

LEICESTERSHIRE

FIRE and RESCUE SERVICE



Building Name: ASHBY

Building Address: Wilfred Place, Ashby-De-La-Zouch, LE65 2GW

Surveyor: Will Davis

Date of Survey: 20 October 2016

Weather: Overcast

Estimated Construction Year: 1970s

GIA (sqm): 197.2 (Estimated)



Building Description:
Single storey fire station estimated to be constructed circa 1970's. The property is constructed from masonry with new aluminium framed double glazed windows and door within the last 3 years. The roof is constructed of mineral felt on a presumed timber deck, split over two levels with internal drainage.

The property frontage is open with soft landscaping to the left and parking available to both sides, although the left hand side is unmarked. There is a mixture of concrete post and mesh fencing and weldmesh fencing to either side. There is a four storey galvanised tower to the rear which has been recently erected.

Internally the building is predominantly plaster boarded and skimmed walls with plastered ceilings throughout. The appliance bay consists of painted brickwork with quarry tile/concrete flooring.

LHS/RHS references are as facing the front of the building.

The following areas were not accessible: None.

M & E Survey:

The property was surveyed by James Charles on the 16th of November 2016. The M&E services are in good condition, despite being basic.

Lights are generally controlled via PIR and are surface mounted, with circular LED downlights in corridors and batten luminaires in offices and plant spaces. Power is provided via a 100A 3phase PME connection. Fire detection is via local ceiling mounted battery powered detectors.

The building is heated via electric panel heaters, with hot water provided via local electric water heaters.

Ventilation is provided by local extract fans in toilets, with openable windows in office areas.

Compliance Documentation:

Asbestos Register	Received from HQ	
5 Year Electrical Test	Electrical 26.03.16	
Gas Flue Certificate	03.07.15 -	Needs renewing include with boiler test
Lift Inspection Certificate	30.06.16	
AC F Gas Test Certificate	19.07.16	
Appliance Bay Extract	LV Certificate 15.12.16	
Catering Equipment Gas Test	N/A	
Gas Boiler Test	03.07.15 -	Needs renewing at a cost of £250
Water Storage Tank and Chlorination Certificate	Legionella Testing 13.07.16	
Lightning Protection	N/A	
Site Drawings	Received from HQ	

Utilization Assessment:

Due to the small size of the site, there is very limited scope for better utilization of the existing space.

Executive Summary:

The building is considered to be in a good condition with the exception of the repainting of the external rear wall.

There are localised areas of paintwork to be touched up and minor fire stopping to be carried out. Due to the lack of use this site appears to get, the wear and tear is a lot less than normal and items appear outdated as opposed to be in poor condition.

Forward Maintenance Summary:

Building Status: Good

Predicted Expenditure Year & Cost (£)

	Year 1	Year 1-2	Year 3 - 5	Year 6 -10
Building	£ 825	£10,250	£ 3,745	£ 1,510
Tower	£ -	£ -	£ -	£ -
M&E	£ 250	£ -	£ -	£ 4,092
Prelims @ 15%	£ 161	£ 1,538	£ 562	£ 840
OHP @ 10%	£ 108	£ 1,025	£ 375	£ 560
Sub Total (+VAT)	£ 1,344	£ 12,813	£ 4,681	£ 7,003
VAT @ 20%	£ 269	£ 2,563	£ 936	£ 1,401
Grand Building Total (£)	£31,008.00			

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Condition Grade	Priority Rating
1 - Excellent	1 - H&S
2 - Good	2 - Structural
3 - Below Standard	3 - Essential Repairs
4 - Poor	4 - Desirable



Element	Description	Condition	Condition Grade	Priority Rating	Action	Predicted Expenditure Year & Cost (£)			
						Year 1 (urgent)	Year 1 & 2	Year 3 to 5	Year 6 to 10
EXTERNALS									
Roof	Mineral felt roof with lead flashings to firs level with internal drainage		2						
Roof	4nr domed roof lights		2						
Roof	Internal drainage	No leaf guards visible on inspection	2	4	Install leaf guards and allow for clearing downpipe		120		
Fascia	PVC fascia boarding to entire building.		2						
Walls	Facing brickwork in stretcher bond. Localised areas repointed.	Damaged brickwork to left hand front elevation corner at low level	3	4	Remove remainder of damaged brickwork and build back up using 6:1 sand cement mortar	75			
Walls		Friable mortar to rear elevation between corridor exit and external store exit	4	2	Repoint 10nr courses, 4m wide	125			
Windows and Doors	double glazed aluminium powder coated windows and doors		1						
Grounds									
Boundary fencing	Concrete post and mesh fencing to right hand boundary		2						
Boundary fencing	Green weld mesh fencing to rear boundary		2						
Surfacing	Tarmac areas to majority of ground floor.	2nr parking spaces marked to the front included a disable space, remainder of spaces are unclear	2	4	Mark out 9 spaces to the LH side and re mark RH side spaces using thermoplastic		500		
Surfacing	Concrete ramp into appliance bay	Cracked and chipped concrete	2	4	Cut out and repair		100		
INTERNALS									
Appliance Bay									
Ceiling	Vaulted ceiling boarded with exposed steel structure		2						
Walls	Painted brickworks.		2						
Floor	Quarry tile flooring with concrete strips for appliance	Minor cracking to concrete	2	4	Monitor crack for further damage and cut out and infill			300	
Doors	2nr roller shutter appliance bay doors with 7nr horizontal panels with 12nr perspex vision panels	Maintained and checked by Syston Doors 2016	2						
Fixtures	Fixed lockers to perimeter		2						
Gym									
Ceiling	Painted plaster		2						
Ceiling	Single roof light with timber surround		2						
Walls	Painted brickwork with previous door opening blocked up in blockwork		2						

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						Year 1 (urgent)	Year 1 & 2	Year 3 to 5	Year 6 to 10
Floor	Vinyl flooring on solid floor with additional rubber matting to gym area	Dirt build up to vinyl	2	4	Deep clean		20		390
Doors	Timber laminate door with Georgian wire glazed panel.		2						
Sanitary ware	Raised fired clay cleaners sink with stainless steel hinged grill	Poor sealant behind	2	4	Replace sealant		20		
Joinery	Painted timber architrave and door lining		2						
Windows	1nr double glazed aluminium powder coated window		1						
Fixtures	2nr kitchen base units with a laminate worktop		2						
Corridors									
Ceiling	Painted plaster		2						
Walls	Painted plaster walls with PVC impact barriers to corners	Poor decorations and chipped paint in areas	2		Redecorate whole corridor		420		
Floor	Sheet vinyl flooring with welded joints on solid floor		2						330
Floor	Entrance barrier matt		2						50
Doors	Powder coated aluminium glazed main entrance door and rear door with coloured infill panel to above light		2						
Joinery	Painted timber skirting's, architrave and door lining		2						
Storage Cupboard off Main Corridor									
Ceiling	Plaster boarded ceiling with roof light capped	Signs of damp staining to timber surround. This was not damp at time of survey. External investigation revealed no obvious leaks	2	4	Advised that staff on site review when there is heavy rainfall, but issue to be believed to be historic. Decorate				
Walls	Painted plaster	Poor decoration	2	4	Decorate		125		
Floor	Sheet vinyl flooring with welded joints on solid floor		2						60
Doors	Oak laminate solid core double doors		2						
Joinery	Painted timber architrave and door lining		2						
Fixtures	Timber fixed shelving		2						
Server / Electrical Room									
Ceiling	Painted plaster		2						
Walls	Painted brickwork walls	A number of wall penetrations	3	1	Infill penetrations with fire rated expanding foam / sealant / fire batts	150			

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Floor	Concrete with old hessian lined resin flooring	Life expired	4	3	Replace with vinyl flooring		260		
Floor	Concrete sub-floor	Penetration adjacent to access panel and electrical conduit	3	4	Infill with sand cement mortar mix		50		
Doors	Oak laminate fd30 fire door with vision panel		2						
Joinery	Painted timber architrave and door lining		2						
Ladies WC									
Ceiling	Painted plaster		2						
Walls	Painted brickwork		2						
Floor	Original quarry tiling with tiled upstand	Stained quarry tiles	2	4	Deep clean tiles, consider removing upstand and over laying year 6-10		25		280
Doors	Oak laminate solid core doors		2						
Joinery	Painted timber architrave and door lining		2						
Sanitary ware	New WC and wash hand basin		1						
Windows	1nr double glazed aluminium powder coated window		1						
Male Shower Room									
Ceiling	Painted plaster		2						
Walls	Partially painted plaster / partially painted brickwork	Poor finish to corner detail at abutment to ceiling	3	4	Remove make shift timber infill, fill and sand and decorate. Decorate whole room in yr. 5		60	270	
Walls	White prismatic tiles forming sink enclosure		2						
Floor	Vinyl sheet with coved upstands and hot welded joints		2						150
Doors	Oak laminate solid core doors		2						
Joinery	Painted timber architrave and door lining		2						
Sanitary ware	900 x 900 shower cubicle								
Sanitary ware	Sliding shower door enclosure.	Doors off hinges. Poor seals. 1nr door does not fully close	2	4	Overhaul shower cubicle including replacement of door and mastic seal		300		
Windows	1nr double glazed aluminium powder coated window		1						

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						Year 1 (urgent)	Year 1 & 2	Year 3 to 5	Year 6 to 10
Male WC									
Ceiling	Painted plaster								
Walls	Painted brickwork and part painted plaster	Paint missing where old signage was located	2	4	Sand down and repaint whole room		145		
Walls		Rising/penetrating damp to external wall	3	4	Caused by blown pointing externally. Wire brush flaking paint work and decorate with a breathable masonry paint		50		
Floor	Vinyl sheet with coved upstands and hot welded joints		2						120
Doors	Oak laminate solid core doors		2						
Joinery	Painted timber architrave and door lining		2						
Sanitary ware	1nr toilet, 1nr urinal, 2nr wash hand basins	Drainage and hot and cold feed wall penetrations not fire stopped	3	3	Infill penetrations with fire rated expanding foam / sealant / fire batts		25		
Fixtures	Electrical socket to water heater	Loose cover	3	1	Replace cover	30			
Windows	1nr double glazed aluminium powder coated window		1						
Lecture Room									
Ceiling	Painted plaster	Hairline cracking noted to corners.	2	4	Sand, fill and decorate (whole ceiling)		370		
Walls	Painted plaster		2						
Walls	Tiled to kitchen area		2						
Floors	Carpet tiles	Minor staining around kitchen area	2	4	Deep clean		25		750
Doors	Oak laminate solid core doors		2						
Joinery	Painted timber skirting, architrave and door lining		2						
Kitchenette	1nr base unit, 2nr wall units, laminate worktop with inset stainless steel sink and zip heater		2						
Windows	3nr double glazed aluminium powder coated window		1						
External Store									
Ceiling	Painted plaster	Hairline cracking and movement joint at abutment to wall	2	4	Fill, sand and decorate.		50		
Walls	Painted plaster	Scuff marks throughout	2	4	Consider redecoration			220	
Floor	Vinyl sheet flooring with welded joints, curved upstands		2						60

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						Year 1 (urgent)	Year 1 & 2	Year 3 to 5	Year 6 to 10
Doors	Powder coated aluminium glazed main entrance door and rear door with coloured infill panel to above light		1						
Fixtures & Fittings	Stainless steel deep sinks and worktop		1						
PMR Items									
Lighting					Allowance for annual light bulb replacements		100		100
Decorating					Décor costs based on GIA, spread over 3 years				2,955
Below Ground Drainage									
Drainage (Information provided from associated drainage survey)	Survey No 3 & 4 - MH S2 to A INT RWP	There is a medium displaced joint at 0.98m and a longitudinal fracture at 3.40m	3	3	HPWJ and fully cleanse the 100mm diameter pipe work, provide and install 2No 100mm diameter polyester patch liners.		800		
	Survey No 5 & 6 - MH S2 to MH S3	There is a circumferential crack at 17.83m.	3	3	HPWJ and fully cleanse the 100/150mm diameter pipe work, provide and install 150mm diameter polyester patch liner to damage at 17.83m		450		
	Survey No 7 - MH S3 to GY 1	There is a medium displaced joint at 2.41m	3	3	HPWJ and fully cleanse the 100mm diameter pipe work, provide and install a 100mm diameter patch liner		400		
	Survey No 8 - MH S3 top GY 2	There is a hole in the pipe work at 3.73m, a circumferential fracture at 7.36m and a longitudinal crack at 8.02m	3	3	HPWJ and fully cleanse the 100mm diameter pipe work, provide and install 2No 100mm diameter polyester patch liners.		800		
	Survey No 10 & 11 - MH S1 to GY1	There is a medium opened joint at 10.10m.	3	3	HPWJ and fully cleanse the 150mm diameter pipe work, provide and install 150mm diameter polyester patch liner.		450		
Sub Total Plus VAT						380	5,665	790	5,245

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Element	Description	Condition	Condition Grade	Priority Rating	Action	Predicted Expenditure Year & Cost (£)			
						Year 1 (urgent)	Year 1 & 2	Year 3 to 5	Year 6 to 10
Tower									
Structure	Galvanised steel frame with weldmesh fencing to base with open mesh platforms over 4 storeys		1						
Sub Total Plus VAT						0	0	0	0

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Surveyor: James Charles
 Date: 16th November 2016
 Block: M&E

Condition Grade	Priority Rating
1 - Excellent	1 - Urgent H&S
2 - Good	2 - Required within 2 years
3 - Below Standard	3 - Required within 3-5 years
4 - Poor	4 - Desirable (non essential)



Element	Description	Condition	Condition Grade	Priority Rating	Action	Predicted Expenditure Year & Cost (£)			
						Year 1 (urgent)	Year 1 & 2	Year 3 to 5	Year 6 to 10
EXTERNALS									
Front elevation									
Lighting	4no wall mounted external lights		2						
CCTV	3no CCTV cameras		2						
Left elevation									
Lighting	2no wall mounted external lights		2						
CCTV	1no CCTV cameras		2						
Rear elevation									
Lighting	1no wall mounted external lights		2						
CCTV	3no CCTV cameras		2						
Cold Water	Cleanwell jet wash		2						
Right elevation									
Lighting	1no wall mounted external lights		2						
CCTV	1no CCTV cameras		2						
INTERNALS									
Appliance Bay									
Lighting	10no trunking mounted batten luminaires	3no luminaires are not functioning	4	4	Replace lamps with LED				£1,500
Heating	4no electric panel heaters		2						
Ventilation	Woods axial fume extract fan at low level		2						
Small Power	16A vehicle charger		2						
Roller Doors	Syston automatic door with Crawford controller		2						
Gym									
Lighting	2no suspended batten luminaires		2						
Heating	Robus fan convector		2						
Controls	Sunvic thermostat		2						
Access Control	Fob entry to Gym from outside		2						
Corridors									
Lighting	5no surface mounted circular downlights		2						
Access control	Fob entry with push to exit button		2						
Heating	2no electric panel heaters		2						
Small Power	Isolator for fume extraction		2						
Storage Cupboard off Main Corridor									

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 Block: M&E

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4 - Poor	4 - Desirable (non essential)



Element	Description	Condition	Condition Grade	Priority Rating	Action	Predicted Expenditure Year & Cost (£)			
						Year 1 (urgent)	Year 1 & 2	Year 3 to 5	Year 6 to 10
Controls	Satchwell thermostat		2						
Office									
Lighting	1no switched surface mounted batten with CAT 2 louvres		2						
Heating	1no small electric panel heater		2						
Security	CCTV screen		2						
Server / Electrical Room									
Lighting	2no surface mounted switched circular downlights		2						
Power Distribution	100A 3phase incoming main supply		2						
Power Distribution	63A 3phase incoming off peak supply		2						
Power Distribution	Eaton MEM distribution boards: S1: 60A 4way TP&N A: 20A 8way TP&N C: 60A 4way TP&N	Working condition but boards are old and spare parts will be expensive	2	4	Contingency for replacement				£2,078
Security	Paxton alarm panel		2						
Comms	Telecoms equipment and server equipment		2						
Ladies WC									
Lighting	1no surface mounted circular downlight		2						
Heating	Glen electric wall mounted heater		2						
Male Shower Room									
Lighting	1no surface mounted square downlight		2						
Heating	1no electric panel heater		2						
Hot Water	Triton T80i electric shower		2						
Hot Water	Zip Varipoint II electric water heater		2						
Ventilation	Vent Axia wall mounted extract fan		2						
Male WC									
Lighting	1no suspended batten luminaire and 1no switched square downlight in lobby		2						
Heating	Creda electric pullchord heater		2						
Drainage	Cistermeiser automatic urinal flusher		2						
Lecture Room									
Lighting	6no suspended batten luminaires		2						

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						Year 1 (urgent)	Year 1 & 2	Year 3 to 5	Year 6 to 10
Heating	1no Clandgen electric heater and 2no Dimplex XLN electric heaters		2						
Hot Water	Zip Hydroboil electric water boiler		2						
External Store									
Lighting	1no suspended batten luminaire		2						
Hot Water	Eziot electric water heater	Working condition but model is obscure and spare parts will be hard to source	2	4	Contingency for replacement				£514
Compressed Air	Bauer Junior II workbench mounted air compressor		2						
Access Control	Fob entry with push to exit button		2						
Power Distribution	Wylex 5way SP&N		2						
Ventilation	Manrose extract fan		2						
Security	Paxton alarm panel		2						
Fire Alarm	FireAngel battery powered detector		2						
Heating	Consort Frost Fighter frost protection		2						
Statutory Compliance									
Periodic gas boiler and gas flue inspection report					Employ competent contractor to undertake inspection	£250			

Sub Total Plus VAT £250 £0 £0 £4,092

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Photo 1 - Cracked concrete ramp



Photo 2 - Water stained old roof light box



Photo 3 - Life expired flooring

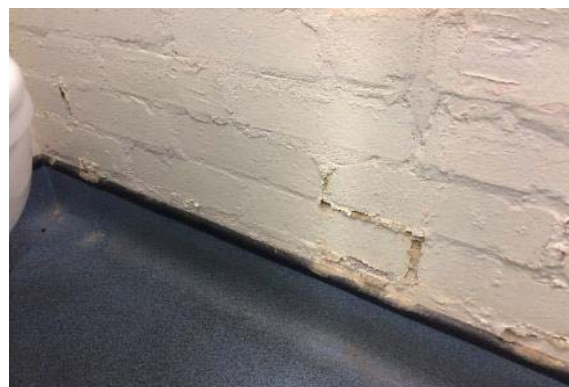


Photo 4 - Penetrating damp



Photo 5 - Poor finish to plumbing

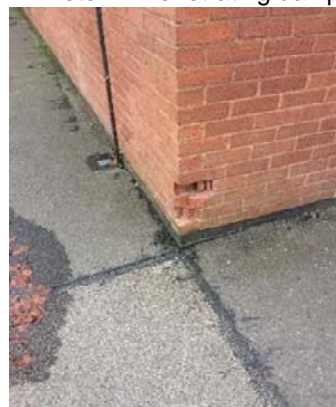


Photo 6 - Damaged brickwork

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Photo 7 - Poor line marking



Photo 8 - Watch Tower



Photo 9 - Loose/Friable mortar