Northbrook - Condition Survey

Date: June 2021

Version: 1

Room	Area (m2)	Immediate (H&S)	Immediate (Quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	Total per Room
		£	£	£	£	£	£	£
Inflation		2%	2%	3%	5%	7%	12%	
Entrance Lobby	21.96	-	2,011	18,589	2,934	1,803	356	25,693
Female changing room	67.1	-	12,834	10,819	23,681	30,418	1,671	79,423
Male changing room	42.3	-	7,977	12,349	6,440	34,340	1,671	62,778
Changing room overflow	34.1	-	-	10,465	2,178	956	178	13,776
Lower level corridor	11.33	-	2,145	2,408	363	-	178	5,094
First floor corridor	14	-	1,630	2,067	-	3,980	3,346	11,023
Store	12.8	-	1,001	2,572	2,870	137	1,482	8,061
Office	13.72	-	2,266	2,008	4,292	-	1,068	9,633
Pool	322	-	2,417	-	41,930	80,678	140,395	265,420
Plant room	60	-	-	4,377	4,479	-	4,040	12,896
Major Plant	592	-	-	-	340,100	-	-	340,100
Sub-Total		-	32,280	65,654	429,267	152,310	154,385	833,897
Inflation		-	484	1,970	21,463	10,662	18,526	53,105
Total		-	32,765	67,623	450,731	162,972	172,912	887,003



Room: Entrance lobby

RANDALL SIMMONDS

1,803 875

> 211 4,641 3,341 723

1,967 10,043 £25,693

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit		Ceiling Height	Notes
Entrance	Entrance lobby	3.6	6.1	-	-	-	21.96	2.5	
	<u> </u>			I.	Replacement	period			
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Carpet Tiles	A					✓		
Walls Decoration	Painted	В				✓			
Walls Repair	Plaster	В				✓			Light cracking
Ceiling Decoration	Painted	В				✓			
Ceiling Repair	Plaster	В				✓			Light cracking
Windows	Timber Single Glazed	с			✓				Glazing potentially not toughened - H&S
Doors	Timber Single Glazed	с			✓				Poor condition
Skirting	Painted Timber	В				✓			
Lighting	Fluorescent Tubes	В		✓					1nr fitting failed
Lighting	Fluorescent Tubes	В				✓			
Small Power	Wall Sockets	В						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Flooring	Entrance Matting	с			✓				
Flooring	Carpet to Reception	с		✓					
Reception Counter	Timber Painted	с			✓				Dated and poor condition generally

Pricina

Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total
6-10yrs	Replace existing carpet	19	m2	95	1,803							
3-5ys	Redecorate walls	49	m2	18	875							
3-5ys	Replaster walls (allowance for repairs)	19	m2	16	303							
3-5ys	Redecorate ceiling	22	m2	19	412							
3-5ys	Replaster ceiling (allowance for repairs)	9	m2	24	211							
1-2yrs	Replace existing windows	6	m2	774	4,641							
1-2yrs	Replace existing doors	2	nr	1,671	3,341							
3-5ys	Replace skirting board & paint	19	m	37	723							
Immediate (quality)	Replace existing fluorescent tube	1	nr	43	43							
3-5ys	Replace existing light fittings	3	nr	137	410							
11-15yrs	Replace existing wall sockets	2	nr	178	356							
					-							
					-							
1-2yrs	Replace existing entrance matting	3	m2	188	565							
Immediate (quality)	Replace existing reception carpet	19	m2	104	1,967							
1-2yrs	Replace existing reception counter	3	m	3,348	10,043							
		•	Total		25,693	1				Total	I	

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Reference	Condition	Description
New	А	As new or very recent
Good	В	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
√R		Isolated repair

Room: Female Changing Room

RANDALL SIMMONDS

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Changing Room	Female Changing Room	11	6.1	-	-	-	67.1	2.4	
		l.			Replacement	period			
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Tiles	С		√					Grout failed, chipped/ broken tiles
Walls Decoration	Painted	В				✓			Flaking to paint
Walls Repair	Plaster	с				✓			Blown plaster 5m2
Ceiling Decoration	Painted	В				✓			Light cracking
Ceiling Repair	Plaster	В				✓			Cracking
Windows	Steel Frame, Georgian Wired	В					✓		Operation not tested
Doors	Timber Painted	В				1			Isolated damage
Skirting	N/A								
Lighting	Fluorescent Tubes	В		√R					1nr fitting failed
Lighting	Fluorescent Tubes	В				✓			
Small Power	N/A								
Air Conditioning	N/A								
Air Handling	Extraction	-							Not in use
Wall Tiles	Ceramic	С			✓				Cracked/ blown tiles 30m2
Lockers	Metal	В		✓					1nr lock missing
Lockers	Metal	В					√		32nr
Mirror	Glazed	В			✓				Deterioration to finish
Sanitary Ware	Ceramic	В				1			Dated
Sanitary Ware	Ceramic	В				✓			Dated
Baby Change Unit	Wall mounted	В						1	
Radiators	Steel painted	С			✓				Corrosion to finish
Showers	Timed flow	В					✓		
Shower Screen	Steel frame, Georgian wired	В			✓				
Seating	Timber Bench	В				✓			Corrosion to legs
Cubicles	Timber Painted	С				✓			Damage to partition
Basin Worktop	Laminated Timber	С			1				Damaged/ wom

Pricina

Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
lmmediate (quality)	Replace existing floor tiles	67	m2	187	12,567							-	12,5
3-5ys	Redecorate walls	117	m2	18	2,113								2,1
3-5ys	Replaster walls (allowance for repairs)	33	m2	16	513								5
3-5ys	Redecorate ceiling	67	m2	19	1,260								1,2
3-5ys	Replaster ceiling (allowance for repairs)	27	m2	19	506							-	5
6-10yrs	Replace existing windows	7	m2	774	5,198							-	5,1
3-5ys	Replace existing doors	3	nr	956	2,867							-	2,8
					-							-	
lmmediate (quality)	Replace existing light fittings	1	nr	202	202							-	2
3-5ys	Replace existing light fittings	7	nr	202	1,411							-	1,4
					-							-	
					-							-	
					-							-	
1-2yrs	Replace wall tiles	21	m2	165	3,416							-	3,4
lmmediate (quality)	Replace existing lockers	1	nr	65	65							-	
6-10yrs	Replace existing lockers	32	nr	520	16,640							-	16,6
1-2yrs	Replace mirror(s)	2	m2	155	248							-	2
3-5ys	Replace existing wc	1	nr	600	600							-	6
3-5ys	Replace existing whb	1	nr	589	589							-	5
11-15yrs	Replace baby change unit	1	nr	1,671	1,671							-	1,6
1-2yrs	Replace existing radiators	3	nr	227	681							-	6
6-10yrs	Replace existing showers	5	nr	1,716	8,580							-	8,5
1-2yrs	Replace shower screens	4	m2	1,333	5,330							-	5,3
3-5ys	Replace existing timber bench	15	m	709	10,628							-	10,6
3-5ys	Replace existing cubicles	4	nr	799	3,197							-	3,1
1-2yrs	Replace basin worktop	2	nr	572	1,144							-	1,1
			Total	l	79,423					Tota	ı	£0	£79,4

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Reference	Condition	Description
New	А	As new or very recent
Good	В	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
√R	-	Isolated repair

Room: Male Changing Room

Pricing

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit		Ceiling Height	Notes
Changing Room	Male Changing Room	9	4.7	-	-	-	42.3	2.5	

					Replaceme	nt period			
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Tiles (60%)	С		1					Grout failed
Walls Decoration	Painted	В				1			Flaking to paint
Walls Repair	Plaster	В				✓			Failure to isolated areas 5m2
Ceiling Decoration	Painted	В				✓			Cracking/ failures to isolated areas 5m2
Ceiling Repair	Plaster	В				✓			Cracking
Windows	N/A								
Doors	Timber Painted	В					✓		Isolated damage
Skirting	N/A								
Lighting	Fluorescent Tubes	В		√R					1nr fitting loose
Lighting	Fluorescent Tubes	В					4		
Flooring	Vinyl (40%)	В				✓			
Roof Lights	Steel Frame, Georgian Wired	С		1					2nr cracked panes
Lockers	Metal	В		1					1nr lock missing
Lockers	Metal	В					1		32nr
Coat Hooks	Metal	С	4	4					Snapped, sharp edges - H&S
Mirror	Glazed	В			✓				Deterioration to finish
Sanitary Ware	Ceramic	В				1			Dated
Sanitary Ware	Ceramic	В				✓			Dated
Baby Change Unit	Wall mounted	В						1	
Radiators	Steel painted	В					✓		Corrosion to finish
Showers	Timed flow	С			✓				Poor flow rate
Shower Screen	Steel frame, georgian wired	С			1				1nr cracked pane
Seating	Timber Bench	В					✓		
Entrance Screen	Laminated Timber	В		√R					Secure loose fixing to floor
Entrance Screen	Laminated Timber	В					1		

Item	Description	Quantity	Unit	Rate	Total
Immediate (quality)	Replace existing floor tiles	25	m2	187	4,753
3-5ys	Redecorate walls	107	m2	18	1,922
3-5ys	Replaster walls (allowance for repairs)	43	m2	16	665
3-5ys	Redecorate ceiling	42	m2	19	794
3-5ys	Replaster ceiling (allowance for repairs)	17	m2	19	319
6-10yrs	Replace existing doors	4	nr	956	3,822
Immediate (quality)	Refix loose light fitting	1	nr	46	- 46
6-10yrs	Replace existing light fittings	6	nr	202	1,209
3-5ys	Replace existing vinyl	17	m2	82	1,389
Immediate (quality)	Replace existing roof lights	2	m2	975	1,560
Immediate (quality)	Replace existing lockers	1	nr	65	65
6-10yrs	Replace existing lockers	32	nr	520	16,640
Immediate (quality)	Replace existing coat hooks	30	nr	46	1,365
1-2yrs	Replace existing mirrors	1	m2	155	155
3-5ys	Replace existing wc	1	nr	537	537
3-5ys	Replace existing whb	1	nr	815	815
11-15yrs	Replace baby change unit	1	nr	1,671	1,671
6-10yrs	Replace existing radiators	3	nr	227	681
1-2yrs	Replace existing showers	4	nr	1,716	6,864
1-2yrs	Replace shower screens	4	m2	1,333	5,330
6-10yrs	Replace existing timber bench	15	m	709	10,628
Immediate (quality)	Secure loose fixings to floor	4	nr	47	187
6-10yrs	Replace entrance screen	4	m2	377	1,361

Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
					-	4,753
						1,922
					-	665
					-	79
					-	319
					-	-
					-	3,822
					-	-
					_	4
					-	1,20
					-	1,389
					-	1,560
					-	6
					_	16,640
					_	1,365
						15
					_	53
						811
					-	1,67
					_	68:
						6,864
						5,330
					-	10,628
					-	18
						1,36:
	I		Tot	tal	_	£62,77

62,778

RANDALL SIMMONDS

Reference	Condition	Description
New	A	As new or very recent
Good	В	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	Е	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
√R	-	Isolated repair

Room: Changing Overflow

RANDALL SIMMONDS

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Changing Room	Changing Overflow	6.2	5.5	-	-	-	34.1	2.4	
•	•				Replacement	period	•	•	
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Vinyl	В				1			Stained, wom
Walls Decoration	Painted	С			✓				Marked
Walls Repair	Plaster	В			✓				Re-plaster all
Ceiling Decoration	Painted	С			✓				Water ingress
Ceiling Repair	Plaster	с			✓				Re-plaster all
Windows	N/A								
Doors	Timber Painted	В					✓		Finish marked
Skirting	Timber Painted	С			✓				Replace all
Lighting	Fluorescent Tubes	В				✓			Dated fittings
Small Power	Wall sockets	В						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Roof Lights	Steel Frame, Georgian Wired & polycarbonate	С			✓				
Radiators	Steel painted	В				✓			Corrosion/ damage to finish

Pricina

Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
3-5ys	Replace existing vinyl	14	m2	82	1,119								1,11
1-2yrs	Redecorate walls	56	m2	18	1,013								1,01
1-2yrs	Replaster walls	93	m2	16	1,446							-	1,44
1-2yrs	Redecorate ceiling	34	m2	19	640							-	64
1-2yrs	Replaster ceiling	34	m2	19	643							-	64
					-								-
6-10yrs	Replace existing doors	1	nr	956	956							-	95
1-2yrs	Replace skirting board & paint	23	m	37	872							-	87
3-5ys	Replace existing light fittings	3	nr	202	605							-	60
11-15yrs	Replace existing wall sockets	1	nr	178	178							-	17
					-							-	-
					-							-	-
1-2yrs	Replace existing roof lights	6	m2	975	5,850							-	5,85
3-5ys	Replace existing radiators	2	nr	227	454								45
	•	•	Total	1	13,776				•	Tota	1	£0	£13,77

Reference	Condition	Description
New	А	As new or very recent
Good	В	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
√R	-	Isolated repair

Room: Lower Level

RANDALL SIMMONDS

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Corridor	Lower Level	4.2	3.3	2.3	1.1	OMIT	11.33	2.5	
					Replacement	period			
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Vinyl	С		√					Heavily wom
Walls Decoration	Painted	С		√					Poor
Walls Repair	Plaster	С		✓					Poor
Ceiling Decoration	Painted	В			✓				Light cracking
Ceiling Repair	Plaster	В			✓				
Windows	N/A								
Doors	Timber Single Glazed	С			✓				Previous/ temporary repair. Glazing potentially not toughened - H&S
Skirting	N/A								
Lighting	Fluorescent Tubes	В				✓			
Small Power	Wall sockets	В						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Shelving	Timber	С			✓				Not secured
Radiators	Steel painted	В				✓			Corrosion/ damage to finish

Pricina

Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod
Immediate (quality)	Replace existing vinyl	11	m2	78	883					
Immediate (quality)	Redecorate walls	38	m2	18	677					
Immediate (quality)	Replaster walls	38	m2	16	585					
1-2yrs	Redecorate ceiling	11	m2	19	213					
1-2yrs	Replaster ceiling (allowance for repairs)	5	m2	24	109					
					-					
1-2yrs	Replace existing doors	1	nr	1,671	1,671					
					-					
3-5ys	Replace existing light fittings	1	nr	137	137					
11-15yrs	Replace existing wall sockets	1	nr	178	178					
					-					
					-					
1-2yrs	Replace existing timber shelving	2	m	208	416					
3-5ys	Replace existing radiators	1	nr	227	227					
·	·		Tota		5,094					

Hours	No. of Men	Labour Rate	Prod	MATLS	Total		Overall Total
							883
							677
							585
							213
							109
							-
							1,671
							-
							137
							178
					-		-
							-
							416
							227
			Tot	tal		£0	£5,09

Reference	Condition	Description
New	А	As new or very recent
Good	В	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
√R	-	Isolated repair

Room: First Floor (inc. Stairs)

or (inc. Stairs)

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Corridor	First Floor (inc. Stairs)	10	1.4	-	-	-	14	2.5	
				Replacement period					
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Vinyl	В			√R				Weld failed to corner
Flooring	Vinyl	В					✓		
Walls Decoration	Painted	с			✓				Marked
Walls Repair	Plaster	В			√R				Cracked/ blown 5m2
Ceiling Decoration	Painted	В			✓				Light cracking
Ceiling Repair	Plaster	В			✓				
Windows	N/A								
Doors	External Steel	А						✓	
Skirting	N/A								
Lighting	Fluorescent Tubes	В					✓		
Small Power	Wall sockets	В						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Flooring	Vinyl to stairs	С		✓					Torn/ wom
Boxing	Timber Painted	С		√					Failed
Handrails/ Balustrades	Steel Painted	В			√R				Paint flaking
Handrails/ Balustrades	Steel Painted	В					✓		
Stair Nosings	Aluminium	С		√					Grip tape worn
Radiators	Steel painted	В					✓		Corrosion/ damage to finish

Pricina

Item	Description	Quantity	Unit	Rate	Total
1-2yrs	Weld repairs to vinyl	3	m2	46	137
6-10yrs	Replace existing vinyl	14	m2	78	1,091
1-2yrs	Redecorate walls	57	m2	18	1,029
1-2yrs	Replaster walls (allowance for repairs)	23	m2	16	356
1-2yrs	Redecorate ceiling	14	m2	19	263
1-2yrs	Replaster ceiling (allowance for repairs)	6	m2	24	135
11-15yrs	Replace existing external doors	1	nr	2,990	2,990
6-10yrs	Replace existing light fittings	1	nr	137	137
11-15yrs	Replace existing wall sockets	2	nr	178	356
mmediate					-
(quality)	Replace vinyl to stairs	7	m2	74	550
lmmediate (quality)	Replace timber boxing & paint	2.5	m	81	202
1-2yrs	Repaint handrails and balustrades	7	m	21	149
6-10yrs	Replace handrails and balustrades	4	m	722	2,525
Immediate (quality)	Replace stair nosing	14	m	63	877
6-10yrs	Replace existing radiators	1	nr	227	227
			Total		11,023

or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
						-	13
						-	1,09
							1,02
						-	35
						-	26
						-	13
						-	-
						-	2,99
						-	-
						_	13
						-	35
						-	-
						-	-
						-	55
						-	20
						-	14
						_	2,52
						_	87
						_	22
		<u> </u>	-1	To	tal	£0	£11,0

Key

Reference	Condition	Description						
New	A	As new or very recent						
Good	В	In a good condition with no appreciable defects or wear. No repairs required.						
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.						
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.						
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.						
√R	-	Isolated repair						

Room: Store

RANDALL SIMMONDS

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Store	Store	6.4	. 2				12.8	2.6	
	•	•		•					
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Screed	В						✓	
Walls Decoration	Painted	с				✓			
Walls Repair	Brickwork	В				✓			
Ceiling Decoration	Painted	В				✓			
Ceiling Repair	Concrete	В				✓			Cracking
Windows	N/A								
Doors	Painted Timber	с		✓					Damaged
Skirting	N/A								
Lighting	Fluorescent Tubes	В					✓		
Small Power	Wall sockets	В						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Shelving	Timber	С			✓				
Cleaners Sink	Steel	С		√R					Poorly secured
Cleaners Sink	Steel	С			✓	,			
Pipework	Copper/ Steel	В			✓				Renew insulation where required
Comms Cab	Floor Cabinet								Note

Pricing

Item	Description	Quantity	Unit	Rate	Total
11-15yrs	Isolated / patch repair to concrete, apply latex screed	13	m2	13	169
3-5ys	Redecorate brickwork walls	44	m2	25	1,086
11-15yrs	Repoint brickwork (allowance for repairs)	17	m2	65	1,136
3-5ys	Redecorate concrete ceiling	13	m2	22	28
3-5ys	Isolated repair to concrete ceiling, breakout loose concrete, rub down reinforcement and apply anti corrosion inhibitor (investigation required)	1	PS	1,500	1,500
Immediate (quality)	Replace existing doors	1	nr	956	950
6-10yrs	Replace existing light fittings	1	nr	137	13
11-15yrs	Replace existing wall sockets	1	nr	178	178
					-
1-2yrs	Replace existing shelving	8	m	208	1,664
Immediate (quality)	Refix existing sink	1	nr	46	41
1-2yrs	Replace existing sink	1	nr	670	670
1-2yrs	Replace insulation to pipework	15	m	16	231

or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
						-	169
							1,086
						-	1,136
						-	284
							1,500
							-
						-	956
						-	-
							137
							178
						-	-
						-	-
						_	1,664
						_	46
							670
							238
						_	-
		-1		Tot	al	£0	

Key

Reference	Condition	Description
New	А	As new or very recent
Good	В	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
√R	-	Isolated repair

Room: Office

RANDALL SIMMONDS

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit		Ceiling Height	Notes
Office	Office	4	4	1.9	1.2	OMIT	13.72	2.5	
Element	Description		Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Carpet Tiles	с		√					Heavily wom
Walls Decoration	Painted	с		√					Poor
Walls Repair	Plaster	с		√					Poor
Ceiling Decoration	Painted	В			✓				Light cracking
Ceiling Repair	Plaster	В			✓				Blown 3m2
Windows	Steel Frame, Georgian Wired	С				✓			Operation not tested
Doors	Painted Timber	С				✓			Damage to face
Skirting	Tiled	с			✓				Poor
Lighting	Fluorescent Tubes	С		√					1nr failed tube
Small Power	Wall sockets	В						✓	
Air Conditioning	N/A								
Air Handling	Steel ductwork	-							
Shelving	Timber	В				1			Not secured
Kitchenette	Basin / Worktop	с			✓				Poor

Pricina

Item	Description	Quantity	Unit	Rate	Total
Immediate (quality)	Replace existing carpet	14	m2	95	1,304
mmediate (quality)	Redecorate walls	32	m2	13	422
mmediate quality)	Replaster walls	32	m2	16	504
1-2yrs	Redecorate ceiling	14	m2	14	197
1-2yrs	Plaster repair works to ceiling	3	m2	24	72
3-5ys	Replace existing windows	2	m2	774	1,191
3-5ys	Replace existing doors	1	nr	1,021	1,021
1-2yrs	Replace skirting board & paint	13	m	37	481
lmmediate (quality)	Replace existing light fittings	1	nr	36	36
11-15yrs	Replace existing wall sockets	6	nr	178	1,068
					-
					-
3-5ys	Replace existing shelving	10	m	208	2,080
1-2yrs	Replace existing basin / worktop / sink	1	nr	1,257	1,257
			Total	_	9.633

Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
					-	1,30
						42
					-	50
					-	19
					-	72
					-	1,19:
					-	1,02
					-	48
					-	3
					-	1,06
					-	-
					-	-
					-	2,08
					-	1,25
			То	tal	£0	£9,63

Reference	Condition	Description
New	А	As new or very recent
Good	В	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
√R	-	Isolated repair

Room: Pool Area

RANDALL SIMMONDS

2,154 26,033

> 1,625 8,081

6,123

263 4,030

65,720 66,508 14,170 45,620 4,810 5,431 £265,420

Succe Description	Description	Wall 1 (m)	Mall 2 (m)	Mall 2 (m)	Wall 4(m)		Room	Ceiling	Nata													
Space Description Pool	Description Pool Area	waii i (m)	Wall 2 (m)	Wall 3 (m)	waii 4(m)	or Omit	Area 322	neigni	Notes	Pricing	1											
POOI	Pool Area	2.		4			324	4.2														
				D P.4.	Replacement	period	1													1	1	
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs		Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total
Flooring	Tiles	В		√R					Chipped, grout failed to isolated areas	Immediate (quality)	Repairs to floor tiles	10) m2	215	2,154	ı						-
Flooring	Tiles	В				✓				3-5ys	Replace existing tiles (pool surround)	139	m2	187	26,033	3						-
Walls Decoration	N/A														-							
Walls Repair	Brickwork	В				√R			Minor damage, repointing req'd to approx 25m2	3-5ys	Repointing existing brickwork	25	m2	65	1,625	5						-
Walls Repair	Brickwork	В						✓		11-15yrs	Repointing existing brickwork	124	1 m2	65	8,081							-
Ceiling Decoration	N/A														-							-
Ceiling Repair	N/A														-							-
Windows	Aluminium Double-Glazed	В						✓	Operation not tested	11-15yrs	Replace existing windows	19.2	2 m2	774	14,851	L						-
Doors	External Aluminium	В						✓	Operation not tested	11-15yrs	Replace existing external doors	6	nr	1,021	6,123	3						-
Skirting	N/A														-							
Lighting	Fluorescent Tubes	В		√R					4nr failed fittings	Immediate (quality)	Replace existing fluorescent tube	4	nr	66	263	3						-
Lighting	Fluorescent Tubes	В				✓				3-5ys	Replace existing light fittings	20	nr	202	4,030)						-
Small Power	N/A														-							-
Air Conditioning	N/A	-													-							-
Air Handling	Extraction	-							Not in use						-							-
Roof	Cladding Sheets	В						✓	Inspection limited to ground level	11-15yrs	Replace cladding sheets to roof	322	2 m2	204	65,720)						-
Windows	Polycarbonate Sheet	В					✓			6-10yrs	Replace polycarbonate sheets	140) m2	475	66,508	3						-
Seating	Timber Bench	В					✓		1nr bowed plank	6-10yrs	Replace timber benches	20	m	709	14,170)						-
Pool Edging	Coping Stones	В						✓	Light wear	11-15yrs	Replace coping stones to pool edge	57	7 m	806	45,620)						-
Coping Stones	Top of masonry wall	В				√R			Light cracking to mortar	3-5ys	Repointing coping stones to masonry wall	74	m2	65	4,810)						-
Coping Stones	Top of masonry wall	В						1		3-5ys	Replace coping stones to masonry wall	74	m	73	5,431							-
4 / W	_												Total		265,420)				Total		



Reference	Condition	Description
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Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
√R	-	Isolated repair

Room: Plant Room

RANDALL SIMMONDS

Space Description		Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Area	Ceiling Height	Notes
Plant Room	Plant Room	10	6				60	2.5	
	•	•		•	Replacement	period	•	•	
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Concrete	В						✓	
Walls Decoration	Painted	с				✓			
Walls Repair	Brickwork	В						✓	
Ceiling Decoration	Painted	с			✓				
Ceiling Repair	Concrete	С			√R			✓	Corrosion to steel reinforcement
Windows	Steel Sash / Timber Frame	С			✓				Frame subject to rot, paint failed
Doors	External Steel	с						✓	Isolated areas of corrosion, surface deteriorated
Skirting	N/A								
Lighting	Fluorescent Tubes	В				✓			
Small Power	N/A								
Air Conditioning	N/A	-							
Air Handling	N/A	-							
Plant	Various	-							Not tested

Pricina

Item	Description	Quantity	Unit	Rate	Total
11-15yrs	Isolated / patch repair to concrete, apply latex levelling screed	60	m2	13	79
3-5ys	Redecorate brickwork walls	80	m2	25	1,99
3-5ys	Repoint brickwork (allowance for repairs)	32	m2	65	2,08
1-2yrs	Redecorate concrete ceiling	60	m2	22	1,33
1-2yrs	Isolated repair to concrete ceiling, breakout loose concrete, rub down reinforcement and apply anti corrosion inhibitor (investigation required)		PS	1,500	1.50
1-2yrs	Replace existing windows		m2	774	1,50
11-15yrs	Replace existing external doors	1	nr	3,250	3,25
					_
3-5ys	Replace existing light fittings	3	nr	137	41
					-
					-
					-
					-
			Tota	ı	12,89

Hours	No. of Men	Labour Rate	Prod	MATLS	Total		Overall Total
							790
							1,990
							2,080
							1,330
							1,500
						-	1,54
							3,250
							410
							-
			Total			£0	£12,89

Reference	Condition	Description				
New	А	As new or very recent				
Good	В	In a good condition with no appreciable defects or wear. No repairs required.				
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.				
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.				
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.				
√R		Isolated repair				

Northbrook - Condition Survey Room: Major Plant
Date: June 2021
Version: 1

Space Description Description Wall 1 (m) Wall 2 (m) W Pricing

						•	•	•
			Replacement period					
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs
Boiler replacement						1		
boller replacement						ľ	1	
Pump set replacement						✓		
Hot water storage						✓		
Cold water storage						1		
Cold water storage		-				·		
Hot water distribution						✓		
Cold water distribution						1		
Air handling system						1		
						,		
Duct work cleaning						✓		
Consumer panels						✓		
Electrical distribution boards						1		
Electrical distribution						✓		
Emergency lighting						1		
Fire alarm replacement						1		
Security alarm								
replacement			1		1	✓		1
Data replacement						✓		
	1	1	1	1	1	1	1	1

Item	Description	Quantity	Unit	Rate
3-5ys	Boiler replacement	1	item	43,90
3-5ys	Pump set replacement	1	item	5,20
3-5ys	Hot water storage	1	item	23,10
3-5ys	Cold water storage	1	item	15,40
3-5ys	Hot water distribution	1	item	11,60
3-5ys	Cold water distribution	1	item	11,60
3-5ys	Air handling system	1	item	96,30
3-5ys	Duct work cleaning	1	item	5,20
3-5ys	Consumer panels	1	item	25,40
3-5ys	Electrical distribution boards		inc	
3-5ys	Electrical distribution	1	item	23,90
3-5ys	Emergency lighting	1	item	7,70
3-5ys	Fire alarm replacement	1	item	23,10
3-5ys	Security alarm replacement	1	item	15,40
3-5ys	Data replacement	1	item	32,30
_				

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Reference	Condition	Description				
New	А	As new or very recent				
Good	В	In a good condition with no appreciable defects or wear. No repairs required.				
Satisfactory	С	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.				
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.				
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.				
√R	-	Isolated repair				