering from impact damage but more significantly mechanical damage following the removal of previous fixings / signage (assumed).

The areas suffering severe delamination alongside mechanical damage should be removed and replaced. Where areas have not significantly deteriorated to the extent that they require replacement they should be overpainted so long as they are adequately cleaned, corrosion removed, the metal abraded, primed and topcoat applied.

You should note the following:

i)	Movement is evident within the structure at the change of level position and across a specific section of the building line.	High
ii)	Cracking to the brickwork façade is apparent and should be repaired in conjunction with investigations at point (i).	Medium
iii)	Mortar is weak and eroded and requires repointing throughout.	Medium
iv)	Wall climbing vegetation should be removed.	Medium
v)	Metal cladding panels where suffering severe delamination and mechanical damage require replacing.	Medium
vi)	Metal cladding panels require recoating throughout (unless being replaced).	Medium
vii)	Staining and vandalism to brickwork requires cleaning down.	Low
viii)	Expansion joints should be renewed.	Low

8.3 Windows

The building incorporates a combination of double glazed fixed (majority) or openable lights, in powder coated metal frames. Window heights to spectator, office, entrance and welfare facilities are set between 900 – 1500mm above finished floor levels. Fixed window screens to the pool area are full height and incorporate either full height glazing with sectional centre transom or solid infill panels at low level, again in powder coated metal.

Opening mechanisms where tested were out of alignment and stiff to operate, requiring renewal.

Typically, the powder coated finishes to all windows have failed. Areas of complete delamination are evident, and where delamination has not yet fully occurred filiform corrosion beneath the powder coating is forming which will continue to spread and exasperate the delamination already noted.

Seals have deteriorated or are missing, being replaced with a silicone seal externally that does not provide adequate protection. As such, the glazing panels to both the full height frames and sill height frames around the pool area have failed allowing moisture and condensation to form between the internal and external skins. External perimeter frame seals were also aged and suffering deterioration and hardening suggesting breakdown and failure in the short term.

Internally significant water staining and mould growth can be seen which suggests poor thermal properties and general breakdown of the weather proofing and seals.

A number of frames have also been mechanically damaged at low level from either formation of drainage chambers in the frame or the removal of “snap on” beading.

No evidence of the full height windows conforming to BS 6206 / BS EN 12600 (European wide performance standard for impact Safety) could be ascertained.

Windows are also considered poor in terms of thermal efficiency.

Taking all of the above into consideration short term replacement of all windows within the main swimming pool locale should be allowed (approx. 21no panels including the full height four casement windows). With medium term replacement considered for the remainder.

You should note the following:

i) Windows are in poor condition and require replacement. High

8.4 External Doors

Main external entrance doors are powder coated metal double doors with central transom incorporating upper and lower double glazed panes. Doors open outwards and incorporate 5 lever lock latch ironmongery. Doors are in good condition and no short to medium term works other than general ad-hoc maintenance is envisaged.

The main pool area incorporates two number fire escape doors which are formed from powder coated metal single leaf doors with central transom incorporating upper and lower double glazed panes, with glazed fan light above. Doors open outwards in the direction of travel.

Opening mechanisms were not tested, however, push bars and associated mechanisms were corroded and appeared in poor condition.

Similarly, to the windows the powder coated finishes have failed. Areas of complete delamination are evident, and where delamination has not yet fully occurred filiform corrosion beneath the powder coating is forming which will continue to spread and exasperate the delamination already noted.

Seals have deteriorated or are missing, and the glazing panels have failed allowing moisture and condensation to form between the internal and external skins. External perimeter frame seals were also aged and suffering deterioration and hardening suggesting breakdown and failure in the short term.

The door to the viewing area side has been boarded over externally with OSB timber. This may be due to security issues or failure of the door. Prior to reoccupation the door will require bringing back into service so as not impede the fire escape methodology from within the pool / viewing gallery.

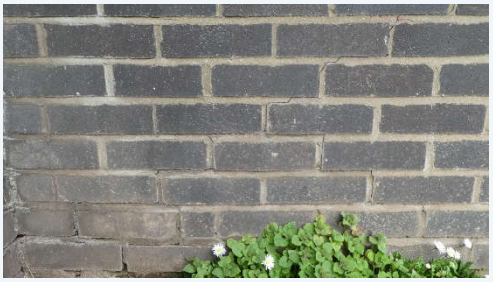
As per the windows within the pool area both fire escape doors would benefit from replacement in the short term.

Within the plant room a set of external timber double doors are positioned with timber louvered fanlight. Timber is severely decay compromising security and operation and should be replaced in full.

You should note the following:

i) All external doors other than main entrance require renewal. High

8.5 External Stairs



To the South East elevation, a brick built fire escape stair is provided. Walls are solid consisting of two number skins of dark blue drag faced brickwork, approximately 225mm thick laid stretcher bond, with solider course cap. Risers to stairs are brick and treads and landing are precast concrete pavers. To the top of the wall a metal frame balustrade with timber handrails is provided.

To the left hand corner, the roof level drainage pipework penetrates the paving to discharge into the underground drainage (assumed). The structure is original and performing as intended, however, nosing's are mechanical damaged and weathered and vegetation growth is evident. In addition, sections of brickwork are suffering from stepped cracking. Water appears to be leaking from the rainwater goods as heavy efflorescence and staining can be seen to the brickwork around the pipework penetration. The pipework will require renewal and section of the stair taken down and rebuilt.

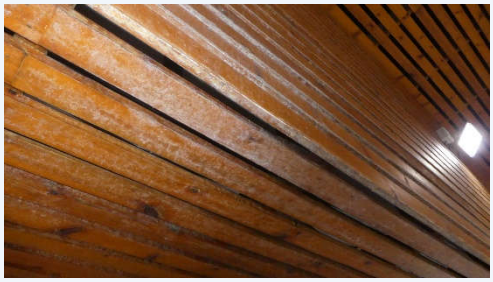
Handrails and balustrade are also poor and due to the overall height and size of horizontal distances between rail openings (in excess of 100mm) they may prevent a danger from falling to users or members of the public, when in use.

To afford the building with disability access the front entrance incorporates a cast in-situ concrete ramp with key clamp metal balustrade. Although functional the installations aesthetics are poor, and its form is purely functional.

You should note the following:

i)	Sections will require rebuilding to facilitate pipework repair / renewal.	High
ii)	Handrails should be replaced.	Medium
iii)	Minor repairs required to nosing's and pavers.	Low

9.0 Interior of Building



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9.1 Ceilings

Ceilings are typically a combination of either suspended ceiling, acoustic timber slat boarding and asbestos fibre board.

Aged perforated mineral suspended ceiling tiles within area 001 - 005, 007, 023, 025, 026 are damaged around perimeters, incorporate some minor staining from service pipework, some damaged / split tiles and 2x sections of exposed “T” frame missing.

Smooth and sealed humidity resistant suspended ceiling tiles in exposed metal grid are provided to areas 014, 017, 018, 020, 021, 022, 024. These areas are aged and suffering some surface residue staining and corrosion of the frame.

The painted / stained timber boarding laid perpendicular to timber carrier beams beneath woodwool slab / profiled mono-pitch to areas 006, 008, 009, 010 are generally in fair condition but suffering surface residue staining to the moisture laden pool areas. A minor number of sections are also split or damaged and will require renewal.

There are asbestos fibre board ceiling panels affixed beneath the concrete deck to plant room (012). Sections are damaged and it was noted in the asbestos survey report that several unsealed areas were present and that these areas required encapsulation.

Where ceiling tiles were lifted some unsealed pipework, penetrations were noted but compartmentation lines and fire strategy of the building is unknown.

Typically, all suspended ceilings are functional, but tiles are considered obsolete and will therefore require complete renewal and refresh / upgrade. Other than some isolated replacements the timber ceilings require cleaning down and redecoration only. The asbestos ceilings should be removed in their entirety by asbestos licensed contractor due to the age, location and fragility of the material.

You should note the following:

i)	Suspended ceilings and asbestos ceilings would benefit from replacement.	High
ii)	Timber ceilings require works but access issues will be problematic	Low

9.2 Walls

Walls are a combination of plaster and / or ceramic tile with either half height or full height tiling. Within the plant room / back of house, walls are unfinished dense aggregate blockwork.

Plaster although aged (and likely original) is in fair condition, the surfaces are undulated, mottled and knocked with minor fixing hole damage and the like but there were no significantly blown or water damaged sections identified. Some damage around cubicle fixings and underside of wall mounted benching was noted. Cracking to a former doorway opening to the male changing area (018) was evident but this is due to differently movement between the original and new materials and is superficial in nature. Allowance for minor patch repairs, redecoration and significant preparatory works would benefit the building.

To the underside of the far left window within the Viewing Area (009) structural cracking (1-2mm) through the masonry is evident (see sections 7.1 and 8.2 for further details).

Ceramic tiling is aesthetically dated and aged but functional. Low level areas around high trafficked areas are damaged (foot wash and changing areas) to isolated locations. Some walls have been over tiled and tiled sections within shower / foot wash areas sit proud of gully’s, discharging surface water centrally into the gully grate. Whilst this is achieving the desired effect of discharging water from the room, however, concerns were raised with the effectiveness of the seal between the floor and wall junction.

Short term works will require isolated damaged tiles to be replaced, grout lines cleaned, and areas resealed. In the longer term consideration to wholesale replacement should be given.

A full height vertical crack was noted to the exposed blockwork internal wall in the plant room. The blockwork is built off lower level exposed brickwork, however, the cracking does not continue into the brickwork and so will only require a localised repair.

You should note the following:

i) Isolated repairs and replacement required throughout. High

9.3 Doors

Generally, doors are solid core flush faced timber with paint finish, incorporating a variety of ironmongery installations, including but not limited to key code lock pads, push plates, lever latch furniture, overhead closers and pull handles etc.

The pool side stores have sliding doors with aged and corroded rail and pelmet.

All timber door sets would benefit from replacement.

The entrance area draught lobby doors and door into the viewing area are powder coated metal with 2xGG panelled doors. Doors are in fair condition, however, the frame and door to the viewing area are catching and damaging the surface finish and will require easing and adjusting.

You should note the following:

i) Timber doors require renewal throughout. High

9.4 Floors

The floors are cast in-situ concrete with an applied sand: cement screed over, floors incorporate a variety of finishes, including ceramic tile, vinyl and carpet. It appears that originally all areas (other than plant rooms) incorporated a ceramic tile covering. This is still in position; however, carpet tile and vinyl sheet has since been overlaid.

Floor coverings throughout are in poor condition. Carpet coverings in reception and front of house areas are faded and worn and require replacement. The overlaid vinyl floors are aged with non-slip nodules worn away, seals degraded or failed and require complete renewal. Even latterly installed vinyl finishes have poor perimeter seals / inadequate gully seals that all require renewal.

The original nonslip ceramic flooring is aged and requires complete renewal. To the perimeter of the main pool recessed tiled gully's are provided. These areas have cracked, and gully grates are missing. Tiled skirtings throughout are cracked, missing or humped and displaced. Tile coverings are generally undulated, worn, have failed grouting, are cracked or missing.

To the male changing area toilets (014) a section of the floor slab has collapsed causing a deviation of 4mm over an area of approximately 0.5m

You should note the following:

i) Floor coverings require renewal throughout. High

9.5 Toilets

Toilet facilities are provided at the main building entrance and within both the male and female changing areas. No separate toilet provisions are provided for staff. The majority of showering facilities were noted to be out of order.

As per all areas the facilities provided are functional but aesthetically dated and upgrades would be beneficial. The male changing toilet layouts are poor in terms of accessibility standards and no dedicated disabled WC is provided. Any upgrade should consider the installation of such a provision.

Capacity numbers have not been provided, please see below minimum standards as per BS 6465.

BS 6465: Part 1: 2006 – Table 12 – Minimum provision of sanitary appliances for swimming pools
See Appendix 3 for an example

Sanitary appliance	For male pool users	For female pool users
WC	2 for up to 100 males; plus 1 for every additional 100 males or part thereof	1 per 5 females up to 50 females[1]; plus 1 for every additional 10 females or part thereof up to 100 females; plus 1 per 50 females or part thereof thereafter.
Ambulant WC cubicle	At least 1 ambulant accessible WC cubicle (min 800 mm wide) for ambulant disabled people should be provided in separate sex toilets.	
Wider ambulant WC cubicle	Additionally to the above ambulant accessible WC cubicle provision, where there are four or more WC cubicles in a toilet (in addition to the unisex facility), 1 wider WC cubicle 1200 mm wide, for people who need extra space should be provided in both male and female separate sex toilets.	
Urinal	1 per 20 males up to 100; and 1 per 80 males or part thereafter	–
Washbasin	1 per WC, plus 1 per 5 urinals or part thereof	1, plus 1 per 2 WCs or part thereof
Shower	1 per 10 males or part thereof	1 per 10 females or part thereof
Nappy changing	This may be a nappy changing bench and disposal bin in an area adjacent to a WC and washbasin, or in one or more dedicated parent and child toilets. Where baby changing facilities are provided, they should be accessible to disabled people.	
Cleaners sinks and storage	1 per each 100m²	
Vanity places	1 per 30 lockers for men and 1 per 20 lockers for women.	

[1] Where female pool users will not be using the pool in timed sessions, i.e. will not be changing at the same time, 1 WC per 10 females will be acceptable.

The current toilet provision are as follows and appear to be in accordance with the above requirements:

	Male			Female		A'ble	Cleaner Cup'd
	WC	WHB	Ur	WC	WHB		
Ground Floor	3	3	2	4	3	2	1

You should note the following:

i) Layouts impede accessibility and no dedicated accessible toilet is provided. High

9.6 Kitchens and Welfare Facilities

1 no staff room kitchenette is provided, the installation as per the majority of the building in general, is aged but functional. Areas require minor remedial works and resealing of joints, but consideration should be given to the installations renewal.

You should note the following:

i) Installation is aged and would benefit from renewal. High

9.7 Reception Area

The entrance desk is timber with melamine faced worktop. Level access is provided from the entrance to the desk; however, the desk is approximately 1100mm+ and does not incorporate a lower accessible section. The counter whilst only suffering general damage and deterioration should be renewed to provide better accessibility and inclusivity for all.

You should note the following:

i)	Reception desk should be renewed to provide better accessibility and inclusivity for all.	Medium

9.8 Fixed Furniture and Equipment

Cubicles are formed from high pressure laminate (HPL) panels with stainless steel privacy curtain rails. A percentage of panels have been removed and refixed into position causing surface and fixing damage to a variety of locations. Cubicles feature HPL backboard and metal coat hooks which are generally damaged, either missing the metal hook or the hook has been bent out of alignment.

Fixed seating benches are provided to the majority of cubicles, either wall hung or supported by a metal frame. The wall hung benches are in poor condition, fixings have been pulled from walls leaving benches inadequately supported.

Lockable changing storage lockers are provided throughout. Again, a number of these have been damaged / are missing locking mechanisms.

In the medium term all areas would benefit from investment and renewal.

You should note the following:

i)	Fixed furniture would benefit from investment and renewal	Medium

10.0 Building Services

On behalf of Shropshire Council, we have separately appointed FHP Engineering Services Solutions Ltd to report on the Building Services. Please see appendix B for their report.

10.1 Electrical

The building has a three phase electrical supply. The main electrical switch and busbar would benefit from replacement. The distribution system would benefit from the replacement of the Distribution Board located in room 6. The lighting is mainly linear fluorescent and should be replaced.

10.2 Gas

The building has a gas meter with 54mm connection, which is located within the plantroom, which feeds an 80mm steel gas pipe which supplies the low temperature hot water boilers. All are in fair condition.

The LTHW heating is provided via 3No. Hamworthy Stratton Mk2 gas boilers installed in 2019 with stainless steel twin wall flue. With Grundfos Magna 1D 50 – 20 F 180, CT pump, twin head and Grundfos Magna 32 – 80 – 8L, domestic hot water primary pump, twin head and Grundfos Magna 50 – 120, pool primary pump, twin head, installed between 2010 and 2015. All in fair condition and requiring no works.

10.3 Hot and Cold Water

Is externally metered and enters the building in the plantroom. Domestic hot water is produced by an indirect Andrews calorifier. The hot and cold water services are distributed through the building using insulated copper pipework.

10.4 Heating, Ventilation and Air Conditioning

The main pool is heated by a heating coil in the air handling unit. Heating is provided by radiators in offices, toilets, shower rooms and toilets.

The main pool is ventilated by a ducted ventilation system with a central air handling unit with heater / frost batteries and a crossover heat exchanger. The ductwork is begrimed and partially blocked. The coils, crossover heat exchanger and the case of the air handling unit are corroded and require remedial actions.

The air handling unit with belt driven supply and extract fans, aluminium cross-over heat exchanger, aluminium finned LTHW heating coil and aluminium finned LTHW frost coil are in poor condition. The unit is circa 1974. Within the extract side of the unit the fan has surface corroded, the cross-over heat exchanger surfaces have corroded. The LTHW heating and frost coils surfaces are corroded. The system requires replacing with a new unit assembled on site.

The extract ductwork has surface corrosion and is begrimed and requires to be cleaned and epoxy coated inside and out. The insulation to the ducts is also damaged and requires replacement.

10.5 Swimming Pool Plant

The 200 mm sump outlet chamber in the bottom corner of the pool is constructed of white plastic with slots at locations along its length and is in poor condition. The outlet pipework to the pool has previously had a liner installed and is understood to be leaking. The promenade will require to be excavated and the pipework replaced, or the pipe liner replaced with a unit which fits onto the pool's tank.

The pool has 5No. skimmer boxes and pipework, these too are in poor condition. The 2No. skimmers either side of the pool we understand are leaking and require replacement. The plastic pipe work from the pool sump and two of the pools skimmer boxes are leaking and require remedial actions. The two vertical steel pool filters require larger man-holes installing to improve safety, the shells require epoxy coating.

The vertical pool steel cased media filter (original) requires replacing due to age and standing idle, the inspection manhole requires replacing with an 800mm unit for safe access, the inside of the tank requires epoxy coating.

The acid pump and tank are poor in design. The acid storage unit and pump should be replaced with a unit with a barrier to prevent spills to the advanced un-stabilised chlorine granules, which is within a constricted part of the plantroom.

You should note the following:

i)	Vertical pool filter medium requires replacing due to age and standing idle.	High
ii)	Pool pumps discharge isolation valves are in poor condition.	High
iii)	The Bayrol Chlory Dos S4, is in poor condition and requires replacing due to age and is considered to be an unstable chlorine granular dosing unit.	High
iv)	The acid storage unit and pump should be replaced with a unit with a barrier to prevent spills to the un-stabilised chlorine granules, which is within a constricted part of the plantroom.	High
v)	2No ABB HVAC variable frequency drive units are obsolete.	High
vi)	Air handling unit is circa 1974 and is corroded and requires replacement. Supply and extract ductwork similar.	High
vii)	200 mm sump outlet from corner of the pool is in poor condition.	High
viii)	Fire alarm and security panels require replacing.	High
ix)	Showering facilities require replacement.	High
x)	Lighting installations require renewal.	High

11.0 Sustainability and Energy Efficiency

11.1 Energy Performance Certificate

Since 2008, the vast majority of buildings have required an Energy Performance Certificate (EPC) on construction, sale or letting. The Energy Act 2011 means that it will be unlawful, from April 2018, to let any premises below a specified EPC rating which has now been clarified as 'E'. Consequently, any property with a rating of F or G will require upgrading before it is marketed. A breach of the regulations may result in a fine.

No current copy of any Energy Performance Certificate is available for review. Should the building be sold or rental an EPC will be required to be produced irrespective of the existence of the Display Energy Certificate.

Note: EPC shows the theoretical efficiency of a building, whilst a DEC shows the actual energy performance of the building.

11.2 Sustainability and Energy Performance

A building's energy efficiency depends on both the inherent efficiency of its fabric and services installations and how it is used by the building's occupiers. Increased energy efficiency will reduce the financial impact of running costs and CO2 emissions. Initial indications are that the property has an energy efficiency above what is expected for this type, age and use of building. However, given the current ratings there are many ways that improvements to its efficiency could be achieved.

Energy Performance Measures	
Lighting and Controls	Renewed for energy saving installations.
Thermal Performance of building fabric	Consider building fabric airtightness improvements, for example sealing, draught stripping. Increase wall / roof insulation standards, window replacements.

11.3 Display Energy Certificate

A Display Energy Certificate shows the energy performance of a building based on actual energy consumption as recorded annually. A DEC is required for buildings with a total floor area of over 250m2 that are occupied in whole or in part by public authorities and by institutions providing public services. Certification for buildings over 250m2 but under 1000m2 (as in this case) are valid for 10 years.

The building's energy performance operational rating is C74 based on its carbon dioxide (CO2) emissions for the last year. The typical score for a public building is 100. This typical score gives an operational rating of D.

11.4 Environmental Assessment Methods

BREEAM (BRE Environmental Assessment Method), LEED (Leadership in Energy and Environmental Design, developed by the US Green Building Council) and SKA (for fit out schemes, an RICS and Industry-led scheme) are the most widely used environmental assessment methods for buildings. They are used as a standard for best practice in sustainable design and are a measure used to describe a building's environmental performance, each being a benchmark that is higher than that imposed by regulation.

Generally, these ratings are carried out at the time of initial construction or in the course of a major refurbishment.

We do not believe that there are any environmental assessment methods in place at Whitchurch Swimming Centre.

11.5 Consequential Improvements

Changes to Part L of The Building Regulations (Conservation of Fuel and Power) a number of years ago introduced the concept of Consequential Improvement. Consequential improvements to a whole building are potentially required in situations of material change of use, material alterations, changes to building services and extensions. The improvements take the form of 'cost effective energy efficiency improvements' but these can result in expensive and onerous obligations in situations where a building owner is contemplating modifications to an existing building.

The requirement of Approved Documents L1B and L2B is that whenever you carry out building work, elements of this work should meet certain minimum standards. For example, when a boiler is replaced, it should meet a certain minimum efficiency, and when a new window is installed, it should meet a certain U-value. The need for energy efficiency improvements (such as upgrading roof/cladding insulation) to be carried out to an existing building can result from an extension or increasing the installed capacity of heating or cooling. Currently, the provisions only apply to dwellings and non-dwellings over 1000m2 that are being extended or undergoing significant refurbishment.

The foregoing needs to be carefully considered in the context of any future project feasibility study and cost plan as the potential financial impact can be significant.

11.6 Sustainability Review

Whilst this report does not constitute an exhaustive commentary on the environmental and sustainability attributes of the subject property, Faithful+Gould are able to provide a 'bespoke' Sustainability Review should this be required. These are normally undertaken in conjunction with an M&E Services Engineer and cover the following topic areas:

- Energy efficiency and potential improvements
- Impact of the CRC Energy Efficiency Scheme
- Sustainable building materials and thermal performance
- Water usage and water use efficiency
- Renewable energy sources
- Waste management
- Sustainable transport measures
- Sustainable Strategic Asset Management
- Sustainable site management issues (trees, biodiversity, protected species, amenity)

If this service is of interest to you, please do contact the author of this report.

11.7 Sustainability / Low and Zero Carbon technologies

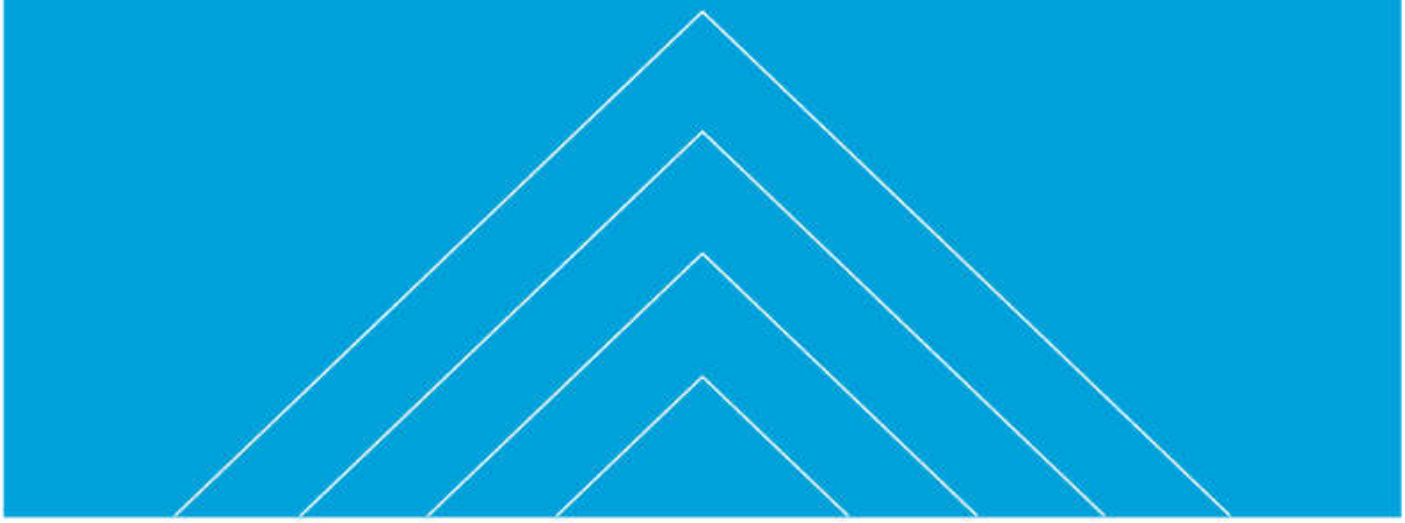
We are not aware of any low or zero carbon technologies present on site at Whitchurch Swimming Centre.

12.0 Inaccessible Areas

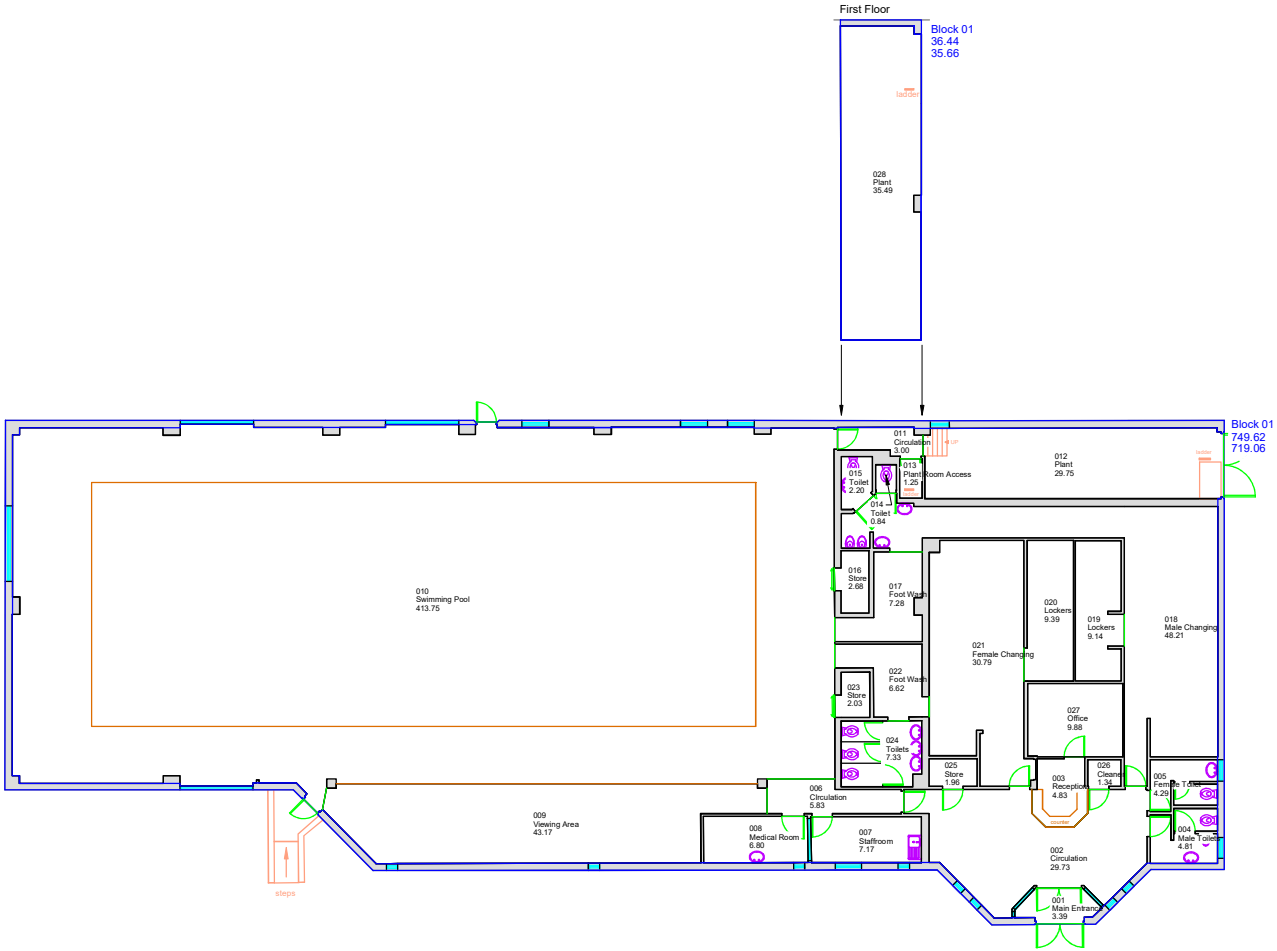
You will appreciate we could not inspect parts of the property and grounds which are covered, inaccessible or not exposed. We cannot therefore report that they are free of any defect which may subsequently become apparent.

Appendices

Appendix A	-	Layout Drawings
Appendix B	-	Building Services Consultant's report
Appendix C	-	Life Cycle Costings
Appendix D	-	Faithful+Gould Letter of Instruction and terms and conditions of business.



Appendix A. Layout Drawings



Note: all areas are in m²

Shropshire Council

Commercial Services

www.shropshire.gov.uk 0345 678 9000

Whitchurch Swimming Centre
White Lion Meadow
Whitchurch

PROPERTY NO: NSDC008

ROOM AREAS

SURVEY DATE	Oct-2009			
SCALE	1:200			@ A3
DRAWN BY	DCA			
DATE DRAWN	28-Oct-2009			
UPDATED			REV.	

AREA	PROP.	PHASE	AEMFS	SHEET
005	043	00	PIU	01

Appendix B. Building Services Consultant's report

FHP | Enhanced Condition Report

of the Engineering Services at
Whitchurch Swimming Centre
White Lion Meadow, off Bridgewater Street
Whitchurch, SY13 1BA

March 2021
Prepared for Faithful + Gould

FHP ESS
Engineering Services Solutions

PARTICULARS			
Prepared For:	Faithful + Gould		
	Unit 2		
	Canal Arm		
	Festival Park		
	Stoke on Trent, ST1 5UR		
Name:	Dave Watkiss		
Telephone Number:	07812 318162		
Email Address:	Dave.Watkiss@fgould.com		
FHP Issuing Office:	7th Floor, Cornerblock		
	2 Cornwall Street		
	Birmingham		
	B3 2DX		
Engineer:	Paul Snaddon		
Telephone Number:	07825 369597		
Email Address:	p.snaddon@fhpess.com		
	Document Control		
FHP Ref / Version No:	40400 – Version 1		
Date:	15th March 2021		
Approved By:			
Authorised By (Director):			
Date of Issue to Client:	20th March 2021		

CONTENTS

1 – INTRODUCTION

Please note that the entire contents of this Report should be read and understood and no part or parts are to be acted upon or dealt with in isolation. Your attention is drawn to the Limitations of the survey at the end of the Report.

FHP Engineering Services Solutions (FHP ESS) has been commissioned by Faithful + Gould to carry out an Enhanced Condition Survey of the engineering services of Whitchurch Swimming Centre, White Lion Meadow, off Bridgewater Street, Whitchurch paying particular attention to the existing installation and the repair of items, including works required to return the Property into good repair.

The objective of the survey was to assess the condition of the plant and any remedial action required to bring it into repair. The following Report sets out the findings of that survey together with the remedial action required to bring it back to repair. Please note that the survey was a visual non-intrusive.

Property Overview:

The Property is a of concrete construction with flat roofs. The Property is arranged over one floor and a small mezzanine floor plantroom.

Date of Survey & Weather Conditions:

The survey was carried out on 15th March 2021, when the weather conditions were cold and overcast.

2 – CONDITION SURVEY

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
1	Room 17 lower plantroom	LTHW heating, 3No. Hamworthy Stratton Mk2 gas boilers 2019.	Fair condition.	No action required.	-
2	Room 17 lower plantroom	Stainless steel flue twin wall insulated for the LTHW heating boilers, 2019.	Fair condition.	No action required.	-
3	Room 17 lower plantroom	Grundfos Magna 1D 50 – 20 F 180, CT pump, twin head. 2010.	Fair condition.	No action required.	-
4	Room 17 lower plantroom	Grundfos Magna 32 – 80 – 8L, domestic hot water primary pump, twin head. 2010.	Fair condition.	No action required.	-
5	Room 17 lower plantroom	Grundfos Magna 50 – 120, pool primary pump, twin head. 2015.	Fair condition.	No action required.	-
6	Room 17 lower plantroom	80mm 3 port valve and actuator, pool primary water.	Fair condition.	No action required.	-
7	Room 17 lower plantroom	Pool heat exchanger.	Fair condition	No action required.	-
8	Room 17 lower plantroom	32mm mains cold water supply with 54mm stop tap.	Fair condition.	No action required.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
9	Room 17 lower plantroom	Hamworthy PS 500 domestic hot water calorifier. 2018.	Fair condition.	No action required.	-
10	Room 17 lower plantroom	Biral 22mm, domestic hot water secondary return pump. 2018.	Fair condition.	No action required.	-
11	Room 17 lower plantroom	Domestic hot water expansion vessel, 60 Litre.	Fair condition.	No action required.	-
12	Room 17 lower plantroom	Vertical pool filter number one, 1.7m2 filter area, steel cased media filter. (Original).	The filter medium requires replacing due to age and standing idle.	Replace the filter media, the inspection man whole requires replacing with an 800mm unit for safe access, the inside of the tank requires epoxy coating.	£12,000
13	Room 17 lower plantroom	Vertical pool filter number two, 1.7m2 filter area, steel cased media filter. (Original).	The filter medium requires replacing due to age and standing idle.	Replace the filter media, the inspection man whole requires replacing with an 800mm unit for safe access, the inside of the tank requires epoxy coating.	£12,000
14	Room 17 lower plantroom	8No. 80mm valves to pool filters.	Fair.	No action required.	-
15	Room 17 lower plantroom	Air vents to pool filters.	The auto air vents require replacing and drain pipes reinstating.	Replace auto air vents and drain pipework.	£500

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
16	Room 17 lower plantroom	Plastic pipework to pool filters. 2010.	Fair condition.	No action required.	-
17	Room 17 lower plantroom	G. M. Treble LTHW heating pressurisation unit. 2010.	Fair condition.	No action required.	-
18	Room 17 lower plantroom.	LTHW heating 300 litre Reflex expansion vessel, 2015.	Fair condition.	No action required.	-
19	Room 17 lower plantroom	Pool main circulation pump number one, DP Pumps, 100mm end suction mechanical seal direct dive pump. 2010.	Fair condition.	No action required.	-
20	Room 17 lower plantroom	Pool main circulation pump number two, DP Pumps, 100mm end suction mechanical seal direct dive pump. 2010.	Fair condition.	No action required.	-
21	Room 17 lower plantroom	Pool pumps discharge isolation valves, 2No. 100mm valves.	Poor condition.	Replace the valves.	£600
22	Room 17 lower plantroom	Pool pumps suction isolation valves, 2No. 200mm valves.	Poor condition.	Replace the valves.	£800
23	Room 17 lower plantroom	Pool filter box 250mm, single strainer.	Poor. The ‘O’ ring seal is defective.	Replace the ‘O’ ring seal.	£300
24	Room 17 lower plantroom	Pool header tank, 350mm x 600mm x 350mm plastic tank with external plastic wrapped insulation. 2010.	Fair condition.	No action required.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
25	Room 17 lower plantroom	Bayrol Chlory Dos S4, unstable chlorine granular dosing unit.	Poor condition.	Replace due to age.	£10,000
26	Room 17 lower plantroom	Siemens Ezetrol Plus water chemical analyser unit.	Fair.	No action required.	-
27	Room 17 lower plantroom	Acid storage and pump.	The acid pump and tank are poor in design.	The acid storage unit and pump should be replaced with a unit with a barrier to prevent spills to the advanced un-stabilised chlorine granules, which is within a constricted part of the plantroom.	£8,000
28	Room 17 lower plantroom	Fluorescent linear lighting 3No. 2000.	Poor condition.	Replace due to age with LED units.	£750
29	Room 17 lower plantroom	100mm steel incoming gas service.	Fair condition.	No action required.	-
30	Room 17 lower plantroom	Gas governor and Elster 50mm rotary gas meter. 2010.	Fair condition.	No action required.	-
31	Room 17 lower plantroom	80mm steel gas pipe. 2010.	Fair condition.	No action required.	-
32	Room 17 lower plantroom	Supply cable and Henley cut out box 100 ampere TPN fuses.	Fair condition.	No action required.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
33	Room 17 lower plantroom	Npower electric meter, EDM mk10 - E10BG45656.	Fair condition.	No action required.	-
34	Room 17 lower plantroom	Bill 100 amp TPN main isolator, switch fuse. 1990.	Poor condition.	Replace.	£300
35	Room 17 lower plantroom.	Bill 200 amp busbar. 1990.	Poor. The front of the unit has surface corrosion.	Replace	1,000
36	Room 17 lower plantroom	2No. Bill Royal 63 amp TPN switch fuses. 2000.	Fair condition.	No action required.	-
37	Room 17 lower plantroom	Eaton distribution board, 7 way SP with 30ma RCD. 2010	Fair condition.	No action required.	-
38	Room 17 lower plantroom	Wylex 10 ma RCD. 2010.	Fair condition.	No action required.	-
39	Room 17 lower plantroom	Distribution board 1 way, fire alarm supply.	Fair condition.	No action required.	-
40	Room 17 lower plantroom	2No. Telemechanique starter contactors.	Fair condition.	No action required.	-
41	Room 17 lower plantroom.	2No. Self-contained emergency lighting units with twin LED flood lights. 2018	Good condition.	No action required.	-
42	Room 17 lower plantroom	One bulkhead light. 1990.	Poor condition.	Replace due to age, with LED unit.	£250

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
43	Room 17 lower plantroom	Plant control panel with Trend IQ view 4 display unit, 2019. This is part of a Trend 963 system which is obsolete.	Good condition.	No action required.	£7,000
44	Room 17 lower plantroom	2No ABB HVAC variable frequency drives.	The units are obsolete.	Replace the units.	£4,000
45	Room 17 lower plantroom	Watchman gas detection unit.	Poor condition.	Replace the unit.	£4,000
46	Room 17 lower plantroom	6No. Bill, 20amp TPN switch fuses. 2000	Fair condition.	No action required.	-
47	Room 17 lower plantroom	2No. Scame isolator units 32amp TPN, 2010.	Fair condition.	No action required.	-
48	Room 17 lower plantroom	2No. Bill Royal, 20amp TPN switch fuses. 2010.	Fair condition	No action required.	-
49	Room 17 lower plantroom	4No. 16amp SP rotor isolators. 2015.	Fair condition.	No action required.	-
50	Room 17 lower plantroom	Cables and sensor at high level.	Poor condition.	Investigate, fix and terminate as required.	£500
51	Room 17 lower plantroom	C02 fire extinguisher.	Fair condition.	No action required.	-
52	Room 17 lower plantroom	Fire alarm detector.	Fair condition.	Replace with fire alarm panel.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
53	Room 17 lower plantroom	Fire alarm sounder.	Fair condition.	Replace with fire alarm panel.	-
54	Room 17 lower plantroom	High level ventilation for combustion.	Fair condition.	No action required.	-
55	Room 17 lower plantroom	Low level ventilation for combustion.	Poor condition. Provide low level ventilation for combustion.	Provide a fanned interlocked ducted supply air to each boiler.	£12,000
56	Room 17 lower plantroom	Flame fast CO2 detector.	Fair condition.	No action required.	-
57	Room 18 top plantroom	Air handling unit with belt driven supply and extract fans, aluminium cross-over heat exchanger, aluminium finned LTHW heating coil and aluminium finned LTHW frost coil.	Poor condition. The unit is circa 1974. Within the extract side of the unit the fan has surface corroded, the cross-over heat exchanger surfaces have corroded. The LTHW heating and frost coils surfaces are corroded.	Replace the air handling unit with a unit assembled on site.	£70,000
58	Room 18 top plantroom	2No. ABB HVAC variable frequency drives.	The units are obsolete.	Replace the units.	£4,000
59	Room 18 top plantroom	Sound attenuator.	Poor. The unit is begrimed.	Internally clean the unit.	£400
60	Room 18 top plantroom	Extract ductwork. 1974	The extract ductwork has surface corrosion and is begrimed.	Clean the ductwork and epoxy coating inside and out.	£30,000
61	Room 18 top plantroom	Supply and extract ductwork insulation. 1974.	The insulation to the ducts is damaged.	Replace the insulation.	£15,000

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
62	Room 18 top plantroom	2No. rotary isolators. 2010.	Fair condition.	No action required.	-
63	Room 18 top plantroom	3No. linear fluorescent fittings.	Poor condition.	Replace due to age with LED units.	£750
64	Room 18 top plantroom	Emergency bulkhead fitting.	Fair condition.	No action required.	-
65	Room 18 top plantroom	Fire alarm sounder.	Fair condition.	Replace with the fire alarm panel.	-
66	Room 18 top plantroom	Fire alarm detector.	Fair condition.	Replace with the fire alarm panel.	-
67	Room 18 top plantroom	LTHW heating pipework and insulation.	Poor condition. The insulation to the pipework is damaged in several places.	Repair the insulation.	£1,000
68	Room 18 top plantroom	CO2 fire extinguisher.	Fair condition.	No further action required.	-
69	Ladder room to top plantroom	Stainless steel dosing pot to LTHW system.	Fair condition.	No further action required.	-
70	Ladder room to top plantroom	Bulkhead light fitting with BC lamp.	Poor. Due to age replace the bulkhead light with an LED light fitting.	Replace the bulkhead light with an LED light fitting.	£200
71	Ladder room to top plantroom	15mm thermostatic mixer valve to male toilets. 2010.	Fair condition	No action required.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
72	Room 8 Main Pool	Pool. 4No. 80mm inlets with swirl plates. 2005.	Fair condition.	No action required.	-
73	Room 8 Main Pool	200 mm sump outlet from corner of the pool, deep end and plastic pipework. The outlet has a chamber in the bottom corner of the pool constructed of white plastic with slots at locations along its length.	Poor condition. The outlet pipework to the pool has previously had a liner installed and is understood to be leaking. Excavate the promenade and replace the pipework.	Excavate the promenade and replace the pipework. Or replace the pipe liner with a unit which fits onto the pool's tank.	£40,000
74	Room 8 Main Pool	The pool has 5No. skimmer boxes and pipework.	Poor condition. The 2No. skimmers either side of the pool we understand are leaking.	Replace the two skimmers and the pipework.	£20,000
75	Room 8 Main Pool	6No. extract grilles and ductwork above the ceiling.	Poor condition. The grilles and ductwork are begrimed.	Clean the ductwork, epoxy coat the ducts inside and replace the grilles.	£35,000
76	Room 8 Main Pool	15No. supply air grilles and 3No. ducts above ceiling on pool side.	Poor condition. The grilles and ductwork are begrimed.	Clean the ductwork and grilles.	£4,000
77	Room 8 Main Pool	10No. LED flood lights to pool.	Fair condition.	No action required.	-
78	Room 8 Main Pool	4No. SON flood lights to pool.	Poor condition.	Replace the 4No. fittings with LED units as above to give uniformity of light.	£1,000
79	Room 8 Main Pool	4No. 2D fluorescent bulkhead lights.	Poor condition. Due to age replace.	Replace the light fittings with LED fittings.	£800
80	Room 8 Main Pool	2No. Fire alarm sounders.	Fair condition.	Replace when fire alarm panel replaced.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
81	Room 8 Main Pool	One fire alarm call point.	Fair condition.	Replace when fire alarm panel replaced.	-
82	Room 8 Main Pool	One fire alarm beacon.	Fair condition.	Replace when fire alarm panel replaced.	-
83	Room 8 Main Pool	Incident alarm call point.	Fair condition.	Replace when fire alarm panel replaced.	-
84	Room 8 Main Pool	Incident alarm sounder and beacon.	Fair condition.	No action required.	-
85	Room 16 Spectators Area	5No. Linear fluorescent fittings, 2000.	Poor condition. Due to age replace.	Replace the light fittings with LED fittings.	£1,250
86	Room 16 Spectators Area	2No. 300mm Vent-Axia wall mounted fans.	Fair condition.	No action required.	-
87	Room 15 First Aid	2No. linear fluorescent fittings, 2000.	Poor condition. Due to age replace.	Replace the light fittings with LED units.	£500
88	Room 15 First Aid	150mm wall mounted extract fan.	Fair condition.	No action required.	-
89	Room 15 First Aid	One wash hand basin and taps.	Fair condition.	No action required.	-
90	Room 15 First Aid	Fire alarm detector.	Fair condition.	Replace when fire alarm panel replaced.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
91	Room 14 Kitchen	One linear fluorescent light fitting, 2000.	Poor condition. Replace with an LED unit.	Replace with an LED unit.	£250
92	Room 14 Kitchen	One steel radiator with TRV.	Fair condition.	No action required.	-
93	Room 14 Kitchen	One kitchen sink with two taps.	Fair condition.	No action required.	-
94	Room 14 Kitchen	One Panasonic Tea 308 advanced hybrid system.	Fair condition.	No action required.	-
95	Room 14 Kitchen	One intruder alarm sensor.	Fair condition.	No action required.	-
96	Room 14 Kitchen	Fire alarm detector.	Fair condition.	Replace the detector when the fire alarm panel is replaced.	-
97	Room 1 Foyer Lobby Area	4No. Flat LED recessed 600mm x 600mm light fittings. 2015.	Poor condition. One fitting is not working.	Replace all the light fittings with LED units to match.	£1,000
98	Room 1 Foyer Lobby Area	5No. LED recessed spotlight fittings above reception desk.	Fair condition.	No action required.	-
99	Room 1 Foyer Lobby Area	2No. 2D fluorescent light fittings.	Poor condition. Due to age and poor condition, replace.	Replace with LED units.	£500
100	Room 1 Foyer Lobby Area	One radiator with TRV.	Fair condition.	No action required.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
101	Room 1 Foyer Lobby Area	Fire alarm detector.	Fair condition.	No action required.	-
102	Room 1 Foyer Lobby Area	Fire alarm sounder.	Fair condition.	Replace when the fire alarm panel is replaced.	-
103	Room 1 Foyer Lobby Area	Fire alarm call point.	Fair condition.	Replace when the fire alarm panel is replaced.	-
104	Room 2 Reception Area	Fire alarm panel. Fire alarm control K11040 Mk 2, 4 zone, conventional.	Poor condition. Due to age replace.	Replace the fire alarm panel and field devices to improve safety.	£14,000
105	Room 2 Reception Area	Intruder alarm Honeywell C 020.	Poor condition. Due to age replace.	Replace the intruder alarm.	£5,000
106	Room 2 Reception Area	One linear fluorescent light fitting. 2000.	Poor condition. Due to age replace.	Replace with an LED unit.	£250
107	Room 4 Male Facilities	One white WC pan.	Poor condition. Begrimed, replace.	Replace.	£250
108	Room 4 Male Facilities	One white urinal.	Poor condition. Begrimed, replace.	Replace.	£250
109	Room 4 Male Facilities	One wash hand basin.	Poor condition. Begrimed, replace.	Replace.	£250
110	Room 4 Male Facilities	One 15 mm thermostatic mixer valve.	Poor condition. Coated in Verdigris.	Replace.	£250

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
111	Room 4 Male Facilities	Vent-Axia extractor fan 200mm.	Fair condition.	No action required.	-
112	Room 4 Male Facilities	One radiator with TRV.	Fair condition.	No action required.	-
113	Room 4 Male Facilities	One deodoriser unit.	Fair condition.	No action required.	-
114	Room 4 Male Facilities	Two fluorescent 2D fittings.	Poor condition. Due to age, replace.	Replace with LED units.	£500
115	Room 4 Male Facilities	One fire alarm detector.	Fair condition.	Replace when fire alarm panel replaced.	-
116	Room 5 Female Facilities	One white WC pan.	Poor condition. Begrimed, replace.	Replace.	£250
117	Room 5 Female Facilities	One wash hand basin.	Poor condition. Begrimed, replace.	Replace.	£250
118	Room 5 Female Facilities	One 15 mm thermostatic mixer valve.	Fair condition.	No action required.	-
119	Room 5 Female Facilities	Vent-Axia extractor fan 200mm.	Fair condition.	No action required.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
120	Room 5 Female Facilities	One radiator with TRV.	Fair condition.	No action required.	-
121	Room 5 Female Facilities	One hand drier.	Fair condition.	No action required.	-
122	Room 5 Female Facilities	2No. fluorescent 2D fittings.	Poor condition. Replace due to age.	Replace with LED units.	£500
123	Room 5 Female Facilities	One fire alarm detector.	Fair condition.	Replace when fire alarm panel replaced.	-
124	Room 6 Male Changing Area	9No. linear fluorescent units.	Poor condition. Replace due to age.	Replace with LED units.	£1,750
125	Room 6 Male Changing Area	One hair drier.	Fair condition.	No action required.	-
126	Room 6 Male Changing Area	2No. LED emergency bulkhead light fittings.	Fair condition.	No action required.	-
127	Room 6 Male Changing Area	One fluorescent emergency bulkhead light fitting.	Poor condition. Replace due to age.	Replace with LED unit.	£250
128	Room 6 Male Changing Area	Fire alarm detector.	Fair condition.	Replace when fire alarm panel replaced.	-
129	Room 6 Male Changing Area	Fire alarm sounder.	Fair condition.	Replace when fire alarm panel replaced.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
130	Room 7 Male Showers	6No. shower heads with percussion pushes, roses removed.	Poor condition.	Replace the shower heads and valves with shower stations with individual thermostatic mixer valves.	£4,800
131	Room 7 Male Showers	2No. linear fluorescent fittings.	Poor condition. Replace due to age.	Replace with LED units.	£500
132	Room 7 Male Showers	One WC pan.	Fair condition.	No action required.	-
133	Room 7 Male Showers	One Accessible WC pan.	Fair condition.	No action required.	-
134	Room 7 Male Showers	Assistance alarm.	No assistance alarm is fitted. This is required to improve safety.	Fit an assistance alarm.	£1,500
135	Room 7 Male Showers	One wash hand basin.	Fair condition.	No action required.	-
136	Room 7 Male Showers	2No. Urinal basins and cistern.	Fair condition.	No action required.	-
137	Room 7 Male Showers	2No. LED round bulkhead fittings.	Fair condition.	No action required.	-
138	Room 7 Male Showers	Mechanical extract grill and duct.	Poor condition. Begrimed.	Clean.	£600

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
139	Room 9 Female Changing Area	8No. Linear fluorescent light fittings.	Poor condition. Replace due to age.	Replace with LED units.	£2,000
140	Room 9 Female Changing Area	3No. emergency bulkhead light fittings.	Fair condition.	No action required.	-
141	Room 9 Female Changing Area	2No. Hair driers.	Fair condition.	No action required.	-
142	Room 9 Female Changing Area	One fire alarm sounder.	Fair condition.	Replace when fire alarm panel replaced.	-
143	Room 9 Female Changing Area	One fire alarm detector.	Fair condition.	Replace when fire alarm panel replaced.	-
144	Room 9 Female Changing Area	One supply grille and ductwork.	Fair condition.	No action required.	-
145	Room 9 Female Changing Area	One extract grille and ductwork.	Poor condition. Begrimed.	Clean.	£800
146	Room 9 Female Changing Area	5No. shower heads with percussion pushes, roses removed.	Poor condition.	Replace the shower heads and valve with shower stations with individual thermostatic mixer valves.	£4,000
147	Room 9 Female Changing Area	2No. wash hand basins.	Fair condition.	No action required.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
148	Room 9 Female Changing Area	3No. WC pans.	Fair condition.	No action required.	-
149	Room 11 Poolside store rooms	2No. fluorescent light fittings.	Poor condition. Replace due to age.	Replace with LED units.	£500
150	Room 12 Office	2No. linear fluorescent light fittings.	Poor condition. Replace due to age.	Replace with LED units.	£500
151	Room 12 Office	One LED emergency bulkhead.	Fair condition.	No action required.	-
152	Room 12 Office	3No. switched socket outlets.	Fair condition.	No action required.	-
153	Room 12 Office	One intruder alarm sensor.	Fair condition.	No action required.	-
154	Room 12 Office	Fire alarm detector.	Fair condition.	Replace when fire alarm panel replaced.	-
155	Room 3 Cleaning store	One Wylex 9 way TPN distribution board with MCBs.	Poor condition. Blanking plates missing.	Replace the distribution board.	£3,000
156	Room 3 Cleaning store	One Hager 10 way SP split board with two 63 ma RCDs.	Fair condition.	No action required.	-
157	Room 3 Cleaning store	Two RCD units in separate enclosures, one Hager 30 ma and one Wylex 10 mA.	Fair condition.	No action required.	-

Enhanced Condition Report					
Item No	**Location**	**Item**	**Condition / Fault**	**Remedy**	**Cost**
158	Room 3 Cleaning store	One incident alarm and power supply.	Fair condition.	No action required.	-
159	Room 3 Cleaning store	4No. test switches for emergency lighting.	Fair condition.	No action required.	-
160	Room 3 Cleaning store	Fire alarm detector.	Fair condition.	Replace when fire alarm panel replaced.	-
161	External	4No. fluorescent emergency bulkhead fittings.	Poor condition. Replace due to age.	Replace with LED units.	£1,000
162	External	3No. fluorescent 2D bulkhead light fittings. 1990.	Poor condition. Replace due to age.	Replace with LED units. The functional lights and the emergency lights should be integrated to reduce the number of fittings.	£750
163	External	One 200mm rainwater downpipe from roof.	Fair condition.	No action required.	-
164	External	3No. fibre glass rainwater downpipes with hopper and plywood surrounds.	Poor condition and design.	Replace with new detail.	£9,000
165	External	One fluorescent bulkhead light fitting. 1990.	Poor condition. Replace due to age.	Replace with LED unit.	£250
				TOTAL	**£352,600**

3 – LIMITATIONS

Health and Safety issues noted during the survey are commented on within this Report but are not intended or implied to relieve those responsible from their duties and obligations in respect of current Health & Safety Legislation.

This type of survey cannot establish the true condition of the plant. It is possible to find plant, which, from an external view, appears good but is subsequently found to have a history of operational problems.

The internal condition of the Mechanical, Electrical, Public Health (MEPH) and Vertical Transportation (VT) services such as water storage tanks, air-handling units, terminal units and control panels, drainage or water distribution pipework systems for example, could not be judged or commented on from this level of visual inspection. Additionally, MEPH & VT installations concealed within the fabric of the property, conduits or otherwise inaccessible during the survey could not be judged or commented on.

No design checks, calculations or tests were carried out and it is assumed that the installed systems can meet their original design criteria and parameters.

This survey did not include any examination of deleterious materials within the Property and the findings summarised within this Report do not allow for the treatment of such materials to affect any recommendations.

Costs provided within this Report are for budget purposes only and may vary under competitive tender conditions as well as requiring feasibility studies to be undertaken to explore the options available.

This Report is not to be used either in part or in whole for the purpose other than that for which it was originally intended and should not form the basis of any specification for refurbishment or replacement works.

The survey of the Property and subsequent production of the Report has been undertaken in line with the associated fee proposal and the FHP ESS Terms & Conditions of trading.

Unless otherwise informed in writing we assume that we are preparing this Report for the recipient named on the front cover page of this Report. No other party can rely on this Report unless we are informed in writing of their identity and that we have agreed in writing to this. Our permission for such reliance may be subject to a charge but not be withheld unreasonably.

APPENDIX ONE – PHOTOGRAPHIC SCHEDULE

		
Photo 1 - Building entrance.	**Photo 2 - LTHW heating boilers.**	**Photo 3 - Air Handling unit, extract fan with surface corrosion.**
		
Photo 4 - Air handling unit, plate type heat exchanger with surface corrosion.	**Photo 5 - Air handling unit, main heater battery with surface corrosion.**	**Photo 6 - Pool extract grille and ducts above, begrimed.**
		
Photo 7 - Changing room extract grille and duct behind, begrimed.	**Photo 8 - Plant control panel with Trend BMS controls and IQ view 4 display.**	**Photo 9 - Electrical bus bar with surface corrosion to enclosure.**

		
Photo 10 - Wylex distribution boards.	**Photo 11 - ABB variable frequency inverter drives.**	**Photo 12 - Small power outlets.**

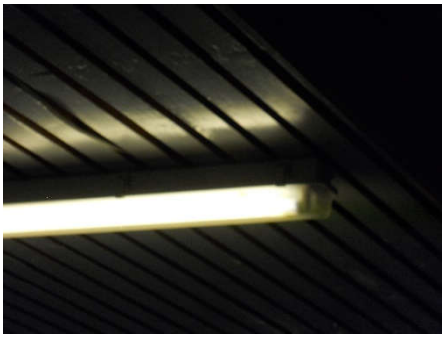
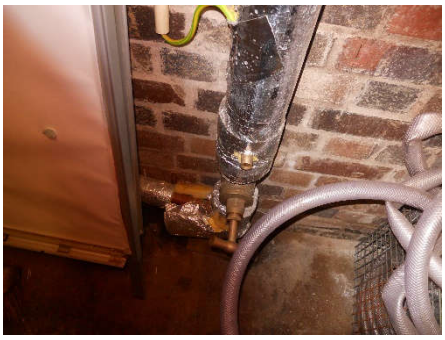



Photo 13 -Typical fluorescent lighting.	**Photo 14 - Emergency bulkhead light fitting.**	**Photo 15 - Intruder alarm panel.**
		
Photo 16 - Fire alarm panel.	**Photo 17 - Powder fire extinguisher.**	**Photo 18 - Mains cold water supply.**

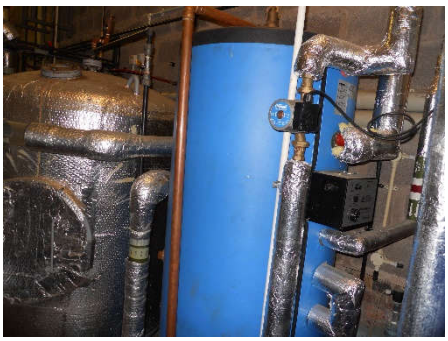



Photo 19 -Domestic hot water calorifier.	**Photo 20 - Shower heads and control valves.**	**Photo 21 - Typical WC pan.**

		
Photo 22 - Typical wash hand basin.	**Photo 23 - Rainwater down pipe and hopper head detail.**	**Photo 24 - Pool water horizontal multi-media filtration unit.**
		
Photo 25 -Acid dosing tank and pump.	**Photo 26 - Pipework to skimmers in promenade.**	**Photo 27 - Typical pool skimmer box.**
		
Photo 28 -Pool sump outlet, plugged.	**Photo 29 - Typical pool inlet with diffuser, plugged.**	**Photo 30 - Pool plastic supply pipework.**

London & South East

34-42 Woburn Place, London
WC1H 0JRI: +44 (0) 20 7307 7500
Fax: +44 (0) 20 7307 7532

Birmingham & Midlands

Cornerblock
2 Cornwall Street
Birmingham B3 2DX

Tel: +44 (0) 121 212 2263

Leeds & North

West One, Wellington Street,
Leeds LS1 1BA

Tel: +44 (0) 113 821 4752

Manchester

10th Floor Chancery Place,
50 Brown Street,
Manchester M2 2JG

Tel: +44 (0) 161 237 5321

Scotland

2nd Floor i2 Office,
2 West Regent Street,
Glasgow G2 1RW

Tel: +44 (0) 141 206 3830

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Appendix C. Life Cycle Costings

Shropshire COUNTY COUNCIL

Shropshire Council - Whitchurch Swimming Centre

10 year Life Cycle Costings

FAITHFUL GOULD
Member of the SNC-Lavalin Group

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.001	Internal	Ground Floor	G01	Ceilings	Mineral Fibre suspended ceiling	Deteriorated	Edge of tiles damaged / aged / obsolete	Replace	3	3.39	m2	£ 76.47	£ 259.23	C	2	1	£ 259.23		
1.002	Internal	Ground Floor	G01	Internal walls	Plasterboard	Wear and tear	Undulation and general wear and tear to surface finishes	Repair	10	2	m2	£ 35.00	£ 70.00	B	3	2		£ 70.00	
1.003	Internal	Ground Floor	G01	Internal doors	Powder Coated Metal	Wear and tear	General adhoc maintenance and clean down	Maintain	15	1	Nr	£ 500.00	£ 500.00	B	4	2		£ 500.00	
1.004	Internal	Ground Floor	G01	Floors	Cermaic tile and ribbed mat well	End of life	Aged and worn - full replacement, corroded frame, tiles lifted and cracked	Replace	1	3.39	m2	£ 125.00	£ 423.75	D	1	1	£ 423.75		
1.005	Internal	Ground Floor	G01	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	3	15	m2	£ 7.00	£ 105.00	C	2	1	£ 105.00		
1.006	Internal	Ground Floor	G02	Ceilings	Mineral Fibre suspended ceiling	Deteriorated	Edge of tiles damaged / aged / obsolete	Replace	2	29.73	m2	£ 76.47	£ 2,273.45	D	2	1	£ 2,273.45		
1.007	Internal	Ground Floor	G02	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to isolated areas	Repair	10	5	m2	£ 35.00	£ 175.00	B	3	2		£ 175.00	
1.008	Internal	Ground Floor	G02	Floors	Carpet over ceramic tile	End of life	Aged and worn - full replacement	Replace	1	29.73	m2	£ 43.58	£ 1,295.63	D	1	1	£ 1,295.63		
1.009	Internal	Ground Floor	G02	Decorations (Internal)	Emulsion	End of life	Aged	Replace	3	75	m2	£ 7.00	£ 525.00	B	2	1	£ 525.00		
1.010	Internal	Ground Floor	G02	Fixed Furniture & Equipment	Reception Desk	End of life	Timber reception desk - aged does not comply with accessibility requirements	Replace	10	1	Item	£ 10,000.00	£ 10,000.00	C	2	1	£ 10,000.00		
1.011	Internal	Ground Floor	G02	Joinery	Skirtings and architraves	Wear and tear	Aged	Redecorate	10	69	Lm	£ 7.00	£ 483.00	B	2	2		£ 483.00	
1.012	Internal	Ground Floor	G03	Ceilings	Mineral Fibre suspended ceiling	Deteriorated	Edge of tiles damaged / aged / obsolete	Replace	3	4.83	m2	£ 76.47	£ 369.35	C	2	1	£ 369.35		
1.013	Internal	Ground Floor	G03	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to isolated areas	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.014	Internal	Ground Floor	G03	Floors	Carpet over ceramic tile	End of life	Aged and worn - full replacement	Replace	1	4.83	m2	£ 43.58	£ 210.49	D	2	1	£ 210.49		
1.015	Internal	Ground Floor	G03	Decorations (Internal)	Emulsion	End of life	Aged	Replace	3	10	m2	£ 7.00	£ 70.00	B	2	1	£ 70.00		
1.016	Internal	Ground Floor	G03	Joinery	Skirtings and architraves	Wear and tear	Chipped paint, mitred joints open, isolated sections missing	Redecorate	10	9	Lm	£ 7.00	£ 63.00	B	2	2		£ 63.00	
1.017	Internal	Ground Floor	G04	Ceilings	Mineral Fibre suspended ceiling	Deteriorated	Edge of tiles damaged / aged / obsolete	Replace	5	4.81	m2	£ 76.47	£ 367.82	B	3	2		£ 367.82	
1.018	Internal	Ground Floor	G04	Internal walls	Plaster	Deteriorated	Minor undulation and blown under window	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	
1.019	Internal	Ground Floor	G04	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	4.81	m2	£ 48.03	£ 231.02	C	2	1	£ 231.02		
1.020	Internal	Ground Floor	G04	Joinery	Skirtings and architraves	Wear and tear	Chipped paint, mitred joints open, isolated sections missing	Redecorate	10	11	m2	£ 7.00	£ 77.00	B	3	2		£ 77.00	
1.021	Internal	Ground Floor	G04	Internal walls	Ceramic Tile	Soiled	Clean, regrout and seal	Clean	10	1	Item	£ 25.00	£ 25.00	C	3	1	£ 25.00		
1.022	Internal	Ground Floor	G04	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.023	Internal	Ground Floor	G04	Fixed Furniture & Equipment	HPL cubicle screen	End of life	General damage and in need of mid term replacement	Replace	5	1	Nr	£ 650.00	£ 650.00	B	3	2		£ 650.00	
1.024	Internal	Ground Floor	G04	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	3	27	m2	£ 7.00	£ 189.00	B	2	1	£ 189.00		
1.025	Internal	Ground Floor	G05	Ceilings	Mineral Fibre suspended ceiling	Deteriorated	Edge of tiles damaged / aged / obsolete	Replace	2	4.29	m2	£ 76.47	£ 328.06	D	1	1	£ 328.06		
1.026	Internal	Ground Floor	G05	Internal walls	Plaster	Deteriorated	Minor undulation and blown under window	Repair	10	1	m2	£ 35.00	£ 35.00	C	3	1	£ 35.00		
1.027	Internal	Ground Floor	G05	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	5	4.29	m2	£ 48.03	£ 206.05	B	3	2		£ 206.05	
1.028	Internal	Ground Floor	G05	Joinery	Skirtings and architraves	Wear and tear	Chipped paint, mitred joints open, isolated sections missing	Redecorate	10	10.7	m2	£ 7.00	£ 74.90	C	3	1	£ 74.90		
1.029	Internal	Ground Floor	G05	Internal walls	Ceramic Tile	Soiled	Clean, regrout and seal	Clean	10	1	Item	£ 25.00	£ 25.00	C	3	1	£ 25.00		
1.030	Internal	Ground Floor	G05	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.031	Internal	Ground Floor	G05	Fixed Furniture & Equipment	HPL cubicle screen	End of life	General damage and in need of mid term replacement	Replace	5	1	Nr	£ 650.00	£ 650.00	B	3	2		£ 650.00	
1.032	Internal	Ground Floor	G05	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	3	25.6	m2	£ 7.00	£ 179.20	B	2	1	£ 179.20		

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.033	Internal	Ground Floor	G06	Ceilings	Timber boarding	Soiled	Geenral deterioration of finish	Redecorate	5	5.83	m2	£ 7.00	£ 40.81	B	3	2		£ 40.81	
1.034	Internal	Ground Floor	G06	Internal walls	Plasterboard	Deteriorated	Minor surface blemishes, knocks and fixing hole damage	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	
1.035	Internal	Ground Floor	G06	Floors	Ceramic tile	End of life	Aged and worn cracking evident to gulley perimeter	Repair	1	5.83	m2	£ 125.00	£ 728.75	D	1	1	£ 728.75		
1.036	Internal	Ground Floor	G06	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	5	18	m2	£ 7.00	£ 126.00	B	3	2		£ 126.00	
1.037	Internal	Ground Floor	G06	Internal doors	Powder coated metal door an dframe	Wear and tear	Door rubbing on frame - overhaul	Maintain	5	1	Nr	£ 200.00	£ 200.00	C	2	1	£ 200.00		
1.038	Internal	Ground Floor	G07	Ceilings	Mineral Fibre suspended ceiling	Deteriorated	Edge of tiles damaged / aged / obsolete	Replace	3	7.17	m2	£ 76.47	£ 548.29	C	2	1	£ 548.29		
1.039	Internal	Ground Floor	G07	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to isolated areas	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	
1.040	Internal	Ground Floor	G07	Internal walls	Ceramic Tile	Soiled	Clean, regrout and seal	Clean	10	1	Item	£ 25.00	£ 25.00	C	2	1	£ 25.00		
1.041	Internal	Ground Floor	G07	Internal doors	Powder coated metal door an dframe	Wear and tear	Door rubbing on frame - overhaul	Maintain	5	1	Nr	£ 200.00	£ 200.00	C	2	1	£ 200.00		
1.042	Internal	Ground Floor	G07	Floors	Carpet over ceramic tile	End of life	Aged and worn - full replacement	Replace	1	7.17	m2	£ 43.58	£ 312.47	D	1	1	£ 312.47		
1.043	Internal	Ground Floor	G07	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	3	28	m2	£ 7.00	£ 196.00	C	2	1	£ 196.00		
1.044	Internal	Ground Floor	G07	Fixed Furniture & Equipment	Kitchenette	End of life	Aged	Replace	3	1	Item	£ 3,000.00	£ 3,000.00	C	2	1	£ 3,000.00		
1.045	Internal	Ground Floor	G08	Ceilings	Timber boarding	Soiled	Geenral deterioration of finish	Redecorate	5	6.8	m2	£ 7.00	£ 47.60	B	2	2		£ 47.60	

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.046	Internal	Ground Floor	G08	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	1	6.8	m2	£ 48.03	£ 326.60	D	1	1	£ 326.60		
1.047	Internal	Ground Floor	G08	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to isolated areas	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	
1.048	Internal	Ground Floor	G08	Internal walls	Ceramic Tile	Soiled	Clean, regrout and seal	Clean	10	1	Item	£ 25.00	£ 25.00	C	3	1	£ 25.00		
1.049	Internal	Ground Floor	G08	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.050	Internal	Ground Floor	G08	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	3	27	m2	£ 7.00	£ 189.00	C	2	1	£ 189.00		
1.051	Internal	Ground Floor	G09	Ceilings	Timber boarding	Soiled	General deterioration of finish	Redecorate	5	43.17	m2	£ 7.00	£ 302.19	B	3	2		£ 302.19	
1.052	Internal	Ground Floor	G09	Ceilings	Timber boarding	Soiled	1x section damaged	Replace	3	1	Item	£ 150.00	£ 150.00	C	2	1	£ 150.00		
1.053	Internal	Ground Floor	G09	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to isolated areas	Repair	10	2	m2	£ 35.00	£ 70.00	B	3	2		£ 70.00	
1.054	Internal	Ground Floor	G09	Internal walls	Plaster	Deteriorated	Cracking	Repair	10	1	Item	£ 5,000.00	£ 5,000.00	D	1	1	£ 5,000.00		
1.055	Internal	Ground Floor	G09	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	43.17	m2	£ 48.03	£ 2,073.46	C	2	1	£ 2,073.46		
1.056	Internal	Ground Floor	G09	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	5	43.6	m2	£ 7.00	£ 305.20	B	3	2		£ 305.20	
1.057	Internal	Ground Floor	G10	Floors	Cermaic tile	End of life	Aged and worn - full replacement, tiles lifted and cracked	Replace	1	212	m2	£ 125.00	£ 26,500.00	D	1	1	£ 26,500.00		
1.058	Internal	Ground Floor	G10	Ceilings	Timber boarding	Soiled	General deterioration of finish	Redecorate	5	413	m2	£ 7.00	£ 2,891.00	B	3	2		£ 2,891.00	
1.059	Internal	Ground Floor	G10	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to isolated areas - cracking to rear	Repair	10	10	m2	£ 35.00	£ 350.00	B	3	2		£ 350.00	
1.060	Internal	Ground Floor	G10	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	5	300	m2	£ 7.00	£ 2,100.00	B	3	2		£ 2,100.00	
1.061	Internal	Ground Floor	G10	Decorations (Internal)	Emulsion	End of life	Access requirements	Redecorate	5	1	Item	£ 10,000.00	£ 10,000.00	B	3	2		£ 10,000.00	

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.062	Internal	Ground Floor	G11	Internal walls	Concrete blockwork	Wear and tear	General fire stopping compliance issues	Repair	25	1	Item	£ 300.00	£ 300.00	C	2	1	£ 300.00		
1.063	Internal	Ground Floor	G11	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.064	Internal	Ground Floor	G12	Internal walls	Concrete blockwork	Deteriorated	Cracking to centre of all and other areas of imapct damage	Repair	25	1	Item	£ 1,500.00	£ 1,500.00	C	2	1	£ 1,500.00		
1.065	Internal	Ground Floor	G13	Internal doors	Timber	End of life	General damage and non compliant	Replace	1	2	Nr	£ 750.00	£ 1,500.00	D	1	1	£ 1,500.00		
1.066	Internal	Ground Floor	G14	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	5	0.84	m2	£ 76.47	£ 64.23	B	3	2		£ 64.23	
1.067	Internal	Ground Floor	G14	Internal walls	Ceramic tile	Deteriorated	Low level damage	Replace	10	2	m2	£ 113.00	£ 226.00	C	2	1	£ 226.00		
1.068	Internal	Ground Floor	G14	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	0.84	m2	£ 48.03	£ 40.35	C	2	1	£ 40.35		
1.069	Internal	Ground Floor	G14	Floors	Sheet vinyl	Impact damage	Area of floor deviates	Repair	3	1	Item	£ 500.00	£ 500.00	C	2	1	£ 500.00		
1.070	Internal	Ground Floor	G14	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	3	1	Nr	£ 750.00	£ 750.00	D	1	1	£ 750.00		
1.071	Internal	Ground Floor	G15	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	5	2.2	m2	£ 76.47	£ 168.23	B	3	2		£ 168.23	
1.072	Internal	Ground Floor	G15	Internal walls	Ceramic tile	Deteriorated	Low level damage	Replace	10	4.8	m2	£ 113.00	£ 542.40	C	2	1	£ 542.40		
1.073	Internal	Ground Floor	G15	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	2.2	m2	£ 48.03	£ 105.67	C	2	1	£ 105.67		
1.074	Internal	Ground Floor	G15	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	3	1	Nr	£ 750.00	£ 750.00	D	1	1	£ 750.00		
1.075	Internal	Ground Floor	G16	Internal walls	Ceramic tile	Deteriorated	Low level damage	Replace	10	1	m2	£ 113.00	£ 113.00	B	3	2		£ 113.00	
1.076	Internal	Ground Floor	G16	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to rear of shelving	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	
1.077	Internal	Ground Floor	G16	Fixed Furniture & Equipment	Shelving	End of life	Aged and deteriorated	Replace	5	1	Item	£ 500.00	£ 500.00	B	3	2		£ 500.00	
1.078	Internal	Ground Floor	G16	Internal doors	Metal	Wear and tear	Operational but general damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.079	Internal	Ground Floor	G17	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	7.28	m2	£ 48.03	£ 349.66	C	2	1	£ 349.66		
1.080	Internal	Ground Floor	G17	Internal walls	Ceramic tile	Deteriorated	Low level damage - number of missing tiles	Replace	10	33.6	m2	£ 113.00	£ 3,796.80	C	2	1	£ 3,796.80		
1.081	Internal	Ground Floor	G17	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	5	7.28	m2	£ 76.47	£ 556.70	B	3	2		£ 556.70	
1.082	Internal	Ground Floor	G17	Fixed Furniture & Equipment	Shower sundries	End of life	Poor quality fittings	Replace	5	1	Item	£ 500.00	£ 500.00	B	3	2		£ 500.00	

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.083	Internal	Ground Floor	G18	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	3	48.21	m2	£ 48.03	£ 2,315.53	C	2	1	£ 2,315.53		
1.084	Internal	Ground Floor	G18	Decorations (Internal)	Decorations	End of life	General marking etc.	Cyclical redecoration	5	113	m2	£ 7.00	£ 791.00	B	3	2		£ 791.00	
1.085	Internal	Ground Floor	G18	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage former door, low level water damage	Repair	10	13	m2	£ 35.00	£ 455.00	C	2	1	£ 455.00		
1.086	Internal	Ground Floor	G18	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	48.21	m2	£ 48.03	£ 2,315.53	C	2	1	£ 2,315.53		
1.087	Internal	Ground Floor	G18	Fixed Furniture & Equipment	Fixed Benching	End of life	Aged requires replacement - corrosion / unsupported	Replace	5	1	Item	£ 10,000.00	£ 10,000.00	B	3	2		£ 10,000.00	
1.088	Internal	Ground Floor	G18	Fixed Furniture & Equipment	Lockers	End of life		Replace	5	1	Item	£ 20,000.00	£ 20,000.00	B	3	2		£ 20,000.00	
1.089	Internal	Ground Floor	G18	Fixed Furniture & Equipment	Cubicles	End of life		Replace	5	1	Item	£ 9,750.00	£ 9,750.00	B	3	2		£ 9,750.00	
1.090	Internal	Ground Floor	G18	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.091	Internal	Ground Floor	G18	Fixed Furniture & Equipment	Sundries	End of life		Replace	5	1	Item	£ 5,000.00	£ 5,000.00	B	3	2		£ 5,000.00	
1.092	Internal	Ground Floor	G19	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	3	9.14	m2	£ 48.03	£ 438.99	C	2	1	£ 438.99		
1.093	Internal	Ground Floor	G19	Decorations (Internal)	Decorations	End of life	General marking etc.	Cyclical redecoration	5	34	m2	£ 7.00	£ 238.00	B	3	2		£ 238.00	
1.094	Internal	Ground Floor	G19	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage former door, low level water damage	Repair	10	2	m2	£ 35.00	£ 70.00	C	2	1	£ 70.00		
1.095	Internal	Ground Floor	G19	Floors	Cermaic tile	End of life	Aged and worn - full replacement, tiles lifted and cracked	Replace	3	9.14	m2	£ 125.00	£ 1,142.50	C	2	1	£ 1,142.50		
1.096	Internal	Ground Floor	G19	Fixed Furniture & Equipment	Fixed Benching	End of life	Aged requires replacement - corrosion / unsupported	Replace	5	1	Item	£ 2,000.00	£ 2,000.00	B	3	2		£ 2,000.00	
1.097	Internal	Ground Floor	G19	Fixed Furniture & Equipment	Lockers	End of life		Replace	5	1	Item	£ 15,000.00	£ 15,000.00	B	3	2		£ 15,000.00	
1.098	Internal	Ground Floor	G19	Fixed Furniture & Equipment	Sundries	End of life		Replace	5	1	Item	£ 2,000.00	£ 2,000.00	B	3	2		£ 2,000.00	

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.099	Internal	Ground Floor	G20	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	3	9.39	m2	£ 48.03	£ 451.00	C	2	1	£ 451.00		
1.100	Internal	Ground Floor	G20	Decorations (Internal)	Decorations	End of life	General marking etc.	Cyclical redecoration	5	34	m2	£ 7.00	£ 238.00	B	3	2		£ 238.00	
1.101	Internal	Ground Floor	G20	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage former door, low level water damage	Repair	10	2	m2	£ 35.00	£ 70.00	C	2	1	£ 70.00		
1.102	Internal	Ground Floor	G20	Floors	Cermaic tile	End of life	Aged and worn - full replacement, tiles lifted and cracked	Replace	3	9.39	m2	£ 125.00	£ 1,173.75	C	2	1	£ 1,173.75		
1.103	Internal	Ground Floor	G20	Fixed Furniture & Equipment	Fixed Benching	End of life	Aged requires replacement - corrosion / unsupported	Replace	5	1	Item	£ 2,000.00	£ 2,000.00	B	3	2		£ 2,000.00	
1.104	Internal	Ground Floor	G20	Fixed Furniture & Equipment	Lockers	End of life		Replace	5	1	Item	£ 15,000.00	£ 15,000.00	B	3	2		£ 15,000.00	
1.105	Internal	Ground Floor	G20	Fixed Furniture & Equipment	Sundries	End of life		Replace	5	1	Item	£ 2,000.00	£ 2,000.00	B	3	2		£ 2,000.00	
1.106	Internal	Ground Floor	G21	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	3	30.79	m2	£ 48.03	£ 1,478.84	C	2	1	£ 1,478.84		
1.107	Internal	Ground Floor	G21	Decorations (Internal)	Decorations	End of life	General marking etc.	Cyclical redecoration	5	68	m2	£ 7.00	£ 476.00	B	3	2		£ 476.00	
1.108	Internal	Ground Floor	G21	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage former door, low level water damage	Repair	10	7	m2	£ 35.00	£ 245.00	C	2	1	£ 245.00		
1.109	Internal	Ground Floor	G21	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	30.79	m2	£ 48.03	£ 1,478.84	C	2	1	£ 1,478.84		
1.110	Internal	Ground Floor	G21	Fixed Furniture & Equipment	Fixed Benching	End of life	Aged requires replacement - corrosion / unsupported	Replace	5	1	Item	£ 10,000.00	£ 10,000.00	B	3	2		£ 10,000.00	
1.111	Internal	Ground Floor	G21	Fixed Furniture & Equipment	Lockers	End of life		Replace	5	1	Item	£ 20,000.00	£ 20,000.00	B	3	2		£ 20,000.00	
1.112	Internal	Ground Floor	G21	Fixed Furniture & Equipment	Cubicles	End of life		Replace	5	1	Item	£ 9,750.00	£ 9,750.00	B	3	2		£ 9,750.00	
1.113	Internal	Ground Floor	G21	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.114	Internal	Ground Floor	G21	Fixed Furniture & Equipment	Sundries	End of life		Replace	5	1	Item	£ 5,000.00	£ 5,000.00	B	3	1	£ 5,000.00		
1.115	Internal	Ground Floor	G22	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	6.62	m2	£ 48.03	£ 317.96	C	2	1	£ 317.96		

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.116	Internal	Ground Floor	G22	Internal walls	Ceramic tile	Deteriorated	Low level damage - number of missing tiles	Replace	10	29.1	m2	£ 113.00	£ 3,288.30	C	2	1	£ 3,288.30		
1.117	Internal	Ground Floor	G22	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	5	6.62	m2	£ 76.47	£ 506.23	B	3	2		£ 506.23	
1.118	Internal	Ground Floor	G22	Fixed Furniture & Equipment	Shower sundries	End of life	Poor quality fittings	Replace	5	1	Item	£ 1,000.00	£ 1,000.00	B	3	1	£ 1,000.00		
1.119	Internal	Ground Floor	G23	Internal walls	Ceramic tile	Deteriorated	Low level damage	Replace	10	1	m2	£ 113.00	£ 113.00	B	3	2		£ 113.00	
1.120	Internal	Ground Floor	G23	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to rear of shelving	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	
1.121	Internal	Ground Floor	G23	Fixed Furniture & Equipment	Shelving	End of life	Aged and deteriorated	Replace	5	1	Item	£ 300.00	£ 300.00	B	3	2		£ 300.00	
1.122	Internal	Ground Floor	G23	Internal doors	Metal	Wear and tear	Operational but general damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.123	Internal	Ground Floor	G24	Ceilings	suspended ceiling	Deteriorated	corroded frame / aged / obsolete	Replace	5	7.33	m2	£ 76.47	£ 560.53	B	3	2		£ 560.53	
1.124	Internal	Ground Floor	G24	Internal walls	Ceramic tile	Deteriorated	Low level damage	Replace	10	4.8	m2	£ 113.00	£ 542.40	C	2	1	£ 542.40		
1.125	Internal	Ground Floor	G24	Floors	Sheet vinyl	Deteriorated	Stained and aged	Replace	3	7.33	m2	£ 48.03	£ 352.06	C	2	1	£ 352.06		
1.126	Internal	Ground Floor	G24	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	3	3	Nr	£ 750.00	£ 2,250.00	D	1	1	£ 2,250.00		
1.127	Internal	Ground Floor	G24	Joinery	HPL cubicle screen	Impact damage	Replace	Replace	5	2	Nr	£ 650.00	£ 1,300.00	C	2	1	£ 1,300.00		
1.128	Internal	Ground Floor	G26	Internal doors	Metal	Wear and tear	Operational but general damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.129	Internal	Ground Floor	G25	Ceilings	Mineral Fibre suspended ceiling	Deteriorated	Edge of tiles damaged / aged / obsolete	Replace	3	1.96	m2	£ 76.47	£ 149.88	C	2	1	£ 149.88		
1.130	Internal	Ground Floor	G25	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to isolated areas	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	
1.131	Internal	Ground Floor	G25	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.132	Internal	Ground Floor	G25	Floors	Asbestos vinyl	End of life	Aged and worn - full replacement and removal	Replace	1	1.96	m2	£ 98.03	£ 192.14	D	1	1	£ 192.14		
1.133	Internal	Ground Floor	G25	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	3	16	m2	£ 7.00	£ 112.00	C	2	1	£ 112.00		

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.134	Internal	Ground Floor	G25	Fixed Furniture & Equipment	Shelving	End of life		Replace	3	1	Item	£ 1,000.00	£ 1,000.00	C	2	1	£ 1,000.00		
1.135	Internal	Ground Floor	G27	Ceilings	Mineral Fibre suspended ceiling	Deteriorated	Edge of tiles damaged / aged / obsolete	Replace	3	9.88	m2	£ 76.47	£ 755.52	C	2	1	£ 755.52		
1.136	Internal	Ground Floor	G27	Internal walls	Plaster	Deteriorated	Low level indentation damage, minor cracking and damage to isolated areas	Repair	10	1	m2	£ 35.00	£ 35.00	B	3	2		£ 35.00	
1.137	Internal	Ground Floor	G27	Internal doors	Timber	Wear and tear	General damage and in need of replacement	Replace	5	1	Nr	£ 750.00	£ 750.00	C	2	1	£ 750.00		
1.138	Internal	Ground Floor	G27	Floors	Carpet over ceramic tile	End of life	Aged and worn - full replacement	Replace	1	9.88	m2	£ 43.58	£ 430.57	D	1	1	£ 430.57		
1.139	Internal	Ground Floor	G27	Decorations (Internal)	Emulsion	End of life	Aged	Redecorate	3	30	m2	£ 7.00	£ 210.00	C	2	1	£ 210.00		
1.140	Internal	Ground Floor	G27	Fixed Furniture & Equipment	Shelving	End of life		Replace	5	1	Item	£ 3,000.00	£ 3,000.00	B	3	2		£ 3,000.00	
1.141	Internal	Ground Floor	G28	Internal walls	Concrete blockwork	Deteriorated	General damage and fire stopping issues	Repair	25	1	Item	£ 1,000.00	£ 1,000.00	C	2	1	£ 1,000.00		
1.142	External	Roof		Roof coverings	Bitumen Felt			Maintain	10	651	m2	£ 155.00	£ 100,905.00	B	4	3			£ 100,905.00
1.142	External	Roof		Roof coverings	Bitumen Felt			Maintain	5	105	m2	£ 155.00	£ 16,275.00	B	2	2		£ 16,275.00	
1.143	External	Roof		Roof coverings	Metal patapet cappings	Deteriorated	Corrosion - treat and recoat	Redecorate	5	126	Lm	£ 85.00	£ 10,710.00	C	2	1	£ 10,710.00		
1.144	External	Roof		Roof coverings	Rainwater goods	End of life	Hoppers deteriorated and gutter lines to be cleaned	Replace	1	1	Item	£ 5,000.00	£ 5,000.00	D	1	1	£ 5,000.00		

Item Ref	Internal / External	Floor	Location	Element	Sub-Element	Disrepair	Disrepair Narrative / General Comments	Remedial Works	Remaining Asset Life	Qty	UOM	£ / UOM	Cost	Condition Grading	Priority Grading	Period	Short Term Years 1 - 3	Medium Term Years 4 - 6	Long Term Years 6+
1.145	External	Roof		Roof	Deck		Undertake thermal imaging to determine issues with deck	Further investigation	25	1	Item	£ 2,000.00	£ 2,000.00	B	3	1	£ 2,000.00		
1.146	External			External walls	Brickwork	Deteriorated	Recessed mortar joints throughout	Repair	25	440	m2	£ 47.00	£ 20,680.00	C	2	1	£ 20,680.00		
1.147	External			External walls	Brickwork	Deteriorated	Wall climbing vegetation to be removed	Repair	25	1	Item	£ 2,000.00	£ 2,000.00	D	1	1	£ 2,000.00		
1.148	External			External walls	Brickwork	End of life	expansion joints	Replace	3	30	Lm	£ 15.00	£ 450.00	D	1	1	£ 450.00		
1.149	External			External walls	Brickwork	Soiled	Brickwork to be cleaned down	Clean	25	440	m2	£ 4.00	£ 1,760.00	C	2	1	£ 1,760.00		
1.150	External			External walls	Cladding Panels	End of life	Mechanically damaged panels to be replaced - approx 30%	Replace	10	200	m2	£ 135.00	£ 27,000.00	D	1	1	£ 27,000.00		
1.151	External			External walls	Cladding Panels	End of life	Corrosion - treat and recoat	Redecorate	25	500	m2	£ 85.00	£ 42,500.00	C	2	1	£ 42,500.00		
1.152	External			External doors	Metal powder coated doors	End of life	General corrosion failed units	Replace	1	2	Nr	£ 2,180.00	£ 4,360.00	D	1	1	£ 4,360.00		
1.153	External			External doors	Timber double doors	Deteriorated	Suffering severe decay	Replace	1	1	Nr	£ 1,650.00	£ 1,650.00	D	1	1	£ 1,650.00		
1.154	External			External doors	Metal powder coated doors	Wear and tear	General overhaul of entrance doors	Maintain	15	1	Nr	£ 300.00	£ 300.00	B	3	2		£ 300.00	
1.155	External			External windows	Metal powder coated windows	Deteriorated	General corrosion failed units	Replace	5	21	Nr	£ 910.00	£ 19,110.00	C	2	1	£ 19,110.00		
1.156	External			External windows	Metal powder coated windows	Deteriorated	Ironmongery aged, minor damage - require overhaul	Repair	10	9	Nr	£ 350.00	£ 3,150.00	B	3	2		£ 3,150.00	
1.157	External			External walls	Brickwork	Deteriorated	Movement and cracking to structure	Further investigation	25	1	Item	£ 15,000.00	£ 15,000.00	D	1	1	£ 15,000.00		
1.158	External			Other	Brickwork Ramp	Deteriorated	Section to be rebuilt and drainage repaired	Repair	15	1	Item	£ 5,000.00	£ 5,000.00	C	2	1	£ 5,000.00		

Appendix D. Faithful+Gould terms and conditions of business

STANDARD TERMS AND CONDITIONS FOR THE SUPPLY OF SERVICES

1. DEFINITIONS AND INTERPRETATION

1.1 In this Agreement:

Agreement: this written agreement, including the Specific Terms.

Client: the person or entity buying services from the Consultant.

Consultant: the provider of the Services.

Deliverables: all Documents and other materials that the Consultant has agreed to provide to the Client as part of the Services.

Document: includes, in addition to any document in writing, any drawing, map, plan, diagram, design, picture or other image, tape, disk or other device or record embodying information in any form.

Effective Date: the date when the Consultant commences or commenced the provision of the Services.

Fees: Consultant's fees for the Services as set out in Clause 6 and the Specific Terms.

Intellectual Property Rights: all patents, rights to inventions, utility models, copyright and related rights, trademarks, service marks, trade, business and domain names, rights in trade dress or get-up, rights in goodwill or to sue for passing off, unfair competition rights, rights in designs, rights in computer software, database right, topography rights, moral rights, rights in confidential information (including know-how and trade secrets) and any other intellectual property rights, in each case whether registered or unregistered and including all applications for and renewals or extensions of such rights, and all similar or equivalent rights or forms of protection in any part of the world.

Parties: means the Client and the Consultant.

Pre-existing Materials: all Documents, information and materials provided by the Consultant relating to the Services which existed prior to the commencement of this Agreement.

Project: as described in the accompanying letter of offer.

Services: the services to be provided by the Consultant under this Agreement as set out in the Specific Terms, together with any additional services which the Consultant provides or agrees to provide to the Client pursuant to Clause 5.

Specific Terms: the terms set out in the Consultant's letter of offer.

VAT: value added tax chargeable under English law for the time being and any similar additional tax.

1.2 Clause, schedule and paragraph headings are for ease of reference and do not form part of or affect the interpretation of this Agreement.

1.3 In the event of any ambiguity or inconsistency between the provisions of any Schedule and the provisions of the main body of this Agreement, the latter shall prevail to the extent of the ambiguity or inconsistency.

1.4 Words in the singular shall include the plural and vice versa.

1.5 A reference to a statute or statutory provision is a reference to it as it is in force for the time being, taking account of any amendment, extension, or re-enactment and includes any subordinate legislation for the time being in force made under it.

1.6 Where the words **include(s)**, **including** or **in particular** are used in this Agreement, they are deemed to have the words **without limitation** following them. Where the context permits, the words **other** and **otherwise** are illustrative and shall not limit the sense of the words preceding them.

2. APPOINTMENT AND DURATION

2.1 The Client hereby appoints the Consultant to provide the Services to the Client on the terms and conditions of this Agreement with effect from the earlier of the Effective Date and the date of this Agreement.

2.2 This Agreement shall continue until the Services are completed unless this Agreement is terminated in accordance with Clause 11.

3. CONSULTANT'S OBLIGATIONS

3.1 The Consultant shall provide the Services with the reasonable skill care and diligence as may reasonably be expected of appropriately qualified and experienced consultants with appropriate skill and experience of providing services of a similar scope, type, nature and complexity to the Services.

3.2 The Parties acknowledge and agree that the Services exclude and the Consultant has no obligations under this Agreement or otherwise in relation to Asbestos Matters. In this Agreement, "**Asbestos Matters**" means all matters in relation to asbestos howsoever arising including but not limited to assessment or review of any assessment of whether asbestos is present or is

likely to be present in any premises, use, removal, management of risk, management or containment of or interface with asbestos that is or likely to be present in any premises, preparation or evaluation of action plans or systems for managing asbestos risk, repair, notification of work with asbestos, prevention or reduction of exposure, implementation control measures, or maintenance of control measures.

3.3 The Client acknowledges and agrees that all duties, obligations and risks howsoever arising in relation to Asbestos Matters remain with the Client and the Client shall take reasonable steps to insure against or otherwise address such risks.

4. CLIENT'S OBLIGATIONS

4.1 The Client shall:

(a) Provide or procure the provision of, in a timely manner, any facilities, assistance, Documents, information and materials as the Consultant may reasonably require for the performance of the Services (the "**Client Input**") and ensure that such Client Input is accurate in all material respects; and

(b) obtain and maintain any necessary licences and consents as may be required for the performance of the Services, unless and to the extent these are listed in the Specific Terms as forming part of the Services.

5. VARIATION OR ADDITIONAL SERVICES

5.1 Either Party may request a change to the scope or execution of the Services. The Consultant has no obligation to perform any varied or additional services (the "**Additional Services**") unless and until the Parties have agreed the necessary variations to its Fees (in accordance with clause 5.2 below), the Services, and any other relevant terms of this Agreement to take account of the change and this Agreement has been varied in accordance with Clause 13.

5.2 If the Client issues an instruction pursuant to Clause 5.1, the Client and the Consultant shall agree a fair and reasonable adjustment to the Fee to reflect any increase or decrease in the work required by the Consultant resulting from such instruction calculated on the same basis as the Fee [and, in respect of Additional Services, such adjustment shall be equal to the amount, if any, specified or ascertainable from the provisions of [identify Schedule where this information is set out].

5.3 In default of agreement, the Consultant shall proceed with the Services required in accordance with the instructions of the Client and the Consultant shall determine such adjustment to the Fee as shall be fair and reasonable.

5.4 Any upward adjustment to the Fee shall be payable by the Client and included in the next invoice following performance of the Additional Service to which it relates.

6. FEES AND PAYMENT

6.1 In consideration of the provision of the Services by the Consultant, the Client shall pay to the Consultant the Fees.

6.2 The Fees are exclusive of VAT and any other applicable duty or tax, which shall be payable by the Client.

6.3 The Consultant shall submit an invoice for each instalment of the Fees, specifying the sum the Consultant considers will become due on the Payment Due Date (as defined in clause 6.5) in respect of that instalment.

6.4 The Consultant shall submit invoices by first class post and email for the attention of Dave Watkiss at such address as notified to the Client from time to time.

6.5 Payments shall become due to the Consultant on the earlier of the date of receipt by the Client or two days following submission by first class post (the "**Payment Due Date**").

6.6 Subject only to clauses 6.7 and 6.10, all sums payable under this Agreement are payable in full without deduction, withholding, set-off or counterclaim save as may be required by law.

6.7 No later than five (5) days after the Payment Due Date, the Client shall notify the Consultant of the sum that the Client considers to have been due at the Payment Due Date in respect of the payment and the basis upon which that sum is calculated.

6.8 If the Client does not provide the notice required\by clause 6.7, then the amount specified by the Consultant in accordance with clause 6.3 shall be the amount due.

6.9 The final date for payment shall be twenty eight (28) days after the date on which the payment becomes due.

6.10 Unless the Client has served a notice under clause 6.11, the Client shall pay to the Consultant the sum referred to in the notice given by the Client under clause 6.7 (the

'**Notified Sum'**) or, if the Client has not served notice under clause 6.7, the sum referred to in the invoice referred to in clause 6.3 on or before the final date for payment of each invoice.

6.11 No later than on the tenth day before the final date for payment (the '**Prescribed Period**'), the Client may give the Consultant notice that it intends to pay less than the Notified Sum (a '**Pay Less Notice'**). Any Pay Less Notice shall specify:

(a) the sum that the Client considers to be due on the date the notice is served; and

(b) the basis on which that sum is calculated.

6.12 If the Client fails to pay a sum due to the Consultant by the final date for payment and fails to give a Pay Less Notice under clause 6.11, simple interest shall be added to the unpaid sum from the final date for payment until the actual date of payment. This shall be calculated on a daily basis at the annual rate of four per cent (4%) above the Bank of England Base Rate. The Parties acknowledge that the liability of the Client under this clause 6.12 is a substantial remedy for the purposes of section 9(1) of the Late Payment of Commercial Debts (Interest) Act 1998.

6.13 If the Client fails to pay a sum due to the Consultant by the final date for payment and fails to give a Pay Less Notice under clause 6.11:

(a) without prejudice to the Consultant's other rights or remedies, the Consultant has the right to suspend performance of any or all of its obligations under the Agreement, provided that the Consultant first provides not less than seven days' notice of its intention to suspend performance, stating the ground or grounds on which it is intended to suspend performance.

(b) the Consultant's right to suspend performance ceases when the Client makes payment in full of the amount due.

(c) in the event the Consultant exercises its rights under this clause 6.13, the Client shall be liable to pay to the Consultant a reasonable amount in respect of costs and expenses reasonably incurred by the Consultant party as a result of the exercise of the right.

(d) any period during which performance is suspended in pursuance of, or in consequence of the exercise of, the right conferred by this clause shall be disregarded in computing for the purposes of any contractual time limit the time taken, by the party exercising the right or by a third party, to complete any work directly or indirectly affected by the exercise of the right.

(e) where the contractual time limit is set by reference to a date rather than a period, the date shall be adjusted accordingly.

6.14 Without prejudice to its rights under clause 6.13, if the Client fails to pay a sum due to the Consultant by the final date for payment and fails to give a Pay Less Notice under clause 6.11, the Consultant shall have the right to terminate this Agreement in accordance with the provisions of Clause 11.

6.15 Upon termination of this Agreement for any reason, the Client shall pay the Consultant the Fees on a pro-rata basis for and in connection with the Services performed up to and including the effective date of termination whether or not invoiced prior to termination, and the Client shall make full payment of such pro-rated Fees within 28 days of receipt of the Consultant's invoice.

7. INTELLECTUAL PROPERTY RIGHTS

7.1 The Client acknowledges and agrees that all Intellectual Property Rights and all other rights in the Services, the Deliverables and the Pre-existing Materials shall vest in and shall be and remain the sole and exclusive property of the Consultant.

7.2 Subject to Clause 7.3, the Consultant licenses all such rights to the Client free of charge and on a non-exclusive, worldwide basis to such extent as is necessary to enable the Client to make reasonable use of the Deliverables and the Services in relation to the Project.

7.3 If and to the extent that any of Intellectual Property Rights and other rights in the Services, the Deliverables and the Pre-existing Materials include or have been created, produced or developed using any Intellectual Property Rights belonging to a third party, Consultant shall use reasonable endeavours to procure that the Client shall be licensed to use such rights.

8. CONFIDENTIALITY

8.1 Each Party shall keep in strict confidence all information whether disclosed in writing, orally, or by any other means to the recipient Party before or after the date of this Agreement and which by its nature is confidential, is marked as

confidential, for the purposes of this Agreement is clearly intended to be confidential, or which is known or reasonably should be known by the recipient Party to be confidential including but not limited to software products and/or software documentation, software applications, software modules, source code, derivative works, inventions, know-how and ideas, trade secrets, trademark and copyright applications, technical and business plans, technical information, proposals, specifications, drawings, data, computer programs, pricing, costs, financial information, procedures, proposed products, processes, business systems, techniques, services and like technical or business information (the "**Confidential Information**").

8.2 Neither recipient Party shall use any Confidential Information for any purpose other than to perform its obligations under this Agreement.

8.3 The recipient Party may disclose Confidential Information only to its employees, officers, representatives, advisers, agents or subcontractors who need to know such information for the purposes of carrying out the recipient Party's obligations under this Agreement.

8.4 Each Party shall ensure that its employees, officers, representatives, advisers, agents or subcontractors to whom it discloses Confidential Information comply with this Clause 8.

8.5 The obligations of confidentiality contained in this Clause 8 will not apply to Confidential Information which:

(a) is in the public domain prior to receipt;

(b) enters the public domain after receipt other than as a result of a breach by the recipient Party of any obligation to the disclosing Party;

(c) by documentation was known to the recipient Party prior to disclosure by the disclosing Party by reason other than having been previously disclosed in confidence to the recipient Party;

(d) was disclosed to the recipient Party on a non-confidential basis by a third party who did not owe any obligation of confidence to the disclosing Party with respect to the disclosed Confidential Information;

(e) was independently developed by a Party without reference to the other Party's Confidential Information; or

(f) is required to be disclosed by a court of law or other competent tribunal, or any government body or other regulatory authority.

8.6 Each recipient Party shall within 14 days of receipt of a written request from the disclosing Party, return to the disclosing Party or (if requested) destroy all originals and copies of documents (in any form) containing or reflecting any Confidential Information.

9. LIABILITY AND INSURANCE

10.1 This Agreement sets forth the full extent of the Consultant's obligations and liabilities arising out of or in connection with this Agreement, and there are no conditions, warranties, representations or terms, express or implied, that are binding on the Consultant except as specifically stated in this Agreement. Any condition, warranty, representation or term which might otherwise be implied into or incorporated in this Agreement whether by statute, common law or otherwise, is hereby expressly excluded to the extent permitted by law.

10.2 The Consultant shall not be liable to the Client under or in connection with this Agreement for any:

(a) loss of income, loss of actual or anticipated profits, loss of business, loss of contracts, loss of goodwill or reputation, loss of anticipated savings, loss of, damage to or corruption of data,

or for any indirect or consequential loss or damage of any kind, in each case howsoever arising, whether such loss or damage was foreseeable or in the contemplation of the Parties and whether arising in or for breach of contract, tort (including negligence), breach of statutory duty, indemnity or otherwise;

(b) use of the Pre-Existing Materials, Deliverables or the Services for any purpose other than that for which they were prepared or provided in relation to the Project;

(c) delay or failure by the Consultant to perform or comply with any obligation under or term of this Agreement to the extent that such delay or failure is attributable to any act or omission of or by the Client or any of its employees, agents or contractors (including without limitation any breach by the Client of any obligation under or term of this Agreement); or

(d) any liability howsoever arising in relation to Asbestos Matters.

10.3 The Consultant's maximum aggregate liability to the Client under or in connection with this Agreement, whether arising in or for breach of contract, tort (including negligence), breach of statutory duty, indemnity or otherwise, shall in no circumstances exceed the Fees payable hereunder.

10.4 Without prejudice to Clause 10.2 and Clause 10.3, the Consultant's liability to the Client shall be limited to such sum as it would be fair and equitable to pay having regard to the extent of the Consultant's responsibility for the Client's loss or damage and on the assumption that there are no joint insurance or co-insurance arrangements between the Client and any third party who is responsible to any extent for that loss or damage.

10.5 Nothing in this Agreement shall exclude or in any way limit the Consultant's liability for:

(a) fraud;

(b) death or personal injury caused by its negligence;

(c) breach of terms regarding title implied by s.12 Sale of Goods Act 1979 and/or s.2 Supply of Goods and Services Act 1982; or

(d) any liability to the extent the same may not be excluded or limited as a matter of law.

10.6 The Consultant shall make all reasonable efforts to maintain insurance coverage against legal liabilities arising out of or in connection with the performance, or otherwise, of its obligations under this Agreement, subject always to the availability of such insurance on commercially reasonable terms.

10. TERMINATION

11.1 Without prejudice to the Parties' other rights or remedies, either Party may terminate this Agreement immediately at any time by written notice to the other Party if:

(a) the other Party commits a breach of any of the material terms of this Agreement (including in the case of the Client any late or non-payment of any sums payable hereunder) and (if such a breach is remediable) fails to remedy that breach within 30 days after the service of written notice requiring the same; or

(b) the other Party ceases or threatens to cease to trade (either in whole, or as to any part or division involved in the performance of this Agreement), or becomes or is deemed insolvent, is unable to pay its debts as they fall due, has a receiver, administrative receiver, administrator or manager appointed of the whole or any part of its business or assets, makes or commences negotiations in relation to any composition or arrangements with its creditors or an order or resolution is made for its dissolution or liquidation (other than for the purpose of solvent amalgamation or reconstruction), or takes or suffers any analogous procedure, action or event in any jurisdiction.

11.2 On termination of this Agreement for any reason, the accrued rights and liabilities of the Parties as at termination and the continuation of any provision expressly stated to survive or implicitly surviving termination, shall not be affected.

11.3 On termination of this Agreement (however arising) the following Clauses shall survive and continue in full force and effect: Clause 7 (Intellectual Property Rights), Clause 8 (Confidentiality), Clause 10 (Liability and Insurance), Clause 11 (Termination) and Clause 22 (Governing Law and Jurisdiction).

11. FORCE MAJEURE

12.1 Neither Party shall be in breach of this Agreement nor liable for delay in performing, or failure to perform, any of its obligations under this Agreement if such delay or failure result from events, circumstances or causes beyond its reasonable control (a "**Force Majeure Event**"). In such circumstances the affected Party shall be entitled to a reasonable extension of the time for performing such obligations. If the period of delay or non-performance continues for 3 months, the Party not affected may terminate this Agreement by giving 21 days written notice to the affected Party.

12. VARIATION

13.1 No variation of this Agreement shall be valid unless it is in writing and signed by or on behalf of each of the Parties.

13. WAIVER

14.1 Failure to exercise, or any delay in exercising, any right or remedy provided under this Agreement or by law shall not constitute a waiver of that (or any other) right or remedy, nor shall it preclude or restrict any further exercise of that (or any other) right or remedy.

14.2 No single or partial exercise of any right or remedy provided under this Agreement or by law shall preclude or restrict the further exercise of any such right or remedy.

14. SEVERANCE

15.1 If any provision of this Agreement (or part of any provision) is found by any court or other authority of competent jurisdiction to be invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed not to form part of the Agreement, and the validity and enforceability of the other provisions of the Agreement shall not be affected.

15. ENTIRE AGREEMENT

16.1 This Agreement constitutes the whole agreement between the Parties and supersedes any previous arrangement, understanding or agreement between them relating to the subject matter of this Agreement.

16.2 Each Party acknowledges that, in entering into this Agreement, it does not rely on any statement, representation, assurance or warranty (a "**Representation"**) of any person (whether a party to this agreement or not) other than as expressly set out in this Agreement. Each Party agrees that the only remedies available to it arising out of or in connection with a Representation shall be for breach of contract as expressly provided in this Agreement.

16.3 Nothing in this Clause shall limit or exclude any liability for fraud.

16. ASSIGNMENT AND SUBCONTRACTING

17.1 Subject to Clause 17.2, neither Party shall, without the prior written consent of the other Party (such consent not to be unreasonably withheld or delayed), assign, transfer, subcontract or deal in any other manner with all or any of its rights or obligations under this Agreement.

17.2 The Consultant may subcontract the Services or any part of this Agreement to any other company within the Consultant's group of companies.

17. NO PARTNERSHIP OR AGENCY

18.1 Nothing in this Agreement is intended to, or shall operate to, create a partnership between the Parties, or to authorise either Party to act as agent for the other, and neither Party shall have authority to act in the name or on behalf of or otherwise to bind the other in any way (including the making of any representation or warranty, the assumption of any obligation or liability and the exercise of any right or power).

18. RIGHTS OF THIRD PARTIES

19.1 A person who is not a Party to this Agreement shall not have any rights under or in connection with it. The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement.

19. NOTICES

20.1 Save as expressly provided at clause 6.4 (which shall not be affected by this clause 20) any notice or other communication to be made pursuant to the terms and conditions of this Agreement shall be in writing and shall be sufficiently made if:

(a) sent by pre-paid first class post; or

(b) facsimile; or

(c) delivered by hand

and shall except in the case of delivery by hand be deemed to have been delivered two days after the communication was posted or faxed. If delivered by hand the delivery shall be deemed to have occurred on the same day.

20.2 The address for notices for each Party is as set out in this Agreement or as may be notified by the Parties from time to time.

20.3 Any notice or communication of a routine administrative or operational nature to be given under this Agreement may be made by electronic mail or other electronic means, if agreed between the Party to whom the communication is sent (the "**Receiving Party**") and the Party from whom the communication originates (the "**Sending Party**"). The Sending Party and the Receiving Party shall notify each other in writing of the address to which such electronic mail shall be sent and/or any other information required to enable the sending and receipt of information by that means.

20.4 Any electronic communication made between a Sending Party and a Receiving Party under Clause 20.3 shall be effective only when actually received by the Receiving Party in readable form.

20.5 The provisions of this Clause 20 shall not apply to the service of any process or other documents in any legal action or proceedings.

20.6 GOVERNING LAW AND JURISDICTION

20.7 This Agreement and any dispute or claim arising

20.8 [Subject to either Party's right to adjudicate at any time, the Parties shall use reasonable endeavours to resolve any issue or dispute between them arising out of or in connection with this Agreement without delay by way of negotiation in good faith.

20.9 If the dispute is not resolved by such negotiation, the Parties will attempt to settle it by mediation in accordance with the CEDR Model Mediation Procedure published by the Centre for Effective Dispute Resolution which is current at the date of this Agreement. out of or in connection with it or its subject matter, shall be governed by, and construed in accordance with, English law.

20.10 The Parties irrevocably agree that the courts of England shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this Agreement or its subject matter.

20.11 If mediation is required, the Parties will endeavour to agree the identity of the mediator and either Party may propose a list of up to three mediators to the other Party. In default of agreement within 14 days of submission osuch proposal, a mediator may be appointed by the President or Vice President of the RICS on the application of either Party.

ADR Notice. The mediation will not prevent the parties commencing or continuing court proceedings.

Notwithstanding any other provision of this Agreement either Party may refer a dispute arising under this Agreement to adjudication at any time under Part I of the Scheme for Construction Contracts (England and Wales) Regulations, which Part shall take effect as if it was incorporated into this clause.

20. COUNTERPARTS

21.1 This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document

Dave Watkiss
Faithful+Gould Limited
10th Floor
10 Holliday Street,
Birmingham
B1 1TF