

# Latest Condition Survey with Cost Summary (Including Cyclical Work)

|  |   |                      |                 |                             |                            |
|--|---|----------------------|-----------------|-----------------------------|----------------------------|
| <b>Haven Public Conveniences (Closed)</b>  | <b>Survey Date</b>                          | <b>Survey Status</b> | <b>Surveyor</b> | <b>Mechanical Surveyor</b>  | <b>Electrical Surveyor</b> |
| <b>1 - Public Conveniences</b>   | 07/07/2015                                  | Complete             | Nigel Baker     | Nigel Baker                 | Nigel Baker                |
|  | <b>Age of Block:</b> IV - From 1967 to 1976 |                      |                 | <b>Gross Internal Area:</b> | 34 m²                      |
|  |   |                      |                 | <b>Gross External Area:</b> | 0 m²                       |
| <b>General Description</b>   |   |                      |                 |                             |                            |
| Survey JUL2015   |   |                      |                 |                             |                            |
| Internal Building  |   |                      |                 |                             |                            |
| Ceilings - plaster board . artex finish . decorated . [ASB content?]   |   |                      |                 |                             |                            |
| Walls - solid . plastered . full height tiling . glazed screens  |   |                      |                 |                             |                            |
| Decorations - gloss . emulsion   |   |                      |                 |                             |                            |
| Floors - solid . quarry tiles inc. skirtings   |   |                      |                 |                             |                            |
| Doors - single doors . cubicle doors . self-finished with metal edge trims   |   |                      |                 |                             |                            |
| Joinery - arch . frames . boxing   |   |                      |                 |                             |                            |
| Sanitary - toilets . cubicles . s/steel handwash/drier units . tiling full height . extractor fans   |   |                      |                 |                             |                            |
| Drainage - floor drain . pvc wastes  |   |                      |                 |                             |                            |
| Building external  |   |                      |                 |                             |                            |
| Roof-Flat - Built up feltwork with metal trim roof verges  |   |                      |                 |                             |                            |
| Rooflights - none  |   |                      |                 |                             |                            |
| Fascias - painted softwood   |   |                      |                 |                             |                            |
| Soffits - painted softwood   |   |                      |                 |                             |                            |
| Drainage - pvc gutters and downpipes   |   |                      |                 |                             |                            |
| Wastes - internal  |   |                      |                 |                             |                            |
| Walls - brickwork with flush cement pointing . feature panels flint front elevation . concrete cills for windows   |   |                      |                 |                             |                            |
| Windows - steel framed painted original  |   |                      |                 |                             |                            |
| Glazing - single   |   |                      |                 |                             |                            |
| Doors - Timber core with self-finished externals metal edge trims  |   |                      |                 |                             |                            |
| Decorations - gloss  |   |                      |                 |                             |                            |
| Ramp - to disabled toilet in concrete . metal handrails  |   |                      |                 |                             |                            |
| External lights - x3 wall fittings   |   |                      |                 |                             |                            |
| Building Grounds   |   |                      |                 |                             |                            |
| There are no grounds to this building  |   |                      |                 |                             |                            |
| From previous survey   |   |                      |                 |                             |                            |
| Single storey flat roof (asphalt) in good condition. Timber fascias, concrete roof with internal plasterboard ceiling and artex finish in male and female WCs. Walls are solid with ceramic tile finish. Floor solid with mixture of replacement tile finishes. Doors are prefinished melamine doors (timber). Windows are metal in timber subframes, showing signs of metal corrosion. Surface mounted enclosed lights. Female and Accessible WC fittings are stainless steel. WHBs are combined with soap and hand dryers in one stainless steel unit. |   |                      |                 |                             |                            |
| <b>Electrical Description</b>  |   |                      |                 |                             |                            |
| Survey JUL2015   |   |                      |                 |                             |                            |
| Fixed wiring testing - last test label 15JAN2002 - next 15JAN2007 - 8 years overdue  |   |                      |                 |                             |                            |
| Supply in - room 0/002 underground   |   |                      |                 |                             |                            |
| Meter - normal   |   |                      |                 |                             |                            |
| Phases - one   |   |                      |                 |                             |                            |

# Latest Condition Survey with Cost Summary (Including Cyclical Work)

Isolator - in DB  
 DB1 - Crabtree 9ways and 0 spare  
 Wiring - Surface  
 Lighting - flourscent 2D and bulkheads  
 Lighting External - wall fittings  
 Bonding - water  
 Lightning Protection - none  
 Fire Alarm - none  
 Emergency Lighting - none  
 Intruder Alarm - none

## Mechanical Description

Survey JUL2015

Heating - the building is not heated  
 Heating-Electric - x2 tubular heaters in service room 0/002  
 Hot Water - elec. spout heater in service room 0/002  
 Incoming water supply - underground in room 0/002 . poly supply . stop tap  
 CW system - copper  
 Ventilation - x2 wall extractor fans

## Legal Non-compliance

Electric fixed wiring testing - last test date label 15JAN2002 - next test 15JAN2007 - OVERDUE by 8years and 6 mths.if label correct.

| Score Element                                   | Score | Element Total by Priority |       |       |        | Totals | Comments |
|---|-------|---------------------------|-------|-------|--------|--------|----------|
|   |       | 1                         | 2     | 3     | 4      |        |          |
| <b>01 - Roofs</b>                               |       | 0                         | 0     | 0     | 6,638  | 6,638  |          |
| P01.02 - Flat                                   |       | 0                         | 0     | 0     | 6,638  | 6,638  |          |
| <b>02 - Floors and stairs</b>                   |       | 0                         | 0     | 0     | 2,380  | 2,380  |          |
| P02.03 - Ground floor - Finish                  |       | 0                         | 0     | 0     | 2,380  | 2,380  |          |
| <b>03 - Ceilings</b>                            |       | 0                         | 1,400 | 300   | 1,700  | 3,400  |          |
| P03.01 - Ground Floor                           |       | 0                         | 1,400 | 300   | 1,700  | 3,400  |          |
| <b>04 - External walls, windows &amp; doors</b> |       | 0                         | 200   | 3,400 | 2,700  | 6,300  |          |
| P04.01 - Walls - Structure                      |       | 0                         | 0     | 0     | 600    | 600    |          |
| P04.04 - Windows                                |       | 0                         | 200   | 3,400 | 0      | 3,600  |          |
| P04.05 - Doors                                  |       | 0                         | 0     | 0     | 2,100  | 2,100  |          |
| <b>05 - Internal walls and doors</b>            |       | 0                         | 800   | 0     | 5,100  | 5,900  |          |
| P05.05 - Doors - General                        |       | 0                         | 0     | 0     | 4,200  | 4,200  |          |
| P05.07 - Internal Wall                          |       | 0                         | 800   | 0     | 900    | 1,700  |          |
| <b>06 - Sanitary services</b>                   |       | 500                       | 1,700 | 0     | 19,500 | 21,700 |          |
| P06.02 - Toilets - Fittings                     |       | 0                         | 1,700 | 0     | 19,500 | 21,200 |          |
| P06.03 - Toilets - Waste Plumbing               |       | 500                       | 0     | 0     | 0      | 500    |          |
| <b>07 - Mechanical services</b>                 |       | 0                         | 700   | 0     | 1,900  | 2,600  |          |

## Latest Condition Survey with Cost Summary (Including Cyclical Work)

|  |            |              |              |               |               |
|--|------------|--------------|--------------|---------------|---------------|
| P07.02 - Ventilation                     | 0          | 0            | 0            | 900           | 900           |
| P07.03 - Domestic Water                  | 0          | 700          | 0            | 1,000         | 1,700         |
| <b>08 - Electrical services</b>          | 0          | 100          | 0            | 4,560         | 4,660         |
| P08.01 - Main Switchgear and Controls    | 0          | 100          | 0            | 0             | 100           |
| P08.05 - Lighting                        | 0          | 0            | 0            | 2,350         | 2,350         |
| P08.13 - Rewire                          | 0          | 0            | 0            | 2,210         | 2,210         |
| <b>09 - Redecorations</b>                | 0          | 0            | 1,800        | 0             | 1,800         |
| P09.01 - External                        | 0          | 0            | 600          | 0             | 600           |
| P09.02 - Internal                        | 0          | 0            | 1,200        | 0             | 1,200         |
| <b>10 - Fixed furniture and fittings</b> | 0          | 0            | 0            | 0             | 0             |
| <b>11 - External Areas</b>               | 0          | 0            | 0            | 0             | 0             |
| <b>12 - Playing fields</b>               | 0          | 0            | 0            | 0             | 0             |
| <b>13 - Health &amp; Safety</b>          | 0          | 0            | 0            | 0             | 0             |
| <b>14 - PM - Specialist</b>              | 0          | 0            | 0            | 0             | 0             |
|  | <b>500</b> | <b>4,900</b> | <b>5,500</b> | <b>44,478</b> | <b>55,378</b> |

| Sub-Element                           | Item     | C/P | Cost  | Location | Defect/Remedy  | Space | IW Counter          |
|---------------------------------------|----------|-----|-------|----------|--|-------|---------------------|
| <b>Backlog Maintenance Work</b>       |          |     |       |          |  |       |                     |
| <b>Element 01 - Roofs</b>             |          |     |       |          |  |       |                     |
| Flat                                  | Felt     | B4  | 3,638 |          | Defect: Felt Flat roof<br>Remedy: Replace due to age   |       | IW00150752<br>Draft |
|                                       | Fascias  | B4  | 1,400 |          | Defect: Timber repairs<br>Remedy: Fascia repairs in timber as required                           |       | IW00150753<br>Draft |
|                                       | Drainage | B4  | 500   |          | Defect: Plastic rainwater goods<br>Remedy: Replace gutters and downpipes                         |       | IW00150754<br>Draft |
|                                       | Soffits  | B4  | 1,100 |          | Defect: softwood painted soffits<br>Remedy: overhaul/replace as required                         |       | IW00150814<br>Draft |
| <b>Element 02 - Floors and stairs</b> |          |     |       |          |  |       |                     |
| Ground floor - Finish                 | Tiled    | B4  | 2,380 |          | Defect: quarry tile floors<br>Remedy: Replace due to age and areas have been previously repaired |       | IW00150818<br>Draft |
| <b>Element 03 - Ceilings</b>          |          |     |       |          |  |       |                     |
| Ground Floor                          | Artex    | C2  | 700   |          | Defect: artex finish coming away<br>Remedy: repair as required                                   | 0/004 | IW00150802<br>Draft |

## Latest Condition Survey with Cost Summary (Including Cyclical Work)

| Sub-Element   | Item                | C/P | Cost  | Location | Defect/Remedy   | Space | IW Counter          |
|---|---------------------|-----|-------|----------|---|-------|---------------------|
|   | Artex               | C2  | 700   |          | Defect: artex finish coming away<br>Remedy: repair as required  | 0/001 | IW00150803<br>Draft |
|   | Artex               | C3  | 300   |          | Defect: defective joint<br>Remedy: repair and redeco.   |       | IW00150808<br>Draft |
|   | Plaster Board       | B4  | 1,700 |          | Defect: artex finished<br>Remedy: Replace due to age  |       | IW00150816<br>Draft |
| <b>Element 04 - External walls, windows &amp; doors</b> |                     |     |       |          |   |       |                     |
| Walls - Structure                                       | Brick and Block     | B4  | 600   |          | Defect: Pointing defective plus repairs<br>Remedy: Repairs as required                                  |       | IW00150744<br>Draft |
| Windows   | Glazing             | C2  | 200   |          | Defect: "A" on plan - temporary plywood panel in window frame<br>Remedy: replace with glass as required |       | IW00150806<br>Draft |
|   | Metal Single Glazed | C3  | 200   |          | Defect: "B" on plan - blown conc. cill<br>Remedy: repair when windows replaced                          |       | IW00150807<br>Draft |
|   | Metal Single Glazed | C3  | 3,200 |          | Defect: Windows rusting/corrosion visible<br>Remedy: Replace metal windows                              |       | IW00150745<br>Draft |
| Doors   | Timber Door         | B4  | 2,100 |          | Defect: Doors<br>Remedy: Replace external doors   |       | IW00150746<br>Draft |
| <b>Element 05 - Internal walls and doors</b>            |                     |     |       |          |   |       |                     |
| Doors - General   | Doors - General     | B4  | 4,200 |          | Defect: x6 internal doors<br>Remedy: Replace due to age   |       | IW00150819<br>Draft |
| Internal Wall   | Tiled               | C2  | 500   |          | Defect: damaged wall tiling<br>Remedy: repair as required   | 0/004 | IW00150804<br>Draft |
|   | Tiled               | C2  | 300   |          | Defect: damaged wall tiling<br>Remedy: repair as required   | 0/001 | IW00150805<br>Draft |
|   | Tiled               | B4  | 900   |          | Defect: wall tiling<br>Remedy: general repairs sum  |       | IW00150817<br>Draft |

# Latest Condition Survey with Cost Summary (Including Cyclical Work)

| Sub-Element                             | Item                         | C/P | Cost   | Location | Defect/Remedy  | Space | IW Counter          |
|---|------------------------------|-----|--------|----------|--|-------|---------------------|
| <b>Element 06 - Sanitary services</b>   |                              |     |        |          |  |       |                     |
| Toilets - Fittings                      | Toilet Suite                 | C2  | 1,700  |          | Defect: toilet cisterns in poor condition<br>Remedy: Overhaul or Replace due to age - also repair walls where flush pipes pass through and re.dec room | 0/002 | IW00150812<br>Draft |
|   | Basins/Sinks                 | B4  | 4,500  |          | Defect: s/steel handwash/drier units in walls<br>Remedy: Replace due to age  |       | IW00150822<br>Draft |
|   | Toilet Suite                 | B4  | 15,000 |          | Defect: All fittings ageing<br>Remedy: Complete refurbishment - refurbishment to include replacement sanitary ware, cubicle partitioning               |       | IW00150755<br>Draft |
| Toilets - Waste Plumbing                | Waste Plumbing               | C1  | 500    |          | Defect: informed that sewer manholes/drains block up in services room<br>Remedy: investigate and resolve   | 0/002 | IW00150811<br>Draft |
| <b>Element 07 - Mechanical services</b> |                              |     |        |          |  |       |                     |
| Ventilation                             | Extractor Fan                | B4  | 900    |          | Defect: x3 extractor fans<br>Remedy: Replace due to age  |       | IW00150820<br>Draft |
| Domestic Water                          | Distribution                 | C2  | 300    |          | Defect: appears to be water leak onto floor<br>Remedy: investigate and repair  | 0/002 | IW00150810<br>Draft |
|   | Fittings                     | C2  | 400    |          | Defect: POU elec. water heater [spout type]<br>Remedy: Replace due to age  | 0/002 | IW00150813<br>Draft |
|   | Distribution                 | B4  | 1,000  |          | Defect: CW system [copper]<br>Remedy: Replace due to age   |       | IW00150747<br>Draft |
| <b>Element 08 - Electrical services</b> |                              |     |        |          |  |       |                     |
| Main Switchgear and Controls            | Main Switchgear and Controls | C2  | 100    |          | Defect: time clock cover missing<br>Remedy: replace  | 0/002 | IW00150809<br>Draft |
| Lighting                                | Fittings and Switches        | B4  | 750    |          | Defect: x3 external wall lights<br>Remedy: Replace due to age  |       | IW00150815<br>Draft |
|   | Fittings and Switches        | B4  | 1,600  |          | Defect: Ageing lighting<br><br>Remedy: Replace due to age  |       | IW00150743<br>Draft |
| Rewire                                  | Rewire Partial               | B4  | 2,210  |          | Defect: existing wiring and equip.[not lights]<br>Remedy: Replace due to age   |       | IW00150821<br>Draft |

# Latest Condition Survey with Cost Summary (Including Cyclical Work)

| Sub-Element                       | Item               | C/P                    | Cost  | Location | Defect/Remedy  | Space | IW Counter          |
|-----------------------------------|--------------------|------------------------|-------|----------|--|-------|---------------------|
| <b>Cyclical Maintenance Work</b>  |                    |                        |       |          |  |       |                     |
| <b>Element 09 - Redecorations</b> |                    |                        |       |          |  |       |                     |
| External                          | External All Areas | C3<br>(every 10 years) | 600   |          | Defect: Cyc 10 - Decorations poor<br>Remedy: Redecorate external paintwork |       | IW00150748<br>Draft |
| Internal                          | Internal All Areas | C3<br>(every 10 years) | 1,200 |          | Defect: Cyc 10 - Decorations tired<br>Remedy: Redecorate complete area     |       | IW00150750<br>Draft |