DOCUMENT ISSUE STATUS

Issue	Description	Date	Author	Checked by
1	Draft issue.	July 2016	PE/SW	
2	Final Draft Issue.	August 2016	PE/SW	JS / PB
3	Final Issue.	September 2016	PE/SW	GH / JS

CONDITION REPORT REGARDING MECHANICAL AND ELECTRICAL SYSTEMS

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1.0 INTRODUCTION

Brinson Staniland Partnership have been commissioned to provide a condition report for the electrical and mechanical systems within the proposed refurbishment at Holmes Road Depot, 78 Holmes Road, London, NW5 3AP.

This report considers the condition of the existing mechanical and electrical systems, provides a priority assessment against each system and makes an assessment of the rectification works required. This report provides an initial rectification strategy, with the implications on the proposed refurbishment works considered.

Site surveys were undertaken on the 25th May and 1st June 2016 to assess the condition of the existing systems and the effect on them by the proposed works. The condition of the systems are assessed by purely visual inspection with no internal examination being required at this stage.

The existing depot building is a multifunctional space generally consisting of workshops, stores and office accommodation and has undergone various refurbishment works during the buildings life. Holmes Road Depot is a mixed-use building consisting of commercial / industrial and residential units built in 1976. The depot comprises of a concrete framed structure with non-loadbearing cavity wall brickwork infills. The windows mainly consist of metal single glazed windows to the 1st and 2nd storey of the block, with upgraded uPVC windows to the ground floor level. The roofs generally consist of a concrete deck with a built-up felt roofing.

In addition there are 21 flats at 76 Holmes Road, which are served from the Depot's centralised heating system. There are also 4 residential units located on the second floor above the Parking CCTV offices which are provided with independent heating systems.

All 25 units have independent electrical supplies and are not connected to, or served from the depot.

The domestic dwellings are not part of this assessment however their non-disruption will need to be included in the proposed refurbishment.

The depot has a Display Energy Certificate dated 29 August 2014 and has an Energy Performance Operating Rating of 296 which equates to a 'G' (a G band is over 150). A value of 100 would be typical for this type of building.

To date, original operating and maintenance manuals and record drawings for the existing systems have not been made available, although manuals for the refurbishments undertaken in 2006 and 2012 have been reviewed. It is noted from the asbestos report provided that hazardous materials are identified within the electrical and mechanical risers, along with the under croft areas.

The following current standards are used within this condition report;

- CIBSE Guides;
- Building Regulations;
- Water Regulations;
- Gas Regulations;
- British/European/International Standards.

The following systems are not within the scope of this report;

- Lifts;
- Below Ground Drainage;
- Specialist Audio / Visual Systems;
- Specialist CCTV Systems;
- Television / Satellite systems.

2.0 INCOMING SUPPLIES

2.1 Description of Existing Systems

Incoming Gas

The incoming natural gas service enters the premises from the main in Holmes road and runs buried to a governor and 160m³/h gas meter situated in the incoming mains room.

A separate incoming gas service from the street serves the 21 flats for cooking purposes only.

Incoming Mains Water

A 2" incoming mains water serving the depot enters the building from the main in Holmes Road located in the incoming mains room.

A separate 1" metered incoming cold water main serves the 4 No residential flats above.

A hose reel system is also provided. However a dedicated fire main has not been identified.

Incoming electrical supply

Holmes Road Depot is served by a single incoming LV supply.

The supply to the depot is brought into a dedicated cubicle switch panel arrangement located within the electrical switchroom behind the main entrance. This incoming supply cut-out arrangement is rated at 400 Amps, (three phase & neutral), with incoming paper lead cable terminating into a dedicated supply authority section of the main LV cubicle switch panel.

The supply authority has confirmed that the maximum demand for the site is 175kVA

The supply authority meter is connected via a CT chamber which is installed adjacent to the main cubicle panel board and is provided with a dedicated telephone connection for remote meter reading.

The primary supply is fitted with a 280 kVA (400 Amp TP&N) voltage optimiser, which was installed in 2008.

Incoming Telecommunications

The incoming Openreach telecom supply enters the building via an underground duct and is terminated into the distribution rack / PABX equipment in a dedicated cupboard behind the main security office / main entrance. A fibre optic cable is also brought into this cupboard and is jointed with the outgoing cable routed through the fabric of the building.

2.2 Comments and Observations

Gas

The incoming gas mains appear to be original and in reasonable condition for their age.

Mains water

The incoming water mains appears to be original and in reasonable condition for its age 40 years approximately.

Electricity

The main depot incoming cable and cut-out arrangement appears in a fair condition considering its age and usage. It is noted that the incoming cut outs are installed as part of the original building. Due to the inductive motor loads seen on the installation, a voltage stabiliser has been provided for energy savings.

It is also noted that UKPN no longer advocate a cut-out and meter arrangement within a cubicle LV switch panel arrangement for electrical supplies rated up to 400Amps TP&N.

Telecoms

The existing Openreach telecom supply is in poor condition and is commensurate with the age and usage. The distribution arrangement is poorly labelled and hence its purpose is unclear. It is noted that there is limited containment of the incoming cable within the distribution rack cupboard.

The incoming fibre optic cable is in a good condition having been installed within the last five years. It is noted that there is limited containment of the incoming and outgoing cabling. The exact destination of the outgoing cabling is unknown. The capacity of the incoming broadband line is unknown and it is also unclear on how close the depot is to this capacity.

2.3 Recommendations

Gas

The existing incoming gas supply should be retained to serve the proposed refurbishments.

Mains water

The existing Thames Water incoming mains water supply should be retained to serve the proposed refurbishment.

Electricity

Given the major refurbishment proposed for the depot and increase in office accommodation, initial calculations indicate that the resultant electrical load for the whole site will increase and hence the capacity of the incoming supplies will be exceeded. Therefore, it is recommended that a full load monitoring exercise is undertaken to establish the existing load profile of the depot given the inductive motors observed on site and to ensure that the existing electrical supplies remain adequate for continued use and there is scope for future growth of the site. The load profiling should also include for an assessment of the power factor along with harmonic currents for all live conductors up to the 30th harmonic order.

The initial loading calculations indicate that the projected load for the proposed depot layouts is over 545Amps per phase. However, the exact loads required by each of the four comms rooms and CCTV suite are unknown at this stage and as such this projected load, may either be increased or reduced.

Given this increase in demand, it is recommended that a new electrical supply is brought into the site to serve the whole depot building. This would likely necessitate an on-site substation to be incorporated as part of the works.

Telecoms

The existing incoming telecom supply position would form part of the proposed main reception for the depot. The existing cupboard should be retained, although a new distribution rack should be provided to serve the refurbished site.

The existing telecom PABX installation as a whole should be re-considered, with consideration given to implementing a VOIP system. The capacity of the fibre optic supply should be assessed in conjunction with how much of this capacity is currently being using and the projected future growth of the depot.

3.0 NATURAL GAS

3.1 Description of existing Systems

The existing gas system commences from the gas meter and enters the boiler room at high level to serve the LTHW heating boilers and gas fired water heater.

3.2 Comments and Observations

The existing gas installations which are visible are generally in reasonable condition for their age, and are likely to be serviceable for a further 10 years.

It was not possible to view all parts of the gas installation during survey, and therefore to be able to advise whether the entire pipe installations are adequately ventilated to prevent undetected gas escape.

It is noted that there are no line diagrams near to the meters for the gas installations as required by the Gas Safety Regulations. This would allow the emergency services to rapidly understand the gas installation and its primary points of isolation and appliances served.

Emergency isolation provisions comprising of solenoid valve and local manual isolating valves appear adequate (operational tests have not been undertaken).

3.3 Recommendations

Line diagrams of the gas installations should be provided in accordance with the Gas Safety Regulations. These must provide clear information about isolation points for use in an emergency.

4.0 HEATING SYSTEMS

4.1 Description of Existing Systems

The depot is heated by 2No. Clyde CK40 rated at 500kW and 1No. Clyde CK20 rated at 250kW gas fired cast iron sectional boilers located in the boiler room. These were installed during the boiler room refurbishment undertaken in 2001 and served from a high level gas supply, complete with isolating valve and solenoid valve, fed from the adjacent gas meter.

The boiler room refurbishment included a new twin-wall stainless steel flue installation serving the new boilers but retained the majority of the heating pipework.

The heating installation is a closed system, being served by a floor-mounted fill-and- pressurisation unit, and 2 No 500 litre expansion vessels located in a separate room adjacent to the main boiler room.

There are 4 No pumped circuits provided from the plantroom, 1 No variable temperature and1 No constant temperature circuit serving the 21 residential flats at 76 Holmes Road and 1 No variable temperature and 1 No constant temperature circuit serving the depot.

The variable temperature circuit serving the flats provides low temperature hot water heating, LTHW, from 1st October to 31st May only, whereas the constant temperature circuit providing the domestic hot water service HWS is run throughout the year.

The 4 flats located on the 2nd floor are not served from the depot heating system, but provided with their own independent heating systems.

The LTHW pipework exits the boiler house in steel, and is distributed exposed, uninsulated, at high level through the workshops/ mezzanine level.

The office heating is provided by external perimeter heating and steel panel radiators in the internal corridors, WC's and other ancillary rooms are served by panel radiators.

The workshops are generally heated by high level unit heaters of various ages, due to their renewal on failure.

Electric panel radiator heating is provided to the Veolia offices.

4.2 Comments and Observations

The boilers and associated local pipework were installed in 2001 as part of a plantroom renewal, which also included the residential VT and CT pumps and boiler flue installation. The boilers therefore have a remaining life expectancy of a maximum of 10 years based upon the CIBSE Economic Life expectancy

The stainless steel flue installation appears to be in good condition and is likely to be serviceable for a further 15-20 years.

The pressurisation equipment should be considered suitable for continued use for another 5-10 years. It was noted that the quick fill connection has been left connected to the mains supply which contravenes Water Regulations.

The perimeter heating dates back to the original installation and relies on the manual operation of an air damper to provide crude control. The perimeter heating is in poor condition and due for renewal.

Some steel panel radiators have been replaced within the last few years and fitted with thermostatic control valves, the remainder date back to the original installation and are now life expired.

The workshop unit heaters vary in age some dating back to the original 1970's installation with others renewed on failure.

The majority of the heating distribution pipework, including valves etc., is of original installation and approximately 40 years old. The CIBSE economic life for heating pipework is 30 years.

4.3 Recommendations

The steel heating pipework is in the order of 10 years beyond the CIBSE Economic Life expectancy of 30 years, and is therefore recommended for renewal in the proposed refurbishment.

The existing boilers, pumps and controls could, with enhanced maintenance, be retained to serve the depot and residential flats for the next 5-10 years prior to a full replacement.

However it is recommended that the entire heating plant is replaced under the proposed refurbishment, this should provide a reliable heating system for the next 25 years and better suit the revised building usage.

5.0 HEAT PUMP HEATING & COOLING SYSTEMS

5.1 Description of Existing Systems

The depot is served by a number of direct expansion, heat pump comfort conditioning systems.

CCTV Suite

The existing CCTV wall hub is provided with comfort cooling via 2 No Daikin ceiling mounted split heat pump cassette units installed in 2001

The adjacent CCTV Suite is provided with 4 No Fujitsu split heat pump systems installed in 2013

CCTV Comms Room is provided with 1no ceiling mounted and 3 No wall mounted Daikin Split units.

The condensing units connected to the above systems are located on the external wall of the CCTV hub, accessed from the ground floor flat roof.

Housing and Parking CCTV

The Housing and Parking CCTV areas are provided with a Daikin VRV III comfort cooling system comprising of 8 cassette units connected to outdoor units located on the roof above. This system was installed in 2012

HASC Open Plan Office Space (South)

The open plan office space is provided with a Daikin VRV III comfort cooling system comprising of 9 No cassette units connected to outdoor units located on the roof adjacent to the housing and parking CCTV units. This system was installed in 2012.

HASC Open Plan Office Space (East)

The open plan office space is provided with a Daikin VRV III comfort cooling system comprising of 7 No cassette units connected to outdoor units located on the East roof. This system was installed in 2017.

The two small meeting rooms are cooled by ducted air transfer systems consisting of an attenuated supply fan drawing conditioned air from the open plan area into the rooms via inter connecting ductwork and ceiling diffusers.

Exhaust air from the meeting room is discharged back to the open plan office by an acoustic door transfer grille.

5.2 Comments and Observations

The heat pump systems serving the CCTV hub were installed in 2001 and are now approaching the end of their useful life, and are not considered reusable in the proposed refurbishment.

The Fujitsu split heat pumps serving the CCTV offices and meeting rooms were installed in December 2013 and are in good condition, however no longer suit the proposed new refurbishment.

The heat pump systems serving the Housing and Parking CCTV area are in good condition however no longer suit the proposed new refurbishment layout. The two small meeting rooms do not provide the comfort conditions required.

The heat pump systems serving the first floor south and east open plan offices are in good condition and suitable for re use in the proposed refurbishment.

5.3 Recommendations

The proposed changes in the CCTV Suite, should require the existing comfort cooling systems to be stripped out and replaced with new systems to suit the proposed layouts and heat gains.

The new heat pump outdoor units should be located in the same locations as the existing and reuse the existing roof / wall supports and builders work penetrations where possible.

It is proposed that the existing heat pump serving the Housing and Parking CCTV area are degassed, purged and relocated to serve the proposed new layouts. It should be noted that the refurbished heat pump systems will not carry any warranties, however does provide a significant cost saving compared to a new installations.

The heat pump systems serving the first floor south and east open plan offices should be retained for re use with minimal modifications only required.

The required cooling capacity for each of the 4 No comms room should be re-assessed and new d-x fan coil units selected to meet the load, plus one additional (i.e. N+1 resilience). In addition, it is recommended that active environment monitoring units are provided to the server racks to give early warning to the BMS of an over-temperature condition.

The two small meeting rooms should be provided with their own heat pump systems to provide a controlled environment for the occupants.

6.0 VENTILATION SYSTEMS

6.1 Description of Existing Systems

The depot is ventilated predominately via openable windows.

The toilet accommodation is naturally ventilated by the use of openable windows. This has been supplemented via window extract fans where a refurbishment has been undertaken.

The recently refurbished comfort cooled offices on the first floor have been provided with mechanical ventilation heat recovery units. (MVHR) These units utilise the waste heat from the exhaust air to pre-heat the outdoor air.

The HASC Open plan office space (south) is not provided with mechanical heat recovery ventilation relying on openable windows only.

Kitchenette and Tea Points are generally served by local wall or window mounted extract fans.

Local exhaust ventilation systems are provided to the woodwork workshop via machinery in the ducted extract system discharging into a dust filter system.

6.2 Comments and Observations

The present arrangement for toilet ventilation is considered unsuitable and is not compliant with Building Regulations.

Openable window ventilation increases the heating and cooling demand for the space and is therefore wasteful in terms of energy when used with comfort cooling / heating systems.

The miscellaneous window extract fans varies in age and condition but are generally operational. The effectiveness of these systems should be assessed in relation to the proposed refurbishment.

The numerous items of workshop equipment (lathes, grinders, sanders etc.) provided in the metal and woodwork workshops with associated Local Extract Ventilation, LEV plant appear to be operating satisfactorily

6.3 Recommendations

It is recommended that mechanical ventilation is provided to all sanitary accommodation to comply with Part F of the current Building Regulations.

It is recommended that new mechanical ventilation heat recovery systems are installed to all new and existing comfort cooled/ heated areas to avoid the use of openable windows and wasting energy.

7.0 DOMESTIC WATER SYSTEMS

7.1 Description of Existing Systems

The water main runs in galvanised steel to serve the boiler room, cold water cistern, gas fired water heater, and miscellaneous outlets in the Building.

A GRP, insulated cold water storage cistern is situated in the 2nd floor tank room. This cistern serves the gas fired water heater cold feed, toilets, kitchenettes and all non mains water outlets.

A Beeston gas fired water heater located in the Boiler Room provides domestic hot water via a flow and return piped distribution system to serve the depot toilet accommodation and kitchens.

The hot and cold water systems are run in galvanised steel pipework and are distributed at high level within the workshops / mezzanine level.

Mains water fed, electric point of use heaters are provided to serve sinks in the refurbished kitchenettes.

A hose reel system is also provided. However the majority of the hose reels have now been removed.

7.2 Comments and Observations

There is a Water Hygiene and Legionella report undertaken by Water Hygiene Centre Ltd in February 2014, which highlights the following issues:

1. The cold water storage cistern is vulnerable to heat gains.
2. The domestic water system distribution is not fully insulated.
3. The domestic water system distribution includes many dead legs.

The majority of the domestic water services distribution pipework, including valves etc., is of original installation and approximately 40 years old. The CIBSE Guide M quoted life span for galvanised domestic water services pipework is 25 years. Therefore, the pipework is in the order of 25 years beyond its economic life expectancy, and renewal recommended in the proposed refurbishment.

The cold water cistern appears to be in good condition and should be serviceable for a further 5-10 years.

The Beeston Heating HM60N gas fired water heater serving the depot has the casing removed and in need of repair or replacement.

Point of use water heaters usually provide up to 12 years economic life, depending on water quality, and therefore may require renewal in the next few years.

7.3 Recommendations

The domestic hot and cold pipework is in the order of 20 years beyond the CIBSE Guide M quoted life span of 25 years. Therefore, the domestic hot and cold water pipework is recommended for renewal throughout the building in the proposed refurbishment.

Uninsulated mains water pipework distribution may be contributing to reportedly higher than acceptable outlet temperatures in the system. It is therefore recommended that this pipework is re-insulated as soon as possible to mitigate legionella risk.

The redundant hose reel supply pipework should be removed under any mains pipework renewal programme.

It should be possible to reuse the existing cold water cistern to serve the refurbishment, however the gas fired hot water heater would require renewing.

8.0 AUTOMATIC CONTROL SYSTEMS

8.1 Description of Existing Systems

The existing heating and centralised hot water systems are controlled from the control panel located in the boiler room. The panel provides BMS control, switching and indication facilities for

the boilers, constant and variable temperature heating circuits, primary and secondary hot water heating, and gas safety. The panel was modified at the time of the Boiler Room refurbishment in 2001.

The existing BMS system utilises Seachange control equipment and software.

8.2 Comments and Observations

The Seachange controls are at the end of their useful life with replacement parts and approved BMS technicians becoming difficult to obtain.

8.3 Recommendations

A new Trend control system, similar to Camden's other properties, should be installed to control and monitor the new heating and hot water systems proposed within this refurbishment to improve energy efficiency and provide energy monitoring.

9.0 SOIL & WASTE SYSTEMS

9.1 Description of Existing Systems

Cast iron soil and waste systems serve the sanitary accommodation with more recent UPVC (plastic) wastes introduced over the years.

9.2 Comments and Observations

The soil and waste systems appear to date back to the original building construction, and are now approaching the end of their 40-45 year useful life.

The existing wastes are run exposed and may no longer suit the proposed layouts.

9.3 Recommendations

Existing cast iron waste systems should be retained where possible and renewed as necessary. New waste systems to be installed to connect proposed new sanitary ware to the existing below ground drainage. Boxing in of unsightly exposed pipework would also be recommended.

10.0 SUB-MAINS DISTRIBUTION

10.1 Description of Existing System

The main building primary LV switch panel consists of a bottom entry / top exit floor mounted panel. The panel consists of three separate cubicles consisting one for the incoming supply, and two cubicles for sub-main isolators / integral HRC distribution board. The original panel manufacturer is unknown, but is estimated to have been installed circa 1970. To provide additional outgoing ways, a separate MCCB Panel board has been provided.

Outgoing Steel Wired Armoured (SWA) cabling has generally been provided for all sub-mains services fed from the LV switch panel, although it is noted that some final distribution boards have Mineral Insulated Copper Conductor (MICC) type cable and it is suspected that there are cable joints within the system and the location of these is unclear.

Final circuit distribution boards across the site are a mixture of types including BS 60898 MCB distribution boards, HRC distribution boards and BS 3036 rewire-able fuse boards. It is noted that some of the rewire-able fuse boards have been retro fitted with MCB devices into the original fuse boards.

Dedicated supplies have been taken to serve recent refurbishments and these have been taken from the MCCB panel board located within the main electrical switch room. These have been clearly labelled with their purpose and were installed February 2015.

The LV supply to the joinery workshop is terminated within a custom built arrangement using equipment as manufactured by Ottermill. The arrangement consists of sub-main isolators and local HRC and MCB distribution boards, as manufactured by Ottermill, whilst the MCB distribution board is as manufactured by Hager. The original equipment is estimated to have been installed circa 1970. The supply cable itself is a SWA type cable contained within a duct that is routed below the depot carpark. The exact route of which is unknown.

Local distribution boards within the workshop areas are generally HRC distribution boards and serve motor equipment. In some areas upgrading works had been completed to provide MCB distribution boards as manufactured by Merlin Gerin these works were undertaken circa 1990.

The supply serving the CCTV suite (comms room 4) is served from a local TP&N / SP&N distribution within the CCTV suite as manufactured by Eaton MEM. The origin of these supplies is unclear. The CCTV suite is protected by an 8kVA UPS located within the comms room.

Submain distribution to the housing and parking CCTV (comms room 1) suite takes the form of an armoured cable from the MCCB panel board in the main electrical switch room (which is supplied from the main cubicle panel board). This cable is terminated into a MCCB panel board located in a dedicated electrical cupboard on the first floor. The IT racks are supplied from a local single phase distribution board via an 80kVA UPS. This distribution equipment was installed February 2015 and is manufactured by Eaton. This supply arrangement also serves Comms Room 4 and Comms Room 2.

10.2 Comments and Observations

The main building LV cubicle switch panel has no spare capacity for future growth. The panel itself obsolete and is beyond the CIBSE Guide M quoted life span.

The HRC distribution boards and majority of the MCB distribution boards installed are obsolete and are beyond the CIBSE Guide M quoted life span.

No sub-metering of the loads centres has been provided in accordance with CIBSE TM39.

The sub-main distribution to the housing / parking CCTV suite is via a MCCB distribution board located within the main electrical intake room, this then supplies a MCCB panel board. Therefore, the discrimination of the distribution system is in doubt, as a fault on a final circuit could disconnect a whole distribution board under the current arrangement.

The installed UPS unit serving Comms Room 1 is beyond its CIBSE recommended life span having been repurposed from another site owned by the council that was being subjected to an upgrade.

10.3 Recommendations

The incoming supply positions should be subjected to a load monitoring exercise to determine the electrical load and profile of the load to verify that the quoted capacity of the incoming supplies is not being overloaded. This monitoring should also determine the power quality of the installation, including total harmonic distortion with respect to the machine & welding equipment, with respect of the proposed refurbishment works.

The depot building LV distribution system should be stripped out and removed in its entirety as the majority of equipment is beyond its economic life span and non-compliant with BS 7671 and hence the electricity at work regulations. The first floor Call Centre office accommodation (Eastern area) which has been rewired within the last five years and as such the distribution equipment should be retained and the existing sub-main cable reused.

Generally, the existing distribution layouts will not meet the requirements of the proposed layouts. However, it may be possible to reuse the existing distribution arrangement serving the parking & housing CCTV suites, although this should be subject to a full load analysis of the existing submain cable and the project loads as required by the proposed refurbishment.

A new Form 4a type 2 LV cubicle panel should be installed within the electrical intake room, along with renewal of sub-main cables to all distribution boards.

Additional sub-distribution meters should be added to all existing distribution boards in accordance with CIBSE TM 39. The meters should be connected to a BMS (or other data logging device) in accordance with the requirements of Approved Document L2.

Sub-main cabling to all final distribution boards should be stripped out and removed in their entirety as the cabling is beyond its economic life span and not adequately sized for the current electrical loads projected within the system. Adequate cable containment should be provided throughout the length of the new cabling in accordance with BS 7671.

RCD devices should be fitted to all distribution boards serving socket outlets in accordance with BS 7671.

It is unlikely that both the existing UPS units are of sufficient capacity to suit the loads for the proposed refurbishment. During feasibility stage discussions, the comms room strategy has been developed, whilst the exact loads for each of the comms rooms and CCTV suite the following strategy is required;

- 160kVA UPS frame will be provided for the project with batteries sized for the Day 1 loads;

- Additional batteries will be provided as and when required to suit the day 2 requirements and for future growth;
- The UPS unit will be located within Comms room 3 and will serve all four comms rooms plus the CCTV suite;
- The battery autonomy will be sized for one hour.
- A redundant 170kVA generator is available from another Camden project and will be free issue to the project;
- The generator will provide back up for the four comms rooms plus the CCTV suite power loads (via the UPS), plus the Air-conditioning units to each comms room.
- The generator autonomy will be for twelve hours, whereby additional fuel deliveries will be necessary to extend this autonomy;
- The associated essential services electrical infrastructure is to be sized for 170kVA consumption.

11.0 SMALL POWER & FINAL CIRCUIT CABLING

11.1 Description of Existing System

Within the main building, the installations generally appear to be wired in PVC single core cabling contained in steel trunking and conduit containment. The containment systems are either surface mounted or flush mounted into the fabric of the building. Generally the containment system provides the primary circuit protection for the final circuits.

Where new installations have been completed these have been cabled in flat PVC (twin & earth) type cable contained on wire cable basket.

Within recently refurbished office areas the electrical containment generally takes the form of surface mounted PVC multi-compartment dado height trunking. Electrical accessories are of a white plastic finish. Within other office spaces electrical containment takes the form of metal skirting trunking which has been painted black. Electrical accessories are a mixture of both white plastic and metal clad finishes.

Within the Comms Room's, final power to each of the IT racks are SWA cables terminating in commando type socket outlets.

The woodworking & welding workshops are provided with a wall mounted steel trunking system running around the perimeter of the workshops. Socket outlets are mounted within this trunking, with local isolators providing power to the milling machines, lathes and other items of equipment below the trunking. Socket outlets are a mixture of both metal clad and white plastic finishes.

Not all final circuits within the building are provided with a separate CPC conductor.

11.2 Comments and Observations

Generally the electrical installations in the depot building are in a fair condition commensurate with their age and usage. Various areas within the building have been subjected to refurbishment

programmes over the last five years. The age of the electrical installation varies across the whole site and at worst is estimated to be in excess of 40 years old.

It can be seen that where distribution boards have been replaced, the retained existing circuits do not have a separate CPC conductor, indicating that the installation and final circuits were not re-wired. The earth path is provided by the metal conduit and trunking systems. In some locations rust is present on the containment installation and PVC conduit has also been used; as such the earth continuity of the installation is in question.

It is a recommended that a separate circuit protective conductor shall be provided for each installed circuit, as this allows for segregation of the steel containment systems used. BS 7671 does not permit a RCD device as the sole means of protection against electric shock and hence this requirement. RCD devices should not be used as an alternative to adequate earthing.

The older portions of the electrical installation are approaching the end of the CIBSE Guide M quoted life span and much of the equipment is obsolete. It is also noted that both new and old cable colours are installed within the installation, although no warning labels have been fitted in this regard, as required by BS 7671. No RCD protection has been identified within the local distribution boards.

11.3 Recommendations

The Holmes Road Depot building should be subjected to a full electrical rewire, with the exception of the first floor Call Centre office accommodation (Eastern area) which has been rewired within the last five years. A new electrical installation should then be provided to suit the final room layouts and clients requirements as part of the proposed refurbishment. RCD devices should be provided to all final circuits serving socket outlets.

During feasibility stage discussions, provision for power to the office desk positions is required to be via a desk management distribution system serving a cluster of desks. The power to these distribution units will be from the perimeter dado trunking system.

12.0 LIGHTING

12.1 Description of Existing Systems

Holmes Road Depot internal lighting installations generally comprise a mixture of light sources, including linear fluorescent, compact fluorescent and LED, generally all of a fair condition.

Generally, office area lighting comprises recessed 600x600 modular T5 fluorescent luminaires or recessed 1200x600 modular T8 fluorescent luminaires with cat 2 type diffusers. Within the kitchenettes the lighting comprises recessed low energy down lighting luminaires within a false ceiling grid. Lighting control is either via local wall mounted light switches or recessed presence detectors.

Within the carpentry workshops, the lighting takes the form of linear fluorescent IP65 luminaires fitted with a polycarbonate type diffuser. The workshops are controlled by surface traditional wall switches. The metal & welding working shop is illuminated by surface mounted metal halide high bay light fittings, supplemented by wall mounted linear batten type fluorescent fittings over workbenches.

Within general circulation and toilet spaces the lighting took the form of surface mounted circular bulk head fittings or surface mounted 600x600 fittings or surface mounted linear fluorescent luminaires. Stairwell circulation spaces are illuminated by ceiling mounted square bulkhead luminaires. Control is generally via traditional switches. The plantroom lighting is linear fluorescent luminaires fitted with a wide metal reflector, mounted on a lighting trunking system running within the plantrooms.

External lighting for the car parking areas comprises of façade mounted fluorescent bulkhead lights along with wall / pole sodium flood lights, which appear to be controlled by a central timeswitch and photocell arrangement. The covered parking / store areas are illuminated by suspended high-bay sodium type lights controlled by a rotary type switch mounted within the space.

There is limited emergency lighting throughout the workshop areas. Where identified, these take the form of dedicated bulkhead emergency battery back-up to the luminaires. Key switch testing facilities are generally located adjacent local distribution boards. Exit signage, where present, is illuminated running man signage and Photo-phosphorescent signage installed at final exit doors from the building. It is noted that the exit signage itself is mixed and hence of differing types throughout the site.

Within the office accommodation the emergency lighting is generally integral to the light fitting described previously. Key switch testing facilities are located adjacent local distribution boards.

12.2 Comments and Observations

The internal installations within the building are generally in a fair condition, although inefficient in terms of energy consumption. Whilst not specifically measured, the light levels did not appear to be complaint with the requirements of CIBSE Code for lighting, nor Lighting Guide 7 (lighting for offices).

Within the workshops it was noted that the fluorescent light source for the luminaires can induce stroboscopic effects, particularly with the use of rotating machinery identified within the workshop. This effect is an illusion which make the rotating machinery appear as either stationary or moving at a different speed than it really is. The solution is for the installation of high frequency control equipment within the luminaires and it is unclear if the installed fittings are all of an age where this is standard for the light fitting type.

No emergency lighting test certification has been provided and it is unclear when the installation was last subjected to a complete testing and inspection procedure.

External luminaires are in a fair condition considering the age and environment to which the luminaires are installed. Whilst not measured, the lighting levels or quality of light output of the external lighting may not provide clear recorded images for the CCTV system.

12.3 Recommendations

Where areas are outside the proposed refurbishment areas, the existing lighting levels should be reviewed for compliance with CIBSE LG7 and CIBSE code for interior lighting. Where required, luminaires should be replaced with dimmable LED sources and automatic daylight / presence control in accordance with Approved Document L2 and to reduce the running costs of the building.

Where areas are being refurbished the lighting should be provided in accordance with CIBSE lighting guide 7 and Code for Interior Lighting, using LED light sources and control strategies in accordance with the CIBSE Lighting Guide 14.

The whole building emergency (both internal and external) lighting installation should be upgraded to afford compliance with BS 5266 part 1 and hence the Health and Safety at Work etc. Act 1974. The exit signage should be reviewed in conjunction with the overall site fire escape strategy and the proposed refurbishment works.

The external lighting to the depot car park and vehicle sheds, should be reviewed in conjunction with the CCTV system to ensure that that adequate lighting is provided for the CCTV system such that the system recordings can be submitted for use as evidence.

13.0 VOICE & DATA CABLING SYSTEMS

13.1 Description of Existing Systems

The depot building data system comprises four comms rooms located within the around the site, with local patch panel cabinets provided to the workshop and other satellite areas. These satellite cabinets have been linked to the main server rooms using with fibre optic cables in the form of a topological ring to each of the local cabinets.

The depot building data cabling is generally CAT6 cabling installed throughout the building with the exception of some areas where the cabling remains as CAT5e. The cabling emanates from the local patch panel cabinets and is routed through the fabric of the building to final outlets. Generally final outlets are contained within wall mounted PVC multi-compartment trunking, although some surface mounted data outlets are installed. The individual outlets are of a white plastic finish.

The telecom installation for the whole building is a mixture of a PABX system in the workshop areas and VOIP in the offices. The telecom installations comprises multi-core cables routed to strategic locations around the whole site building which are connected to telecom distribution points (DP). Final telecom outlets are connected back to these DPs. Final telecom outlets are wired in CW1308 cable with multi-core cables cabled in CW1600 type cable. This cabling is either clipped direct to the fabric of the building or contained within PVC mini-trunking secured to the fabric of the building.

Audio / Visual provision with the first floor meeting room takes the form of speakers mounted to the sides of the wall mounted white board at high level. A ceiling mounted projector arrangement is provided to the space. Local AV plates have been installed at the in the dado trunking providing connections to the projector and speakers.

13.2 Comments and Observations

The main building IT system is generally in a good condition have been installed within the last five years. The data cables are generally routed through the fabric of the building, with some being taken externally to the building. These are not appropriate for the environment for which they are installed. Where visible, internal data cables trays are overcrowded.

The telecom provision is of original vintage and hence in a poor condition. The PABX installation has limited labelling and as such it is difficult to establish the areas served by the outgoing cabling. Cable containment is minimal and undue stress is being placed on the cable terminations.

13.3 Recommendations

The main building telecom provision should be stripped out and removed and a VOIP system installed using the data network as the main carrier backbone. Where Cat 5 cabling remains

installed this should be stripped out and renewed to provide a Cat 6 installation to match the works estate infrastructure.

Where the comms rooms layouts are changing and new local patch panel cabinets will be provided to suit the proposed layouts, the fibre optic backbone system should be upgraded to provide a ring backbone topology, such to provide a resilient network should any individual fibre optic cable fail and to allow for future growth of the system and should be based on diverse routing.

All data cable emanating from Comms room 2 will be retained as the space has been refurbished within the last five years.

A signal strength survey of the Wi-Fi system should be undertaken to ensure that the coverage provided is adequate to current and future teaching needs. During feasibility stage discussions it is a requirement that Wi-Fi access points are provided with two number Cat 6 data cables.

14.0 FIRE DETECTION AND ALARM SYSTEM

14.1 Description of Existing Systems

Holmes Road depot is protected by both a wireless fire alarm system and an analogue addressable fire alarm system and the two systems appear to be interconnected. The installed wireless fire alarm panel is a FirePoint unit and the analogue addressable system is a FireCell unit, both as manufactured by EMS. These control and indicating panels are both located in the security office adjacent the main entrance to the site.

The systems comprises smoke and heat detectors, interface relays, under dome type bells, electronic sounders and red manual break-glass devices located around the building.

Cabling is generally concealed within the fabric of the building, although in some instances the cable had been protected by PVC 'mini-trunking'. The cabling itself is generally soft skinned fire rated cable, but in some areas mineral insulated copper conductor (MICC) cabling was observed.

14.2 Comments and Observations

The fire risk assessment in accordance with the Regulatory Reform (Fire & Safety) Order 2005 was undertaken in April 2016. It is noted that the reports states the footprint of the building as 2,500m^2. It is also noted that this report indicates that a major overhaul of the existing fire alarm & detection system should be undertaken.

It is noted that at the time of the survey a high number of faults are indicating on the wireless fire alarm panel. A fire alarm test certificate was not identified on site. No zonal chart was mounted adjacent the main building fire alarm control and indicating equipment.

Where fire alarm sounders are of mixed types within an installation this is a contravention of BS 5839 part 1.

No interface had been provided to isolate the gas supplies in the event of a fire.

It is understood that the wireless system coverage also extends into the common parts of the residential portion of the building, although this is beyond the scope of this report. .

The main building fire alarm and detection system appears to be a 'L3' standard, although the installed fire alarm detection coverage does not fully comply with this category. The fire alarm detection installation appears in a poor condition considering the age and usage of the installation

and has a CIBSE Guide M estimated life span of 15 years. It is understood that the fire alarm control panels are obsolete and spare parts have limited availability.

No visual warning devices have been used to supplement or provide principal fire alarm activation indication within the toilets or workshop areas.

The cabling appeared in a good condition, although a large number of cable joints are identified. The fire alarm cables are generally routed through the fabric of the building.

The fire alarm system is assumed to be configured for simultaneous evacuation of the building on the operation of a single device, although interoperability between the two systems is unknown. The fire alarm system is subject to a routine servicing contract, although the last date of maintenance along with the specialist contractor are unknown.

The requirement of BS 5839 part 1 details the requirement for on-site documentation to be provided. This includes the certificates for the design, installation & commissioning of the systems, record drawings, along with maintenance records. There is no evidence of this on site.

No fire suppression systems have been installed to any of the comms rooms.

14.3 Recommendations

Fire alarm and detection should be completely stripped out and removed as the system has numerous faults and the system components are obsolete. As part of the refurbishment works the whole site should be assessed to ensure at least 'L3' protection is provided to afford compliance with BS 5839 part 1, Approved Document B and the Fire Engineering report provided by Hoare Lea (rev 00 dated 15/08/16). However, this will need to be confirmed by the Camdens own fire risk assessment, insurance provider and the local building control officer.

The system should take the form of an analogue addressable system using fire rated soft skinned cable. The installation should be zoned in accordance with the proposed fire strategy.

It may be necessary to utilise a wireless system to provide temporary coverage of the building during the phased approach to the refurbishment project is undertaken, given the lack of fire alarm provision in some areas and the faults on the existing systems. This will need to be further developed at the next stage.

Additional visual warning devices should be provided in accordance with the Equality Act and the councils own fire risk assessment and should be installed to meet the requirements of BS 5839 part 1. As a minimum this should include toilet areas, staff rooms, plant rooms and the workshops.

During the feasibility stage discussions, it is required that a repeating alarm panel is provided to the security admin office, in addition to the main fire alarm panel located in the main building reception.

Consideration should be given to providing a gaseous fire suppression system to each of the comms rooms, following an assessment of the critically of each comms room and discussions with the building insurance provider.

15.0 FACILITIES FOR THE LESS ABLE

15.1 Description of Existing Systems

No disabled toilet alarms nor disabled refuges are identified.

15.2 Comments and Observations

None.

15.3 Recommendations

All disabled toilets should be fitted with a disabled WC alarm system that is linked back to the main reception and security office in accordance with BS 8300 and Approved Document M.

The stairwells should be provided with a hands free disabled refuge system in accordance with BS 5599 Part 8, BS 5839 Part 9 and Approved Document M. The main control equipment should be located adjacent the fire alarm CIE.

16.0 INTRUDER DETECTION AND ALARM SYSTEM

16.1 Description of Existing Systems

The main building is provided with an intruder detection and alarm system. The main control equipment is located in the security' office adjacent the main entrance to the site. The system is maintained by ACE Security & Electrical Ltd. The system zone list indicates that six zones are connected to the system.

The system is fitted with an auto-dialling connection module linked to a remote monitoring centre. The system main keypad is located below the control panel. The system is provided with a battery back-up unit, although the capacity of the back-up is unknown.

Passive infra-red detectors are provided with the circulation spaces and some office areas. A number of door contact sets are also identified, but this is noted as not being on all external doors. System cabling generally takes the form of multi-core PVC security cabling clipped direct to the fabric of the building or contained within PVC mini-trunking secured to the fabric of the building.

A separate security system is also identified with the "street kitchen" area of the site. This equipment is as provided by Chubb. The exact area of coverage of this system beyond the "street kitchen" area is unknown.

16.2 Comments and Observations

The installed alarm systems appear to be in fair condition. The installations appear to have been installed within the last ten years. The level of protection observed within the depot appears limited. A limited number of door contacts are identified throughout the installation and it is noted that not all external doors are provided with door set contacts.

It is a requirement of the police that if they are called out to attend an incident, then this should be confirmed alarm and verified by two different detectors or locations. It is not known if the installed detectors are dual sensors and hence meet this requirement.

16.3 Recommendations

The overall level of protection provided by the installed intruder alarm system across the whole depot estate should be renewed to ensure compliance with PD 6662 and the Secure by Design scheme, all to suit the proposed layouts. However, this will need to be confirmed by the councils own security policy, insurance provider and the local Crime Prevention Design Advisor.

All equipment installed should be verified as current to the Loss Prevention Council list of approved products. All presence sensors should be upgraded to dual sensing devices. All external doors should be provided with door contact sets.

Within the main building, additional presence detectors should be provided to ensure that all proposed offices and circulation spaces are provided with coverage. All external doors on the ground floor should be fitted with door contact sets.

During the feasibility stage discussions, it is required that the main intruder alarm control panel is located within the security admin office.

17.0 CCTV SYSTEMS

17.1 Description of Existing Systems

The main depot local building CCTV system head end equipment, multiplexer and recording equipment is located the housing comms room. The system comprises multiplexer / DVR units, display screens and cameras located around the main depot building.

Generally the cameras are located within circulation spaces, although cameras are also identified within office spaces. The system data & evidence retention period for all cameras is unknown.

Cabling between the cameras and the head end equipment is co-axial cable generally contained with PVC mini-trunking secured to the fabric of the building. Externally the cable is clipped direct to the fabric of the building

17.2 Comments and Observations

The CCTV system appears to be in good condition having been installed apparently, within the last five years. As previously stated the external lighting levels and quality should be checked to ensure that night time footage can be used for prosecution should the need arise.

The quality of the CCTV cameras and recordings should be reviewed by the client as fit for purpose and providing suitable data and best evidence purpose.

17.3 Recommendations

The overall level of protection provided by the installed CCTV system across the whole works depot estate should be further reviewed and partly renewed to ensure compliance with BS 8418, the Secure by Design scheme and to suit the proposed layouts. However, this will need to be confirmed by the councils own security policy, insurance provider and the local Crime Prevention Design Advisor. Additional cameras should be provided in line within these recommendations to ensure adequate coverage is provided.

An operational requirements matrix based on the CCTV principles / objectives detailing each cameras; location, activity, purpose of observation and target speed should be provided. The main depot building should then be evaluated against the matrix for compliance against this document.

The head end CCTV equipment within the main depot building, should be secured within a dedicated, lockable CCTV cabinet as per the requirements of BS 8418 and BS EN 50132. It is suggested that this equipment is located within one of the comms rooms.

The output quality of the entire CCTV system should be tested against the Code of practice for digital CCTV recording systems for the purpose of image export to be used as evidence; BS 8495:2007.

During the feasibility stage discussions, it is required that a CCTV monitors for the local building are to be located within the security admin office.

18.0 ACCESS CONTROL SYSTEMS

18.1 Description of Existing Systems

Access control has generally been provided to internal and external doors leading from the common circulation spaces. The system generally comprises proximity readers, panels, magnetic locks, exit / egress buttons and limited emergency exit breakglasses. The main control equipment and control computer is located off site forming part of the council's central access control system.

Magnetic locks, which support the access control system, are provided on certain doors within the building; it is unknown if these 'fail safe' on operation of the fire alarm system. Green 'break glass' overrides were not provided to all doors.

18.2 Comments and Observations

The door access system is in a fair condition. It is noted that on some doors emergency break-glass devices had not been fitted.

It is noted that Camden council currently has two access control systems running in parallel and it is unknown which door controllers have been upgraded.

18.3 Recommendations

The overall level of protection provided by the installed access control system across the whole building should be updated to ensure compliance with NCAP 30 the Secure by Design scheme and to suit the proposed layouts. However, this will need to be confirmed by the councils own security policy, insurance provider and the local Crime Prevention Design Advisor.

The new installations should meet the requirements of NCAP 30, and be compatible with the new council access control system such that access is possible across all sites.

During the feasibility stage discussions, it is required that a Access Control PC is located in the security admin office.

19.0 LIGHTNING PROTECTION

19.1 Description of Existing Systems

The depot building is not provided with a lightning protection system. No surge protection systems are identified.

The residential portion of the building has been fitted with an external lightning protection tape and was last inspected on the 28th August 2016.

No surge protection systems are identified within the electrical distribution arrangement for Holmes Road Depot.

19.2 Comments and Observations

The residential portion of the building is not considered within this report.

19.3 Recommendations

Given the nature and proposed alternations to the depot building and the IT / CCTV equipment being used therein, a detailed risk assessment in line with BS EN 62305 and the councils own insurance requirements, should be carried out for the whole depot building. Should the risk be greater than $1x10^{-3}$, then the building should be provided with a lightning protection system to meet the requirements of BS 62305 and BS 7430, in addition to the requirements of the councils own insurance company.

Surge protection devices should be installed to the incoming electrical supply and incoming telecoms lines to meet the requirements of BS 62305 and BS 7671.

20.0 APPENDIX 1 – FMR

The following forward maintenance schedules summarise the recommended works identified in the report, their priority and associated costs. Cost provided are indicative budgets only and, following decisions about the recommendations to be adopted, these will need to be revisited.

No costs have been allocated in the FMR where new systems will need to be installed to suit the proposed alternative use of the space. These areas have been marked not compatible with proposed scheme (NCWPS)

Costs provided exclude the following:

- Professional and local authority fees
- VAT
- Main contractor's overhead and profit
- Builders work in connection
- Asbestos surveys and removals
- Sanitaryware and below ground drainage
- Out of hours working

Below is the Condition and Priority Ratings definitions used in conjunction with the Forward Maintenance Plan:

Condition Rating

Grade A - Good. Performing as intended and operating efficiently.
Grade B - Satisfactory. Performing as intended but exhibiting minor deterioration.
Grade C - Poor. Exhibiting major defects and/or not operating as intended.
Grade D - Bad. Life expired and/or serious risk of imminent failure.

Priority Rating

Priority 1. Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation.

Priority 2. Essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation.

Priority 3. Desirable work required within three to five years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation.

Priority 4. Long term work required outside the five year planning period that will prevent deterioration of the fabric or services.

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone A	Painters Workshop	Mechanical	Heating	No. 2 vertical panel radiators served from original heating system	Not sufficient for purpose	Heating system upgrade	D	2	£10,000				£10,000
Zone A	Painters Workshop	Mechanical	Heating	No. 2 portable free-standing single phase electric heaters	Temporary installation. Unsuitable heat distribution affecting materials used in workshop	Heating system upgrade	C	2	£2,000				£2,000
Zone A	Painters Workshop	Mechanical	Ventilation	1 no. window mounted axial extract fan, 1 no. ceiling mounted extract fan	Not sufficient for purpose	Ventilation system upgrade	C	2	£5,000				£5,000
Zone A	Veolia Offices Kitchen	Mechanical	DWS	Electric water heater in kitchens fed from MWS	Equipment approaching life expectancy	Renew on life expiry	B	4			£500		£500
Zone B	Woodworking Machine Shop	Mechanical	Heating	3 no. unit heaters + 1 no. air curtain in main workshop served from original heating system	Equipment approaching life expectancy	Heating system upgrade	C	2					£0
Zone B	Woodworking Machine Shop	Mechanical	Ventilation	Ventilation system to suit machinery. Common extract system to WWC sawdust separation system (sawdust filtration system)	Equipment approaching life expectancy	Renew on life expiry	B	4			£7,500		£7,500
Zone B	(GF+Mezz) Woodworking Offices	Mechanical	Heating	Some new radiators and copper pipework, mostly 1976 old heating system	NCWPS (to be converted into Cycle Changing rooms)	NCWPS	C	2					£0
Zone B	(GF+Mezz) Woodworking Offices	Mechanical	Air Conditioning	Daikool wall mounted split unit. Badly corroded	NCWPS (to be converted into Cycle Changing rooms)	NCWPS	D	2					£0
Zone B	(GF+Mezz) Streets Kitchen	Mechanical	Ventilation	3 no. window mounted axial fans (GF)	NCWPS (to be converted into Metal Workshop)	NCWPS	C	2					£0
Zone B	(GF+Mezz) Streets Kitchen	Mechanical	Heating	2 no. unit heaters (GF)	NCWPS (to be converted into Metal Workshop)	NCWPS	D	2					£0
Zone B	Streets Kitchen Toilets	Mechanical	Heating	Single panel radiator served from original heating system	Not sufficient for purpose	Heating system upgrade	D	1					£0
Zone B	Streets Kitchen Toilets	Mechanical	Ventilation	Wall mounted axial fan	Not sufficient for purpose	Ventilation system upgrade	C	2					£0
Zone C	(GF+Mezz) Road Lighting Store	Mechanical	Heating	Unlagged primary heating pipework just above head height in mezzanine	NCWPS (to be converted into Street Environment & CCTV Enforcement Lockers, Toilets)	NCWPS	D	1					£0
Zone C	(GF+Mezz) MEP & Building Store	Mechanical	Heating	Unlagged primary heating pipework just above head height in mezzanine	NCWPS (to be converted into Street Environment & CCTV Enforcement Lockers, Toilets)	NCWPS	D	1					£0
Zone C	(GF+Mezz) Vehicle Workshop	Mechanical	Ventilation	Local Extract Ventilation (LEV) with flex duct	NCWPS (to be converted into Environmental Services Offices)	NCWPS	C	2					£0
Zone C	(GF+Mezz) Vehicle Workshop	Mechanical	Heating	Unit heaters	NCWPS (to be converted into Environmental Services Offices)	NCWPS	D	2					£0
Zone C	(GF+Mezz) Vehicle Workshop Offices	Mechanical	Heating	Panel radiators served from original heating system	NCWPS (to be converted into Environmental Services Offices)	NCWPS	D	2					£0
Zone C	Mezzanine - Old Plant Room	Mechanical	Ventilation	1 no. centri-axial fan, with air intake from courtyard 2 no. small twin fans with ductwork leading to mezzanine or ground floor	NCWPS (to be converted into new Mechanical Plant Room)	NCWPS	D	2					£0
Zone D	Ground Floor - Incoming mains room	Mechanical	Gas	Incoming 80Ø gas mains to boiler room only, with meter		To be retained to serve proposed refurbishment	C	3				£5,000	£5,000
Zone D	Ground Floor - Incoming mains room	Mechanical	DWS	Incoming 1" water mains to residential units Incoming 2" water mains to main building meter fitted		To be retained to serve proposed refurbishment	C	3				£7,500	£7,500
Zone D	Main Boiler Room	Mechanical	DWS	"Garage" Gas Fired Water Heater Beeston 21312 1241 (2001)	Casing Removed. Not operating	Heating system upgrade	C	1					£0
Zone D	Main Boiler Room	Mechanical	DWS	HWS / Summer Boiler Clyde CK20 (2014)	Recently underwent repair	Heating system upgrade	C	2					£0
Zone D	Main Boiler Room	Mechanical	Heating	2 no. heating boilers Clyde CK40		Heating system upgrade	C	2					£0
Zone D	Main Boiler Room	Mechanical	General	Control panel (2001)		Heating system upgrade	C	2					£0
Zone D	Main Boiler Room	Mechanical	DWS	Secondary Pump Grundfos UPS25-55B	not operational	Heating system upgrade	D	2					£0
Zone D	Main Boiler Room	Mechanical	Heating	Dwelling CT pump Wilo no.1 Holden & Brooks with new motor	Partly served by original 1970's pipework	Heating system upgrade	D	2					£0
Zone D	Main Boiler Room	Mechanical	Heating	Garage CT pump Grundfos UPS50-180F no.1 Holden & Brooks no. 1	Partly served by original 1970's pipework	Heating system upgrade	D	2					£0
Zone D	Main Boiler Room	Mechanical	Heating	Dwellings VT pump Wilo no.1 Holden & Brooks no.1	Partly served by original 1970's pipework	Heating system upgrade	D	2					£0
Zone D	Main Boiler Room	Mechanical	Heating	Heating Pressurisation Unit Spartan Controls	Possible relocation to economise space	Heating system upgrade	C	3			£1,000		£1,000
Zone D	Main Boiler Room	Mechanical	Heating	500 litres expansion vessel (2007) Lowara(Zilmet) 10 bar	Possible relocation to economise space	Heating system upgrade	C	3			£1,000		£1,000
Zone D	Main Boiler Room	Mechanical	Heating	500 litres expansion vessel (2013) Zilmet 6 bar	Possible relocation to economise space	Heating system upgrade	C	3			£1,000		£1,000
Zone D	Welding and Metalwork Workshop	Mechanical	Heating	No. 5 unit heaters served from original heating system	NCWPS (to be converted into Stores)	NCWPS	D	2					£0
Zone D	Welding and Metalwork Workshop	Mechanical	S&W	Cast Iron S&W downpipe	NCWPS (to be converted into Stores)	NCWPS	C	3				£5,000	£5,000
Zone D	Welding and Metalwork Workshop	Mechanical	DWS	Electric hot water heater	NCWPS (to be converted into Stores)	NCWPS	D	1					£0
Zone D	Welding and Metalwork Workshop	Mechanical	Ventilation	No mechanical ventilation	NCWPS (to be converted into Stores)	NCWPS	D	1					£0
Zone D	(GF+Mezz) Kitchen Stores	Mechanical	Heating	Unlagged primary heating pipework providing unwanted heating in the space	NCWPS (to be converted into Offices)	NCWPS	C	2					£0
Zone D	(GF+Mezz) Kitchen Stores	Mechanical	Ventilation	Window mounted axial fan	NCWPS (to be converted into Offices)	NCWPS	C	2					£0
Zone D	(GF+Mezz) Stores Offices	Mechanical	Heating	Recently installed double panel radiators	NCWPS (to be converted into Stores and Public Lighting Office)	NCWPS	C	2					£0
Zone D	(GF+Mezz) Stores Offices	Mechanical	Air Conditioning	4 no. R407c Daikool AC units	NCWPS (to be converted into Stores and Public Lighting Office)	NCWPS	D	2					£0
Zone D	(GF+Mezz) Stores Offices	Mechanical	Ventilation	Opening windows	NCWPS (to be converted into Stores and Public Lighting Office)	NCWPS	D	2					£0
Zone D	(GF+Mezz) Stores Offices	Mechanical	S&W	Cast Iron pipes from 76 Holmes Road flats above	Crossing some offices at h/l but too low	To be retained to serve flats above	C	2				£2,000	£2,000
Zone D	(GF+Mezz) Stores Offices	Mechanical	DWS	Renewed TRV valves	NCWPS (to be converted into Stores and Public Lighting Office)	NCWPS	C	2					£0
Zone D	Ground Floor Stores Kitchen	Mechanical	Ventilation	Ducted wall mounted Ventaxia fan to flat duct to h/l	NCWPS (to be converted into Stores and Public Lighting Office)	NCWPS	D	2					£0
Zone D	Ground Floor Stores Kitchen	Mechanical	DWS	Electric water heater Supreme 140	NCWPS (to be converted into Stores and Public Lighting Office)	NCWPS	B	4					£0
Zone E	Covered Carparking Areas	Mechanical	General	No services provided		No new services to be provided.	_	_					
Zone F	CCTV Comms Room 3	Mechanical	Air Conditioning	Cooling provided by 1 ceiling mounted split unit and 1 wall mounted split unit	Equipment approaching life expectancy	Cooling system upgrade	C	3					£0
Zone F	CCTV Comms Room 3	Mechanical	Air Conditioning	Cooling provided by 2 wall mounted split units.	Layout of room unchanged, however the refrigerant pipes routing likely affected by area refurbishment	To be retained to serve proposed refurbishment	B	4					£0

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone F	CCTV Comms Room 3	Mechanical	Air Conditioning	Free-standing dehumidification unit	Precarious temporary installation, without built-in facility to drain the condensate	Cooling system upgrade	D	2					£0
Zone F	CCTV Video Wall Hub	Mechanical	Air Conditioning	Cooling and heating provided by a Daikin air source heat pump system, manufacture of condenser dating to 2001	NCWPS (CCTV Suite to change layout)	NCWPS	C	3					£0
Zone F	CCTV Video Wall Hub	Mechanical	Ventilation	Ventilation provided by a ducted system for the outside air supply and by 2 no. reversible extract fans behind video wall, fitted with local controls.	NCWPS (CCTV Suite to change layout)	NCWPS	C	3					£0
Zone F	CCTV Suite	Mechanical	Air Conditioning	Cooling provided by individual Fujitsu split units (wall-mounted or cassettes) dating to 2013	NCWPS (CCTV Suite to change layout)	NCWPS	B	4					£0
Zone F	CCTV Suite	Mechanical	Heating	Heating provided by Dimplex electric radiators	NCWPS (CCTV Suite to change layout)	NCWPS	C	3					£0
Zone F	CCTV Suite	Mechanical	Ventilation	Ventilation in offices by opening windows. Ventilation in kitchen by window-mounted axial fan.	NCWPS (CCTV Suite to change layout)	NCWPS	C	3					£0
Zone G	(SW) - HASC Offices (court facing)	Mechanical	Heating	Perimeter heating provided by old radiators located above simple pipe coils, with crude controls. Steel distribution system original to time of construction (late 1970's)	NCWPS (to be converted into Open Plan Office)	NCWPS	D	2					£0
Zone G	(SW) - HASC Offices (court facing)	Mechanical	Ventilation	Supply and extract provided by ducted system and grilles. Ducts running along corridor and in bulkhead in offices.	NCWPS (to be converted into Open Plan Office)	NCWPS	C	3					£0
Zone G	(SW) - HASC Offices (court facing)	Mechanical	Air Conditioning	Meeting room fitted with two Mitsubishi split systems	NCWPS (to be converted into Open Plan Office)	NCWPS	C	3					£0
Zone G	(SW) - HASC Offices (street facing)	Mechanical	Heating	Perimeter heating provided by old radiators, possibly a refurbishment after original construction.	NCWPS (to be converted into Open Plan Office)	NCWPS	D	2					£0
Zone G	(SW) - HASC Offices (street facing)	Mechanical	Heating	Heating provided by old radiators, some newer than others, some sections of pipework have been renewed in copper-made, however main pipework is 1976 steel pipes.	NCWPS (to be converted into Open Plan Office)	NCWPS	D	2					£0
Zone G	HASC comms room 1	Mechanical	Air Conditioning	Cooling provided by a 2006 Daikin wall-mounted unit	To be replaced to suit new heat gains	Cooling system upgrade	C	2					£0
Zone G	HASC comms room 1	Mechanical	Ventilation	Window mounted axial fan	To be replaced to suit new heat gains	Ventilation system upgrade	C	2					£0
Zone G	HASC comms room 4	Mechanical	Air Conditioning	2 no. Daikin FAQ100BVV1B units 1 no. Daikin FAQ71BVV1B unit	NCWPS (to be converted into Open Plan Office)	NCWPS	C	3					£0
Zone G	Housing CCTV	Mechanical	Air Conditioning	2 no. Daikin Cassettes	NCWPS (to be converted into Open Plan Office)	NCWPS	B	4					£0
Zone G	Housing CCTV	Mechanical	Ventilation	2 no. supply and 2 no. extract grilles with MVHR	NCWPS (to be converted into Open Plan Office)	NCWPS	B	4					£0
Zone G	Parking CCTV	Mechanical	Air Conditioning	4 no. Daikin Cassettes	NCWPS (to be converted into Open Plan Office)	NCWPS	B	4					£0
Zone G	Parking CCTV	Mechanical	Ventilation	3 no. supply and 3 no. extract grilles with MVHR	NCWPS (to be converted into Open Plan Office)	NCWPS	B	4					£0
Zone G	Housing CCTV Changing Rooms	Mechanical	Ventilation	Ceiling supply from adjacent corridor, extract through ceiling grille	NCWPS (to be converted into Open Plan Office)	NCWPS	B	4					£0
Zone G	Housing CCTV Changing Rooms	Mechanical	Heating	LTHW panel radiators.	NCWPS (to be converted into Open Plan Office)	NCWPS	C	3					£0
Zone G	Housing CCTV kitchenette & Meeting room	Mechanical	Air Conditioning	1 no. Daikin Cassette	NCWPS (to be converted into Open Plan Office)	NCWPS	B	4					£0
Zone G	Housing CCTV Kitchenette & Meeting room	Mechanical	Ventilation	1 no. supply and 1 no. extract grilles with MVHR for each room	NCWPS (to be converted into Open Plan Office)	NCWPS	C	4					£0
Zone G	(S) - Open office (court facing)	Mechanical	Heating	Perimeter heating provided by old radiators located above simple pipe coils, with crude controls. Distribution system is very old, in steel and possibly original from time of construction (late 1970's)	Equipment past life expectancy	LTHW heating to be stripped out under proposed scheme	D	2					£0
Zone G	(S) - Open office (street facing)	Mechanical	Heating	Perimeter heating provided by old radiators, possibly a refurbishment after original construction.	Equipment past life expectancy	LTHW heating to be stripped out under proposed scheme	D	2					£0
Zone G	(S) - Open office	Mechanical	Air Conditioning	10 no. Daikin Cassettes	Suitable for continued use	To be retained to serve proposed refurbishment	C	3			£41,500		£41,500
Zone G	(S) - Kitchen	Mechanical	Ventilation	Ventaxia window mounted extraction fan	Badly installed (partially blocked by curtains and dropped ceiling)	Equipment to be renewed under new layout	D	2					£0
Zone G	(S) - Lift Lobby	Mechanical	Ventilation	Ventaxia Solo extract fan	Equipment approaching life expectancy	Renew on life expiry	C	2	£500				£500
Zone H	HASC Toilets	Mechanical	Heating	Various types of radiators, some new	Old distribution system	Toilets to be refurbished in proposed scheme	C	2					£0
Zone H	HASC Toilets	Mechanical	Ventilation	No mechanical ventilation		Toilets to be refurbished in proposed scheme	C	2					£0
Zone H	HASC Toilets	Mechanical	DWS	New taps and WHB	Old distribution system	Toilets to be refurbished in proposed scheme	C	2					£0
Zone H	HASC Toilets	Mechanical	S&W	Plastic waste		Toilets to be refurbished in proposed scheme	C	2					£0
Zone H	HASC comms room 2	Mechanical	Air Conditioning	Cooling provided by a 2006 Daikin wall-mounted unit	Not suitable for proposed increase in equipment loads	Cooling system upgrade	C	2					£0
Zone H	HASC comms room 2	Mechanical	Ventilation	Window mounted axial fan	Not suitable for proposed increase in equipment loads	Cooling system upgrade	C	2					£0
Zone H	Open Plan Office	Mechanical	Air Conditioning	7 no. Daikin Cassettes	Suitable for continued use.	To be retained to serve proposed refurbishment	C	3			£36,000		£36,000
Zone H	Open Plan Office	Mechanical	Ventilation	Mechanical supply and extract	Suitable for continued use.	To be retained to serve proposed refurbishment	C	3			£10,000		£10,000
Zone H	HASC Offices Meeting Rooms	Mechanical	Ventilation	Mechanical supply only	Ventilation only, no air conditioning!	To be retained to serve proposed refurbishment	C	2			£2,000		£2,000
Zone H	HASC Offices Meeting Rooms	Mechanical	Air Conditioning	No Air Conditioning provided	No Air Conditioning provided	New split units to be installed	D	2			£2,000		£2,000
Zone H	HASC Offices Kitchenette	Mechanical	Ventilation	Window mounted axial fan	Insufficient ventilation provided.	To be upgraded to serve proposed refurbishment	D	2		£500			£500
Zone H	HASC Offices Kitchenette	Mechanical	DWS	New sink and taps. Chilled + boiling water dispenser		To be retained to serve proposed refurbishment	C	2			£1,000		£1,000
								Totals	**£17,500**	**£500**	**£103,500**	**£19,500**	**£141,000**

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
All Zones	Site Wide	Electrical	Fire Alarm	The main fire alarm panel serving the whole site is located within the ground floor security office. The system comprises two FirePoint fire alarm panels as manufacturer EMS. One panel is linked to a wireless control system. Cabling for each loop is both soft skinned fire resistant cable and MICC type cable	Non compliant with BS 5839 part 1 (2013)	New fire alarm control panel to be installed to provide protection for the entire site and the system completely re-wired.	D	1	£75,000				£75,000
All Zones	Site Wide	Electrical	Incoming openreach supply	The main incoming openreach multicore copper supply cable and incoming fibre optic cable are both located in the ground floor office adjacent the security office. The fibre optic cable is jointed and is routed to the main server room positions. The multicore cable is terminated into a telecom distribution frame. outgoing multicore cables are routed through the fabric of the building to local telecom distribution points around the site.	Equipment approaching life expiry	Capacity of existing supply to be assessed, in conjunction with proposed layouts and proposed bandwidth requirements.	C	2	£5,000				£5,000
All Zones	Site Wide	Electrical	Incoming UKPN Supply	A 400Amp TP&N supply has been brought into a LV cubicle switch panel distribution arrangement. The arrangement consists of a main switch fuse isolator and kWhr meter, TP&N and SP&N isolators, a lighting & power HRC distribution board serving local circuits. Outgoing SWA and MICC cables were identified.	Equipment approaching life expiry	Capacity of existing supply to be assessed, in conjunction with proposed layouts. New LV switch panel assuming incoming UKPN supply is adequate for proposed scheme	D	2	£35,000				£35,000
All Zones	Site Wide	Electrical	Voltage Optimiser	A 400Amp TP&N voltage optimiser unit has been installed to the side of the main cubicle LV switch panel. The unit 'corrects' the site voltage by a fixed percentage.	Equipment approaching life expiry	Evaluate site power factor & harmonic distortion & size new unit accordingly	B	4				£20,000	£20,000
All Zones	Site Wide - External	Electrical	CCTV	IP rated cameras were mounted on the façade of the covered car parking / store areas.	Illumination levels to be reviewed in conjunction with CIBSE LG6 & Proposed layouts	Provide external lighting to carpark area in accordance with CIBSE LG6	C	2	£7,500				£7,500
Zone A	Car parking areas	Electrical	External Lighting	Floodlights mounted on the façade of the covered car parking / store areas. The light fittings have an LED light source and are controlled via local 'dusk to dawn' photocell.	Illumination levels to be reviewed in conjunction with CIBSE LG6 & Proposed layouts	Illumination levels to be reviewed in conjunction with CIBSE LG6 & Proposed layouts	B	3	£13,500				£13,500
Zone A	Painters Workshop	Electrical	Data & Telephones	Single telephone line provided	Equipment approaching life expiry	Renew on life expiry		3			£1,000		£1,000
Zone A	Painters Workshop	Electrical	Emergency Lighting	None identified	Emergency lighting levels non compliant with BS 5266 (2016)	Provide emergency lighting as defined with BS 5266 (2016)		2		£1,500			£1,500
Zone A	Painters Workshop	Electrical	Fire Alarm	Smoke detectors, manual breakglasses and electronic sounders, connected to the main site wide fire alarm panel.	Non compliant with BS 5839 part 1 (2013)	Smoke / Heat detection, manual breakglasses and Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).	B	2	£1,500				£1,500
Zone A	Painters Workshop	Electrical	Lighting	Ceiling surface mounted and chain suspended linear IP65 fluorescent luminaires. Recessed downlights supplement general lighting in rear store. Control via surface wall mounted switches in a metal clad finish.	Lighting levels non-compliant with CIBSE code for lighting	Upgrade lighting to CIBSE LG1 requirements	B	2	£6,000				£6,000
Zone A	Painters Workshop	Electrical	LV Distribution	A local SP&N distribution board as manufactured by Wylex serves the painters workshop and contains MCB / RCBO devices. The incoming supply cable is of the SWA type.	Equipment approaching life expiry	Installation to by subjected to a complete periodic testing & inspection procedure as defined within BS 7671 chapter 62.	B	4	£2,000				£2,000
Zone A	Painters Workshop	Electrical	Small Power	Surface mounted metal clad electrical accessories, consisting double switched socket outlets and fused connection units serving dedicated items of equipment. Generally cabling is contained within surface mounted steel conduit.	Equipment approaching life expiry	Renew on life expiry	C	3			£1,000		£1,000
Zone A	Veolia Kitchen	Electrical	Lighting	General lighting provided by a recessed 1200x600 light fittings with 4x36watt T8 lamps and CAT2 type specular diffuser. Lighting is controlled via traditional wall mounted switch plates in a white plastic finish.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	3			£1,000		£1,000
Zone A	Veolia Kitchen	Electrical	Small Power	Small power is provided by surface mounted white plastic electrical accessories, consisting double switched socket outlets and fused connection units serving dedicated items of equipment. Generally cabling is contained within the surface mounted mini trunking.	Equipment approaching life expiry	Renew on life expiry	B	4				£1,000	£1,000
Zone A	Veolia Offices	Electrical	Data & Telephones	Data outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices.	Equipment approaching life expiry	Renew on life expiry	B	4			£500		£500
Zone A	Veolia Offices	Electrical	Emergency Lighting	No Access to space	Emergency lighting levels non compliant with BS 5266 (2016)	Provide emergency lighting as defined with BS 5266 (2016)		2		£1,000			£1,000
Zone A	Veolia Offices	Electrical	Fire Alarm	No Access to space	Non compliant with BS 5839 part 1 (2013)	Smoke / Heat detection, manual breakglasses and Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).		2	£1,500				£1,500
Zone A	Veolia Offices	Electrical	Lighting	General lighting provided by recessed 600x600 light fittings with 4x18watt T8 lamps and CAT2 type specular diffuser. Lighting is controlled via traditional wall mounted switch plates in a white plastic finish.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	3		£11,000			£11,000
Zone A	Veolia Offices	Electrical	LV Distribution	No Access to space	Equipment approaching life expiry	Renew on life expiry		3			£3,000		£3,000
Zone A	Veolia Offices	Electrical	Small Power	Socket outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices.	Equipment approaching life expiry	Renew on life expiry	B	4				£2,500	£2,500
Zone B	Streets Kitchen - Ground Floor	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	D	2					£0
Zone B	Streets Kitchen - Ground Floor	Electrical	Data & Telephones	None identified	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)							£0
Zone B	Streets Kitchen - Ground Floor	Electrical	Emergency Lighting	None identified	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)							£0
Zone B	Streets Kitchen - Ground Floor	Electrical	Fire Alarm	Only manual breakglasses provided, connected to the main site wide fire alarm panel.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	B	2					£0
Zone B	Streets Kitchen - Ground Floor	Electrical	Incoming UKPN Supply	A 200Amp TP&N supply has been brought into a LV distribution arrangement as manufactured by Ottermill. The arrangement consists of a main switch fuse isolator and kWhr meter, TP&N and SP&N isolators, a lighting HRC distribution board and a power HRC distribution board.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	D	2					£0
Zone B	Streets Kitchen - Ground Floor	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)							£0
Zone B	Streets Kitchen - Ground Floor	Electrical	Lighting	Lighting is provided by chain suspended and surface mounted linear IP65 fluorescent luminaires with T8 lamps. The lighting is controlled via surface wall mounted switches in a metal clad finish located adjacent the main entrance door.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	D	3					£0
Zone B	Streets Kitchen - Ground Floor	Electrical	LV Distribution	In addition to the LV distribution arrangement a Hager TPN distribution board has been installed for the purpose of supplying an extract plant control panel and a street lighting distribution board. A MCB distribution board as manufactured by Proteus is also identified serving general power to the open area.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	B	3					£0

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone B	Streets Kitchen - Ground Floor	Electrical	Small Power	Small power is provided by surface mounted metal clad electrical accessories, consisting double switched socket outlets and fused connection units serving dedicated items of equipment. Generally cabling is contained within surface mounted steel conduit and trunking. The steel trunking system runs around the perimeter of the area.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	D	2					£0
Zone B	Streets Kitchen - Mezzanine	Electrical	Data & Telephones	A high level patch panel is identified, which contained a fibre optic backbone link.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	B	3					£0
Zone B	Streets Kitchen - Mezzanine	Electrical	Emergency Lighting	None identified	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)							£0
Zone B	Streets Kitchen - Mezzanine	Electrical	Fire Alarm	None identified	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)							£0
Zone B	Streets Kitchen - Mezzanine	Electrical	Lighting	Lighting took the form of surface mounted linear twin T8 batten type luminaires. Control is via surface mounted traditional switches in metal clad finish, with cabling contained within plastic mini-trunking.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	D	3					£0
Zone B	Streets Kitchen - Mezzanine	Electrical	Lighting	Lighting to the store is a surface mounted pendant fitted with a GLS light source. Control is via surface mounted traditional switches in metal clad finish, with cabling contained within plastic mini-trunking.	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	D	3					£0
Zone B	Streets Kitchen - Mezzanine	Electrical	Small Power	Small power is provided via surface mounted twin socket outlets. Cabling is contained within surface mounted mini-trunking	NCWPS (To be converted into metal workshop)	NCWPS (To be converted into metal workshop)	D	3					£0
Zone B	Woodworking Machine Shop	Electrical	Access Control	None identified	Equipment approaching life expiry	Renew on life expiry		2		£2,000			£2,000
Zone B	Woodworking Machine Shop	Electrical	Data & Telephones	Single telephone line provided	Equipment approaching life expiry	Renew on life expiry		2		£2,000			£2,000
Zone B	Woodworking Machine Shop	Electrical	Emergency Lighting	Emergency lighting is integral to the standard lighting installation. Key test facilities have been provided at the main incoming LV distribution position.	Emergency lighting levels non compliant with BS 5266 (2016)	Provide emergency lighting as defined with BS 5266 (2016)	B	2		£4,000			£4,000
Zone B	Woodworking Machine Shop	Electrical	Fire Alarm	Only manual breakglasses provided, connected to the main site wide fire alarm panel.	Non compliant with BS 5839 part 1 (2013)	Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013)	B	2	£4,500				£4,500
Zone B	Woodworking Machine Shop	Electrical	Intruder Alarm	TBC	Equipment approaching life expiry	Renew on life expiry		2		£1,000			£1,000
Zone B	Woodworking Machine Shop	Electrical	Lighting	Lighting is provided by chain suspended and surface mounted linear IP65 fluorescent luminaires with T8 lamps. The lighting is controlled via surface wall mounted switches in a metal clad finish.	Lighting levels non-compliant with CIBSE code for lighting	Upgrade lighting to CIBSE LG1 requirements	B	2		£18,000			£18,000
Zone B	Woodworking Machine Shop	Electrical	LV Distribution	The main incoming SWA cable serving the area terminates into a main TP&N isolator which interns three number local MCB distribution boards as manufactured by Merlin Gerin, via a busbar chamber as manufactured by MEM. A HRC distribution board is located within the main woodworking workshop area and serves local equipment.	Equipment approaching life expiry	LV distribution equipment renewed	B	3	£10,000				£10,000
Zone B	Woodworking Machine Shop	Electrical	Small Power	Small power is provided by surface mounted metal clad electrical accessories, consisting double switched socket outlets, switch fuse isolators and fused connection units serving dedicated items of equipment. Generally cabling is contained within surface mounted steel conduit and trunking. The steel trunking system runs around the perimeter of the workshop.	Non compliant with BS 7671 & installation approaching life expiry	Workshop subjected to a full rewire & RCD devices to be fitted to all socket outlets	C	2		£4,500			£4,500
Zone B	Woodworking offices	Electrical	Access Control	No Access to space	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)							£0
Zone B	Woodworking offices	Electrical	Data & Telephones	No Access to space	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)							£0
Zone B	Woodworking offices	Electrical	Emergency Lighting	No Access to space	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)							£0
Zone B	Woodworking offices	Electrical	Fire Alarm	No Access to space	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)							£0
Zone B	Woodworking offices	Electrical	Intruder Alarm	No Access to space	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)							£0
Zone B	Woodworking offices	Electrical	Lighting	General lighting provided by a recessed 1200x600 light fittings with 4x36watt T8 lamps and CAT2 type specular diffuser.	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)	B	2					£0
Zone B	Woodworking offices	Electrical	LV Distribution	No Access to space	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)							£0
Zone B	Woodworking offices	Electrical	LV Distribution	No Access to space	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)							£0
Zone B	Woodworking offices	Electrical	Small Power	No Access to space	NCWPS (Cellular Offices to be converted into open plan offices)	NCWPS (Cellular Offices to be converted into toilet / shower / locker facilities)							£0
Zone C	Ground Floor - MEP & Building Stores	Electrical	Access Control	None identified	NCWPS	NCWPS							£0
Zone C	Ground Floor - MEP & Building Stores	Electrical	Data & Telephones	Data and telephone outlets are provided at the desk position and were surface mounted metal clad outlets.	NCWPS	NCWPS	B	3					£0
Zone C	Ground Floor - MEP & Building Stores	Electrical	Emergency Lighting	None identified	NCWPS	NCWPS							£0
Zone C	Ground Floor - MEP & Building Stores	Electrical	Fire Alarm	Smoke detectors, manual breakglasses, dome type under-bells and electronic sounders, connected to the main site wide fire alarm panel.	NCWPS	NCWPS	B	2					£0
Zone C	Ground Floor - MEP & Building Stores	Electrical	Intruder Alarm	None identified	NCWPS	NCWPS							£0
Zone C	Ground Floor - MEP & Building Stores	Electrical	Lighting	Surface mounted 1500mm linear fluorescent batten type luminaires with T8 lamps. The lighting is controlled via traditional wall mounted switches	NCWPS	NCWPS	B	3					£0
Zone C	Ground Floor - MEP & Building Stores	Electrical	LV Distribution	None identified	NCWPS	NCWPS							£0
Zone C	Ground Floor - MEP & Building Stores	Electrical	Small Power	Small power is provided by surface mounted metal clad electrical accessories, consisting double switched socket outlets. Generally cabling is contained within surface mounted steel conduit.	NCWPS	NCWPS	B	3					£0
Zone C	Ground Floor - Road lighting Stores	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS	NCWPS	B	3					£0
Zone C	Ground Floor - Road lighting Stores	Electrical	Data & Telephones	None identified	NCWPS	NCWPS							£0
Zone C	Ground Floor - Road lighting Stores	Electrical	Emergency Lighting	Dedicated surface mounted bulkhead fitting with 1x8Watt T5 lamp. Local key test switch mounted above the local distribution board.	NCWPS	NCWPS	B	2					£0
Zone C	Ground Floor - Road lighting Stores	Electrical	Fire Alarm	Smoke detectors, manual breakglasses, dome type under-bells and electronic sounders, connected to the main site wide fire alarm panel.	NCWPS	NCWPS	B	2					£0
Zone C	Ground Floor - Road lighting Stores	Electrical	Intruder Alarm	None identified	NCWPS	NCWPS							£0

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone C	Ground Floor - Road lighting Stores	Electrical	Lighting	Surface mounted 1500mm linear fluorescent batten type luminaires with twin T8 lamps. The lighting is controlled via traditional wall mounted switches	NCWPS	NCWPS	B	3					£0
Zone C	Ground Floor - Road lighting Stores	Electrical	LV Distribution	The incoming SWA type cable supplies a TP&N MCB distribution board as manufactured by MEM. A SP&N distribution board is also installed, this wylex distribution board has been converted from rewirable BS 3036 fuses to type 2 MCB devices.	NCWPS	NCWPS	D	2					£0
Zone C	Ground Floor - Road lighting Stores	Electrical	Small Power	Small power is provided by surface mounted metal electrical accessories, consisting double switched socket outlets and RCD socket outlets. Generally cabling is contained within surface mounted steel conduit.	NCWPS	NCWPS	B	3					£0
Zone C	Ground floor - Toilets & locker rooms	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS	NCWPS	B	3					£0
Zone C	Ground floor - Toilets & locker rooms	Electrical	Data & Telephones	None identified	NCWPS	NCWPS							£0
Zone C	Ground floor - Toilets & locker rooms	Electrical	Emergency Lighting	Emergency lighting is provided by dedicated surface mounted bulkhead fitting with 1x8Watt T5 lamp. Testing facility is provided by local key test switches.	NCWPS	NCWPS	B	3					£0
Zone C	Ground floor - Toilets & locker rooms	Electrical	Fire Alarm	None identified	NCWPS	NCWPS							£0
Zone C	Ground floor - Toilets & locker rooms	Electrical	Intruder Alarm	None identified	NCWPS	NCWPS							£0
Zone C	Ground floor - Toilets & locker rooms	Electrical	Lighting	Lighting took the form of surface mounted linear 1200mm fluorescent batten fittings with poly carbonate diffusers and twin T8 lamps. Control is via ceiling recessed presence detectors	NCWPS	NCWPS	B	3					£0
Zone C	Ground floor - Toilets & locker rooms	Electrical	LV Distribution	The local distribution board is a TP&N MCB as manufactured by Eaton.	NCWPS	NCWPS	B	4					£0
Zone C	Ground floor - Toilets & locker rooms	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting fused connection units serving hand driers and low level cleaners sockets. Generally cabling is contained within the fabric of the building.	NCWPS	NCWPS	B	3					£0
Zone C	Ground Floor - Vehicle Workshop	Electrical	Access Control	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Ground Floor - Vehicle Workshop	Electrical	Data & Telephones	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Ground Floor - Vehicle Workshop	Electrical	Emergency Lighting	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Ground Floor - Vehicle Workshop	Electrical	Fire Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Ground Floor - Vehicle Workshop	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Ground Floor - Vehicle Workshop	Electrical	Lighting	Lighting is provided by surface mounted linear fluorescent luminaires with T8 lamps. The lighting is controlled via surface wall mounted switches in a metal clad finish.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Ground Floor - Vehicle Workshop	Electrical	LV Distribution	The vehicle workshop is served by two TP&N MCB distribution boards and a SP&N MCB distribution board. The incoming supply cable is a SWA type cable.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Ground Floor - Vehicle Workshop	Electrical	Small Power	Small power is provided by surface mounted metal clad electrical accessories, consisting double switched socket outlets, switch fuse isolators and fused connection units serving dedicated items of equipment. Generally cabling is contained within surface mounted steel conduit and trunking. The steel trunking system runs around the perimeter of the workshop.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	Data & Telephones	Data outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	Emergency Lighting	Emergency lighting is integral to the standard lighting installation. The corridors had been provided with illuminated exit signage. Local key test facilities had been provided to each room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	Fire Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	Lighting	General lighting provided by recessed 600x600 light fittings with drop baffle wings and 4x14watt T5 lamps. Lighting is controlled via	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	Lighting	General lighting provided by recessed 600x600 light fittings with 4x18watt T8 lamps and CAT2 type specular diffuser. Lighting is	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	LV Distribution	A SP&N Supply had been derived from the main workshop distribution arrangement to serve the temporary porta cabins located outside the vehicle workshop. The SP&N supply is provided with a rotary isolator via a kWhr meter.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone C	Ground Floor - Vehicle Workshop Offices	Electrical	Small Power	Socket outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	1					£0
Zone C	Mezzanine - MEP & Building Stores	Electrical	Access Control	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - MEP & Building Stores	Electrical	Data & Telephones	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - MEP & Building Stores	Electrical	Emergency Lighting	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - MEP & Building Stores	Electrical	Fire Alarm	Smoke detectors, manual breakglasses and electronic sounders, connected to the main site wide fire alarm panel.	NCWPS	NCWPS	B	2					£0
Zone C	Mezzanine - MEP & Building Stores	Electrical	Intruder Alarm	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - MEP & Building Stores	Electrical	Lighting	Surface mounted 1500mm linear IP65 fluorescent batten type luminaires with T8 lamps. The lighting is controlled via traditional wall mounted switches	NCWPS	NCWPS	B	3					£0
Zone C	Mezzanine - MEP & Building Stores	Electrical	LV Distribution	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - MEP & Building Stores	Electrical	Small Power	Small power is provided by surface mounted metal clad electrical accessories, consisting double switched socket outlets. Generally cabling is contained within surface mounted steel conduit.	NCWPS	NCWPS	B	3					£0
Zone C	Mezzanine - Road lighting Offices	Electrical	Access Control	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Offices	Electrical	Data & Telephones	Data outlets were surface mounted and of a white plastic finish. The cabling contained within surface mounted plastic mini-trunking	NCWPS	NCWPS	B	3					£0
Zone C	Mezzanine - Road lighting Offices	Electrical	Emergency Lighting	None identified	NCWPS	NCWPS							£0

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone C	Mezzanine - Road lighting Offices	Electrical	Fire Alarm	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Offices	Electrical	Intruder Alarm	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Offices	Electrical	Lighting	Lighting took the form of surface mounted linear 1500mm fluorescent batten fittings with cat 2 type louvres and twin T8 lamps. Control is via traditional ceiling mounted pull cord switches	NCWPS	NCWPS	B	3					£0
Zone C	Mezzanine - Road lighting Offices	Electrical	LV Distribution	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Offices	Electrical	Small Power	Small power is provided by surface mounted metal electrical accessories, consisting double switched socket outlets and RCD socket outlets. Generally cabling is contained within surface mounted steel conduit.	NCWPS	NCWPS	B	3					£0
Zone C	Mezzanine - Road lighting Stores	Electrical	Access Control	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Stores	Electrical	Data & Telephones	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Stores	Electrical	Emergency Lighting	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Stores	Electrical	Fire Alarm	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Stores	Electrical	Intruder Alarm	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Road lighting Stores	Electrical	Lighting	Lighting took the form of surface mounted linear 1800mm fluorescent batten fittings with wide reflector and twin T12 lamps. Control is via traditional surface mounted wall switches in a metal clad finish	NCWPS	NCWPS	B	3					£0
Zone C	Mezzanine - Road lighting Stores	Electrical	LV Distribution	The incoming SWA type cable supplies a TP&N MCB distribution board as manufactured by Hager.	NCWPS	NCWPS	B	3					£0
Zone C	Mezzanine - Road lighting Stores	Electrical	Small Power	None identified	NCWPS	NCWPS							£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Access Control	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Data & Telephones	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Emergency Lighting	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Fire Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Lighting	Lighting is provided by surface wall mounted linear fluorescent batten type luminaires with T8 lamps with polycarbonate diffusers. The lighting is controlled via surface wall mounted switches in a metal clad finish.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Lighting	Lighting is provided by surface mounted linear fluorescent batten type luminaires with T8 lamps. The lighting is controlled via surface wall mounted switches in a metal clad finish.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	LV Distribution	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting double switched socket outlets . Generally cabling is contained within the fabric of the building and where visible the cabling is flat twin & earth type cable.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone C	Mezzanine - Vehicle Workshop	Electrical	Small Power	Small power is provided by surface mounted metal electrical accessories, consisting double switched socket outlets and RCD socket outlets. Generally cabling is contained within surface mounted steel conduit.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Glaziers Workshop	Electrical	Access Control	No Access to space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Glaziers Workshop	Electrical	Data & Telephones	No Access to space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Glaziers Workshop	Electrical	Emergency Lighting	No Access to space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Glaziers Workshop	Electrical	Fire Alarm	No Access to space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Glaziers Workshop	Electrical	Intruder Alarm	No Access to space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Glaziers Workshop	Electrical	Lighting	No Access to space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Glaziers Workshop	Electrical	LV Distribution	No Access to space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Glaziers Workshop	Electrical	Small Power	No Access to space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Ground Floor Stores Offices	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Ground Floor Stores Offices	Electrical	Data & Telephones	Data outlets were mounted on multi-compartment trunking either at dado height, run around the perimeter of the offices.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Ground Floor Stores Offices	Electrical	Emergency Lighting	Emergency lighting is provided by dedicated surface mounted bulkhead fitting with 1x8Watt T5 lamp. Testing facility is provided by local key test switches at the main light switch position.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Ground Floor Stores Offices	Electrical	Fire Alarm	Smoke detectors, manual breakglasses, electronic sounders and under-dome bell sounders, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone D	Ground Floor Stores Offices	Electrical	Intruder Alarm	Intruder protection took the form of PIR sensors located within the corners of the office spaces.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Ground Floor Stores Offices	Electrical	Lighting	Lighting took the form of linear 1500mm surface mounted luminaires converted for T5 lamps & cat 2 type louvres. Lighting control is via traditional wall mounted switches.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Ground Floor Stores Offices	Electrical	LV Distribution	The incoming cable supplies a SP&N distribution board, this wylex distribution board has been converted from rewirable BS 3036 fuses to type 2 MCB devices.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone D	Ground Floor Stores Offices	Electrical	Small Power	Socket outlets were mounted on multi-compartment trunking either at dado height, run around the perimeter of the offices.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Ground Floor Stores Offices	Electrical	Small Power	Socket outlets were flush mounted to the fabric of the building. Accessories were of a white plastic finish.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Ground Floor Stores Toilets	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	Equipment approaching life expiry	Renew on life expiry	B	3			£500		£500
Zone D	Ground Floor Stores Toilets	Electrical	Data & Telephones	None identified	Not Applicable	Not Applicable							£0
Zone D	Ground Floor Stores Toilets	Electrical	Emergency Lighting	Emergency lighting is provided by dedicated surface mounted bulkhead fitting with 1x8Watt T5 lamp. Testing facility is provided by local key test switches.	Equipment approaching life expiry	Renew on life expiry	B	3			£1,000		£1,000
Zone D	Ground Floor Stores Toilets	Electrical	Fire Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).			£1,000				£1,000
Zone D	Ground Floor Stores Toilets	Electrical	Intruder Alarm	None identified	No Intruder Alarm detection	Provide intruder detection to space			£500				£500
Zone D	Ground Floor Stores Toilets	Electrical	Lighting	Lighting took the form of surface mounted linear 1200mm fluorescent batten fittings with poly carbonate diffusers and twin T8 lamps. Control is via traditional wall mounted switches in white plastic finish.	inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	3			£4,000		£4,000
Zone D	Ground Floor Stores Toilets	Electrical	LV Distribution	None identified	Equipment approaching life expiry	Renew on life expiry			£2,000				£2,000

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone D	Ground Floor Stores Toilets	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting fused connection units serving hand driers. Generally cabling is contained within the fabric of the building	Equipment approaching life expiry	Renew on life expiry	B	3			£1,000		£1,000
Zone D	Ground Floor Stores Toilets - Cubicles	Electrical	Lighting	Lighting took the form of surface mounted circular bulkhead fittings with TC-DD lamp sources. Control is via ceiling recessed presence detectors	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	3			£500		£500
Zone D	Ground Floor Stores Toilets - Shower room	Electrical	Lighting	Lighting took the form of surface mounted circular bulkhead fittings with TC-DD lamp sources, supplemented by recessed low voltage downlights above each shower cubicle. Control is via a ceiling recessed presence detector.	Inefficient light source within luminaires and light fittings are not appropriately IP rated for the environment in which installed	Renew luminaires for IP4x fittings with LED lamp sources to improve energy efficiency	B	2	£500				£500
Zone D	Kitchen Stores	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Kitchen Stores	Electrical	Data & Telephones	Data outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Kitchen Stores	Electrical	Emergency Lighting	Emergency lighting is integral to the standard lighting installation. Key test facilities have been provided at the main incoming LV distribution position.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Kitchen Stores	Electrical	Fire Alarm	Manual breakglass and a dome type under-bell, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone D	Kitchen Stores	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Kitchen Stores	Electrical	Lighting	Workshop lighting is provided by surface mounted linear fluorescent batten type luminaires with T8 lamps and wide reflectors. The lighting is controlled via surface wall mounted switches in a metal clad finish.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Kitchen Stores	Electrical	LV Distribution	A SP&N MCB distribution board is installed above the workshop area sink, as manufactured by MEM Eaton	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	4					£0
Zone D	Kitchen Stores - Office	Electrical	Lighting	Office lighting took the form of surface mounted linear 1500mm fluorescent batten fittings with cat 2 type louvres and twin T8 lamps. Control is via traditional wall mounted switches in a white plastic finish.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Kitchen Stores - Office	Electrical	Small Power	Socket outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Main Boiler Room	Electrical	Access Control	None identified	Not Applicable	Not Applicable							£0
Zone D	Main Boiler Room	Electrical	Data & Telephones	Telephone line provided	Equipment approaching life expiry	Renew on life expiry	B	3	£500				£500
Zone D	Main Boiler Room	Electrical	Emergency Lighting	Emergency lighting took the form of emergency battery back-up to the existing luminaires. A local test key switch had been provided a the main door light switch position.	Equipment approaching life expiry	Renew on life expiry	B	3			£1,000		£1,000
Zone D	Main Boiler Room	Electrical	Fire Alarm	Manual breakglass, connected to the main site wide fire alarm panel.	Non compliant with BS 5839 part 1 (2013)	Smoke / Heat detection, manual breakglasses and Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).	C	2	£1,000				£1,000
Zone D	Main Boiler Room	Electrical	Intruder Alarm	None identified	No Intruder Alarm detection	Provide intruder detection to space			£500				£500
Zone D	Main Boiler Room	Electrical	Lighting	Lighting is provided by suspended linear fluorescent IP65 luminaires with T8 lamps. The lighting is controlled via surface wall mounted switch in a metal clad finish.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	3			£4,000		£4,000
Zone D	Main Boiler Room	Electrical	LV Distribution	The local TP&N distribution boards is as manufactured by Proteous switch gear and is fitted with BS1361 fuse carriers.	Equipment approaching life expiry	Renew HRC distribution board from MCB distribution board.	B	2			£1,500		£1,500
Zone D	Main Boiler Room	Electrical	Small Power	Small power took the form of surface mounted socket outlets with integral RCD protection, local rotary IP65 isolators serving local pumps and boilers. A surface mounted metal trunking run around the perimeter of the boiler room and accessories were served from this trunking via surface metal conduit containment system.	Equipment approaching life expiry	Renew on life expiry	B	3			£4,000		£4,000
Zone D	Mezzanine Stores Offices	Electrical	Access Control	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Mezzanine Stores Offices	Electrical	Data & Telephones	Data outlets were mounted on multi-compartment trunking either at skirting or dado height, plus ceiling mounted wireless access points.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Mezzanine Stores Offices	Electrical	Emergency Lighting	Emergency lighting is provided by dedicated surface mounted bulkhead fitting with 1x8Watt T5 lamp. Testing facility is provided by local key test switches at the main light switch position.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Mezzanine Stores Offices	Electrical	Fire Alarm	Smoke detectors, manual breakglasses, electronic sounders and under-dome bell sounders, connected to the main site wide fire alarm panel.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone D	Mezzanine Stores Offices	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Mezzanine Stores Offices	Electrical	Lighting	Lighting took the form of linear 1500mm surface mounted luminaires with T8 lamps & cat 2 type louvres. Lighting control is via traditional wall mounted switches, supplemented by ceiling mounted pull cord switches.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Mezzanine Stores Offices	Electrical	LV Distribution	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into open plan office accommodation).							£0
Zone D	Mezzanine Stores Offices	Electrical	Small Power	Socket outlets were mounted on multi-compartment trunking either at skirting or dado height, run around the perimeter of the offices.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone D	Welding & Metalwork Workshop	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	B	3					£0
Zone D	Welding & Metalwork Workshop	Electrical	Data & Telephones	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).							£0
Zone D	Welding & Metalwork Workshop	Electrical	Emergency Lighting	Emergency lighting is provided by dedicated surface mounted bulkhead fitting with 1x8Watt T5 lamp. Testing facility is provided by local key test switch mounted above the local distribution board.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	B	3					£0
Zone D	Welding & Metalwork Workshop	Electrical	Fire Alarm	Manual breakglasses, electronic sounders and visual warning devices, connected to the main site wide fire alarm panel.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	B	2					£0
Zone D	Welding & Metalwork Workshop	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).							£0
Zone D	Welding & Metalwork Workshop	Electrical	Lighting	General lighting provided by ceiling mounted high bay type lighting with metal halide light source. Lighting is controlled via traditional surface mounted switch plates in a metal clad finish.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	B	3					£0
Zone D	Welding & Metalwork Workshop	Electrical	LV Distribution	The workshop is served by two number HRC distribution boards as manufactured by MEM	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	D	3					£0
Zone D	Welding & Metalwork Workshop	Electrical	Small Power	Small power is provided by surface mounted metal clad electrical accessories, consisting double switched socket outlets, switch fuse isolators and fused connection units serving dedicated items of equipment. Generally cabling is contained within surface mounted steel conduit and trunking. The steel trunking system runs around the perimeter of the workshop.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	B	3					£0

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone D	Welding & Metalwork Workshop - Fabrication Workshop	Electrical	Lighting	Lighting is provided by suspended 1500mm linear batten fluorescent luminaires with twin T8 lamps. Lighting is controlled via traditional surface mounted switch plates in a metal clad finish.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	B	2					£0
Zone D	Welding & Metalwork Workshop - Rest Room	Electrical	Access Control	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).							£0
Zone D	Welding & Metalwork Workshop - Rest Room	Electrical	Data & Telephones	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).							£0
Zone D	Welding & Metalwork Workshop - Rest Room	Electrical	Emergency Lighting	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).							£0
Zone D	Welding & Metalwork Workshop - Rest Room	Electrical	Fire Alarm	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).							£0
Zone D	Welding & Metalwork Workshop - Rest Room	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).							£0
Zone D	Welding & Metalwork Workshop - Rest Room	Electrical	Lighting	Lighting is provided by surface mounted 1500mm linear batten fluorescent luminaires with twin T8 lamps. Lighting is controlled via traditional surface mounted switch plates in a metal clad finish.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	B	3					£0
Zone D	Welding & Metalwork Workshop - Rest Room	Electrical	LV Distribution	None identified	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).							£0
Zone D	Welding & Metalwork Workshop - Rest Room	Electrical	Small Power	Small power is provided by surface mounted metal clad electrical accessories, consisting double switched socket outlets, fused connection units serving dedicated items of equipment. Generally cabling is contained within surface mounted steel conduit.	NCWPS (To be converted into MEP & Building stores).	NCWPS (To be converted into MEP & Building stores).	B	3					£0
Zone E	Covered Car parking areas	Electrical	External Lighting	High bay type luminaires with LED light sources. Lighting control via surface mounted metal clad light switches within each covered area.	Equipment approaching life expiry	Metal clad switches to be replaced with IP rated presence / daylight sensors.	C	2	£4,500				£4,500
Zone F	CCTV Comms Room 3	Electrical	Emergency Lighting	None identified	NCWPS	NCWPS	B	2					£0
Zone F	CCTV Comms Room 3	Electrical	Lighting	Lighting is provided by surface mounted linear fluorescent batten fittings with T8 lamp sources. Lighting is controlled via traditional wall mounted switch plates in a white plastic finish.	NCWPS	NCWPS	B	3					£0
Zone F	CCTV Comms Room 3	Electrical	Small Power	Power to the server racks is via a high level commando plug & socket arrangement.	NCWPS	NCWPS	B	4					£0
Zone F	CCTV Comms Room 3	Electrical	UPS Power supply	The UPS system comprised of an incoming supply to a maintenance bypass switch. The UPS arrangement consists of a main UPS unit and an array of batteries within a dedicated enclosure. The arrangement serves a local SP&N distribution board.	NCWPS	NCWPS	B	3					£0
Zone F	CCTV Suite	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS	NCWPS	B	3					£0
Zone F	CCTV Suite	Electrical	Data & Telephones	Data outlets were mounted on multi-compartment trunking either at skirting or dado height, plus ceiling mounted wireless access points.	NCWPS	NCWPS	B	4					£0
Zone F	CCTV Suite	Electrical	Emergency Lighting	Emergency lighting is integral to the standard lighting installation. Key test facilities have been provided at the main incoming LV distribution position.	NCWPS	NCWPS	B	2					£0
Zone F	CCTV Suite	Electrical	Fire Alarm	Smoke detectors, manual breakglasses, electronic sounders and under-dome bell sounders, connected to the main site wide fire alarm panel.	NCWPS	NCWPS	B	2					£0
Zone F	CCTV Suite	Electrical	Intruder Alarm	None identified	NCWPS	NCWPS							£0
Zone F	CCTV Suite	Electrical	Lighting	General lighting provided by recessed 600x600 light fittings with drop baffle wings and 3x14watt T5 lamps. Lighting is controlled via traditional wall mounted switch plates in a white plastic finish.	NCWPS	NCWPS	B	3					£0
Zone F	CCTV Suite	Electrical	LV Distribution	The low voltage distribution system is supplied from the main electrical intake position & a UPS. The system serves a essential / non-essential distribution system for the CCTV suite. Local TP&N & SP&N distribution boards are provided within the suite. Distribution boards are of differing manufacturers.	NCWPS	NCWPS	B	4					£0
Zone F	CCTV Suite	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting single and double switched socket outlets and fused connection units serving dedicated items of equipment. Generally cabling is contained within the fabric of the building. A metal skirting trunking is installed within the corridor areas, which had been painted black along with the double socket outlets mounted on the skirting trunking.	NCWPS	NCWPS	B	3					£0
Zone F	CCTV Suite	Electrical	Video Entry	Video entry phone system at the secured door position to the CCTV suite and the handset is located within the main CCTV HUB	NCWPS	NCWPS	B	4					£0
Zone F	CCTV Video Wall Hub	Electrical	Lighting	General lighting provided by recessed 600x600 light fittings with drop baffle wings and 3x14watt T5 lamps. Lighting is supplemented by recessed circular low voltage downlights over desks. Lighting is controlled via traditional wall mounted switch plates in a white plastic finish.	NCWPS	NCWPS	B	4					£0
Zone F	CCTV Video Wall Hub	Electrical	Small Power	Small power provision is integrated into the video monitor desks.	NCWPS	NCWPS	B	4					£0
Zone F	Roof	Electrical	External Lighting	Surface mounted bulkhead luminaires to the emergency exit route, controlled via a external wall mounted rotary switch	Emergency lighting levels non compliant with BS 5266 (2016)	Provide emergency lighting as defined with BS 5266 (2016)	C	2		£1,500			£1,500
Zone G	Common Area Stairwells	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	Equipment approaching life expiry	Renew on life expiry	C	3			£1,000		£1,000
Zone G	Common Area Stairwells	Electrical	CCTV	Dome type CCTV cameras had been provided to the stairwell and circulation spaces.	Equipment approaching life expiry	Renew on life expiry	B	3			£1,000		£1,000
Zone G	Common Area Stairwells	Electrical	Data & Telephones	None identified	Not Applicable	Not Applicable							£0
Zone G	Common Area Stairwells	Electrical	Emergency Lighting	Emergency lighting is provided by dedicated surface mounted bulkhead fitting with 1x8Watt T5 lamp. Testing facility is provided by local key test switches.	Emergency lighting levels non compliant with BS 5266 (2016)	Provide emergency lighting as defined with BS 5266 (2016)	B	3			£1,500		£1,500
Zone G	Common Area Stairwells	Electrical	Fire Alarm	Manual breakglasses, electronic sounders and visual warning devices, connected to the main site wide fire alarm panel.	Non compliant with BS 5839 part 1 (2013)	Smoke detection, manual breakglasses and Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).	B	2	£1,500				£1,500
Zone G	Common Area Stairwells	Electrical	Intruder Alarm	None identified	No Intruder Alarm detection	Provide intruder detection to space			£500				£500

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone G	Common Area Stairwells	Electrical	Lighting	lighting took the form of surface mounted 1500mm linear fluorescent batten fittings with polycarbonate diffusers and T8 lamp sources and surface mounted 600x450mm fluorescent fittings with specular diffusers and 4x14watt T5 lamp. The lighting is controlled via traditional wall mounted switches.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	C	3			£6,000		£6,000
Zone G	Common Area Stairwells	Electrical	LV Distribution	2 number TP&N distribution boards within dedicated cupboard.	Equipment approaching life expiry	Renew on life expiry	B	2		£3,500			£3,500
Zone G	Common Area Stairwells	Electrical	Small Power	None identified	Equipment approaching life expiry	Renew on life expiry			£1,500				£1,500
Zone G	First Floor - HASC office	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office	Electrical	Data & Telephones	Data outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices and meeting room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office	Electrical	Emergency Lighting	Emergency lighting took the form of emergency battery packs to the normal lighting. Illuminated exit signage is provided at the doors to the office accommodation.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office	Electrical	Fire Alarm	Smoke detectors and electronic sounders, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor - HASC office	Electrical	Intruder Alarm	Intruder protection took the form of PIR sensors located within the corners of the office spaces.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office	Electrical	Lighting	Lighting to the office were recessed 600x600 modular luminaire with LED light sources and central satinbrite louvre. Lighting control took the form of ceiling recessed presence detectors.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office	Electrical	Lighting	Lighting to the central corridor of the office recessed circular downlights with decorative drop glasses were installed and twin 26watt TC-T lamps. Lighting control took the form of ceiling recessed presence detectors.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office	Electrical	Lighting	Two number wall mounted up lights had been installed on the wall from the corridor to the meeting room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office	Electrical	LV Distribution	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor - HASC office	Electrical	Small Power	Socket outlets were mounted on multi-compartment skirting height trunking run around the perimeter of the office and meeting room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office	Electrical	Video Entry	Video entry phone system at the secured door position to the office from the corridor and the handset is located within the office space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor - HASC office Meeting Room	Electrical	Induction Loop	The meeting room is provided with a induction loop system.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC office Meeting Room	Electrical	Lighting	Lighting to the meeting were recessed 600x600 modular dimmable luminaire with LED light sources and central satinbrite louvre. Lighting control took the form a retractive wall mounted switch, providing ON / OFF and dimming control and this is supplemented by a ceiling recessed presence detector.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor - HASC offices kitchenette	Electrical	Access Control	None identified	Not Applicable	Not Applicable							£0
Zone G	First Floor - HASC offices kitchenette	Electrical	Data & Telephones	None identified	Not Applicable	Not Applicable							£0
Zone G	First Floor - HASC offices kitchenette	Electrical	Emergency Lighting	None identified	Emergency lighting levels non compliant with BS 5266 (2016)	Provide emergency lighting as defined with BS 5266 (2016)		2		£500			£500
Zone G	First Floor - HASC offices kitchenette	Electrical	Fire Alarm	Smoke detector and electronic sounder, connected to the main site wide fire alarm panel.	Non compliant with BS 5839 part 1 (2013)	Smoke detection, manual breakglasses and Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).	B	2	£500				£500
Zone G	First Floor - HASC offices kitchenette	Electrical	Intruder Alarm	Intruder protection took the form of PIR sensors located within the corners of the office spaces.	NCWPS (To be converted into open plan office accommodation).	Renew on life expiry	B	3			£500		£500
Zone G	First Floor - HASC offices kitchenette	Electrical	Lighting	The kitchenette general lighting took the form of 300x300 recessed low energy down lighters with twin 36watt TC-T lamps and decorative drop glasses. The kitchenette worktop task lighting is provided by recessed circular recessed low energy downlights. Lighting control is provided by a ceiling recessed presence detector.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	3			£3,000		£3,000
Zone G	First Floor - HASC offices kitchenette	Electrical	LV Distribution	None identified	Equipment approaching life expiry	Renew on life expiry			£6,000				£6,000
Zone G	First Floor - HASC offices kitchenette	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting double switched socket outlets and fused connection units serving dedicated items of equipment. Generally cabling is contained within the fabric of the building.	Equipment approaching life expiry	Renew on life expiry	B	3			£500		£500
Zone G	First Floor - HASC toilets	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	Equipment approaching life expiry	Renew on life expiry	C	3			£500		£500
Zone G	First Floor - HASC toilets	Electrical	Data & Telephones	None identified	Not Applicable	Not Applicable							£0
Zone G	First Floor - HASC toilets	Electrical	Emergency Lighting	Emergency lighting is provided by dedicated surface mounted bulkhead fitting with 1x8Watt T5 lamp. Testing facility is provided by local key test switches.	Equipment approaching life expiry	Renew on life expiry	C	3			£1,000		£1,000
Zone G	First Floor - HASC toilets	Electrical	Fire Alarm	Smoke detectors, manual breakglasses, dome type under-bells and electronic sounders, connected to the main site wide fire alarm panel.	Non compliant with BS 5839 part 1 (2013)	Smoke detection, manual breakglasses and Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).	B	2	£1,000				£1,000
Zone G	First Floor - HASC toilets	Electrical	Intruder Alarm	None identified	No Intruder Alarm detection	Provide intruder detection to space			£1,000				£1,000
Zone G	First Floor - HASC toilets	Electrical	Lighting	lighting took the form of surface mounted 1500mm linear fluorescent batten fittings with polycarbonate diffusers and T8 lamp sources. The lighting is controlled via traditional wall mounted switches.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	C	3			£8,000		£8,000
Zone G	First Floor - HASC toilets	Electrical	LV Distribution	None identified	Not Applicable	Not Applicable			£1,000				£1,000
Zone G	First Floor - HASC toilets	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting fused connection units serving hand driers and low level cleaners sockets. Generally cabling is contained within the fabric of the building.	Equipment approaching life expiry	Renew on life expiry	C	3			£1,000		£1,000
Zone G	First Floor (SW) - HASC comms room 1	Electrical	Access Control	None identified	No Access Control provided	Provide access control to door to space			£1,000				£1,000
Zone G	First Floor (SW) - HASC comms room 1	Electrical	Data & Telephones	A telecom DP & distribution rack is located within the server room.	Equipment approaching life expiry	Renew on life expiry	B	3			£5,000		£5,000
Zone G	First Floor (SW) - HASC comms room 1	Electrical	Emergency Lighting	None identified	Emergency lighting levels non compliant with BS 5266 (2016)	Provide emergency lighting as defined with BS 5266 (2016)		2		£1,000			£1,000
Zone G	First Floor (SW) - HASC comms room 1	Electrical	Fire Alarm	Single smoke detector, connected to the main site wide fire alarm panel.	Non compliant with BS 5839 part 1 (2013)	Smoke detection, manual breakglasses and Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).	B	2	£500				£500
Zone G	First Floor (SW) - HASC comms room 1	Electrical	Intruder Alarm	None identified	No Intruder Alarm detection	Provide intruder detection to space			£500				£500

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone G	First Floor (SW) - HASC comms room 1	Electrical	Lighting	Office lighting took the form of surface mounted linear 1500mm fluorescent batten fittings with cat 2 type louvres and twin T8 lamps. Control is via traditional wall mounted switches in a white plastic finish.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	3			£1,500		£1,500
Zone G	First Floor (SW) - HASC comms room 1	Electrical	LV Distribution	A 100Amp SP&N MCB distribution board supplied from the server room UPS is installed within the room serving the local server rack socket outlets.	NCWPS (To be converted into open plan office accommodation).	Installation to by subjected to a complete periodic testing & inspection procedure as defined within BS 7671 chapter 62.	B	2	£1,000				£1,000
Zone G	First Floor (SW) - HASC comms room 1	Electrical	Small Power	Power to the server racks is via a wall mounted commando plug & socket mounted behind the server racks.	Equipment approaching life expiry	Renew on life expiry	B	3			£500		£500
Zone G	First Floor (SW) - HASC comms room 1	Electrical	UPS Power supply	The UPS system comprised of an incoming supply to a maintenance bypass switch. The UPS arrangement consists of a main UPS unit and an array of batteries within a dedicated enclosure. The arrangement serves a local SP&N distribution board.	NCWPS	NCWPS	B	2					£0
Zone G	First Floor (SW) - HASC comms room 4	Electrical	Access Control	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC comms room 4	Electrical	Data & Telephones	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC comms room 4	Electrical	Emergency Lighting	Emergency lighting is provided by integral battery packs to the standard light fittings within the comms room. A key test switch facility is provided as part of the multigang main light switch.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - HASC comms room 4	Electrical	Fire Alarm	Single smoke detector , connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor (SW) - HASC comms room 4	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC comms room 4	Electrical	Lighting	Wall mounted linear fluorescent batten fitted with T5 lamp source and single sided wide reflector. Lighting control took the form of a multi-gang traditional wall switch mounted at the room entry position.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - HASC comms room 4	Electrical	LV Distribution	A TP&N MCB distribution board as manufactured by Eaton had been installed to serve the final circuits with comms room 4. The DB is supplied via the UPS and had been fitted with a kWhr meter.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - HASC comms room 4	Electrical	Small Power	Power to the server racks is via a wall mounted commando plug & socket mounted behind the server racks.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - HASC Kitchenette	Electrical	Access Control	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC Kitchenette	Electrical	Data & Telephones	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC Kitchenette	Electrical	Emergency Lighting	Emergency lighting is integral to the standard lighting installation. A multigang key test switch had been surface mounted within the room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Kitchenette	Electrical	Fire Alarm	Wall mounted electronic sounder, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor (SW) - HASC Kitchenette	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC Kitchenette	Electrical	Lighting	Lighting took the form of recessed circular low energy downlights with 2x26watts TC-T lamps. Lighting control is via a ceiling recessed presence detector.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Kitchenette	Electrical	LV Distribution	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC Kitchenette	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting double switched socket outlets and fused connection units serving dedicated items of equipment. Generally cabling is contained within the fabric of the building.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Office corridors	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Office corridors	Electrical	Data & Telephones	A telecom DP is located within the store cupboard within the corridor area.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC Office corridors	Electrical	Emergency Lighting	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).		2					£0
Zone G	First Floor (SW) - HASC Office corridors	Electrical	Fire Alarm	Single smoke detector, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor (SW) - HASC Office corridors	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC Office corridors	Electrical	Lighting	General lighting provided by recessed 600x600 light fittings with 4x18watt T8 lamps and CAT2 type specular diffuser. Lighting is controlled via traditional wall mounted switch plates in a white plastic finish.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Office corridors	Electrical	LV Distribution	A surface mounted SP&N double stacked MCB distribution board as manufactured by Eaton is installed within a store cupboard within the corridor area.	Equipment approaching life expiry	Installation to by subjected to a complete periodic testing & inspection procedure as defined within BS 7671 chapter 62.	A	3	£500				£500
Zone G	First Floor (SW) - HASC Office corridors	Electrical	Small Power	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC Offices	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Offices	Electrical	Data & Telephones	Data outlets within the office area were surface mounted and consisted of multigang euro module RJ45 outlets. A dedicated DATA cabinet is identified within one of the offices.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Offices	Electrical	Emergency Lighting	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).		2					£0
Zone G	First Floor (SW) - HASC Offices	Electrical	Fire Alarm	Smoke detectors, manual breakglasses, electronic sounders and under-dome bell sounders, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor (SW) - HASC Offices	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - HASC Offices	Electrical	Lighting	Office lighting took the form of surface mounted linear 1500mm fluorescent batten fittings with cat 2 type louvres and twin T8 lamps. Control is via traditional wall mounted switches in a white plastic finish.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Offices	Electrical	Lighting	Office lighting took the form of surface mounted linear 1500mm fluorescent batten fittings with polycarbonate diffusers louvres and T8 lamp source. Control is via traditional wall mounted switches in a white plastic finish.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC Offices	Electrical	LV Distribution	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	3					£0

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone G	First Floor (SW) - HASC Offices	Electrical	Small Power	Small power is provided by surface mounted white plastic electrical accessories, mounted on a metal skirting trunking painted black. The trunking system is mounted on the exterior walls of the offices. In several of the offices the power installation had been supplemented by a double socket outlets mounted on multi-compartment trunking mounted at dado height. where accessible cabling is PVC single core cables	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - HASC toilets	Electrical	Access Control	None identified	Equipment approaching life expiry	Renew on life expiry			£1,000				£1,000
Zone G	First Floor (SW) - HASC toilets	Electrical	Data & Telephones	None identified	Not Applicable	Not Applicable							£0
Zone G	First Floor (SW) - HASC toilets	Electrical	Emergency Lighting	Emergency lighting is integral to the standard lighting installation. A key test switch had been flush mounted within each toilet as part of the multigang light switch arrangement.	Equipment approaching life expiry	Renew on life expiry	B	3			£2,000		£2,000
Zone G	First Floor (SW) - HASC toilets	Electrical	Fire Alarm	None identified	Non compliant with BS 5839 part 1 (2013)	Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013)		2	£2,000				£2,000
Zone G	First Floor (SW) - HASC toilets	Electrical	Intruder Alarm	None identified	No Intruder Alarm detection	Provide intruder detection to space			£500				£500
Zone G	First Floor (SW) - HASC toilets	Electrical	Lighting	General lighting provided by recessed 600x600 light fittings with prismatic panel diffuser and 3x18watt T8 lamps and low voltage downlights over the sinks. Lighting is controlled via traditional wall mounted multi-gang grid switch plates in a white plastic finish.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	3			£8,000		£8,000
Zone G	First Floor (SW) - HASC toilets	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting fused connection units serving hand driers. Generally cabling is contained within the fabric of the building.	Equipment approaching life expiry	Renew on life expiry	B	3			£2,000		£2,000
Zone G	First Floor (SW) - Housing CCTV Changing Rooms	Electrical	Access Control	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV Changing Rooms	Electrical	Data & Telephones	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV Changing Rooms	Electrical	Emergency Lighting	Emergency lighting took the form of emergency battery packs to the normal lighting. Emergency key test switch facility is located within the electrical switch room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Changing Rooms	Electrical	Fire Alarm	Smoke detectors, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor (SW) - Housing CCTV Changing Rooms	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV Changing Rooms	Electrical	Lighting	Lighting to the offices & meeting rooms were recessed 600x600 modular luminaire with 4x14watt T5 lamp sources and central satinbrite louvre. Lighting control is via a ceiling mounted presence detector.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Changing Rooms	Electrical	LV Distribution	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV Changing Rooms	Electrical	Small Power	Flush mounted cleaners sockets were mounted on the corridor partition wall.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	CCTV	Dome type CCTV cameras had been provided to the corridors	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	Data & Telephones	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	Emergency Lighting	Emergency lighting took the form of emergency battery packs to the normal lighting. Emergency key test switch facility is located within the electrical switch room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	Fire Alarm	Smoke detectors, manual breakglasses and electronic sounders, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	Lighting	Lighting within the corridor took the form of recessed circular low energy downlight with TC-T lamp sources and decorative drop glasses.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	Lighting	Lighting within the electrical cupboard took the form of a surface mounted circular luminaire with a TC-DD lamp source.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	3					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	LV Distribution	Within a dedicated electrical cupboard a wall mounted MCCB panel board, as manufactured by Eaton has been installed which serves the housing CCTV suite. A local TP&N MCB distribution board is installed adjacent the MCCB panel board and serves the local power and lighting circuits in addition to the ventilation and comfort cooling external condenser units.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Corridor	Electrical	Small Power	Where visible the small power cabling is LSOH twin & earth type cable installed on cable tray. Mechanical services equipment were supplied by SWA type cable run on cable tray.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV kitchenette	Electrical	Access Control	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV kitchenette	Electrical	Data & Telephones	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV kitchenette	Electrical	Emergency Lighting	Emergency lighting is integral to the standard lighting installation. A key test switch formed part of the wall mounted multi-gang grid switch at the room entrance.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV kitchenette	Electrical	Fire Alarm	Single smoke detector, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor (SW) - Housing CCTV kitchenette	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV kitchenette	Electrical	Lighting	Recessed 600x600 modular luminaire with 4x14watt T5 lamp sources and central satinbrite louvre. Lighting control took the form traditional wall mounted multi-gang grid switch at the room entrance.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV kitchenette	Electrical	LV Distribution	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone G	First Floor (SW) - Housing CCTV kitchenette	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting double switched socket outlets and fused connection units serving dedicated items of equipment. Generally cabling is contained within the fabric of the building.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	Access Control	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	CCTV	Dome type CCTV cameras had been provided to the office areas.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	Data & Telephones	Socket outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices and meeting room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	2					£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	Emergency Lighting	Emergency lighting took the form of emergency battery packs to the normal lighting. Emergency key test switch facility is located within the electrical switch room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	Fire Alarm	Smoke detectors and electronic sounders, connected to the main site wide fire alarm panel.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	B	2					£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	Intruder Alarm	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	Lighting	Lighting to the offices & meeting rooms were recessed 600x600 modular luminaire with 4x14watt T5 lamp sources and central satinbrite louvre. Lighting control took the form traditional wall mounted multi-gang grid switch at the room entrance.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	LV Distribution	None identified	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).							£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	Small Power	Socket outlets were mounted on multi-compartment dado height trunking run around the perimeter of the offices and meeting room.	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	2					£0
Zone G	First Floor (SW) - Housing CCTV Offices & meeting room	Electrical	Video Entry	Video entry phone system at the secured door position to the office from the corridor and the handset is located within the office space	NCWPS (To be converted into open plan office accommodation).	NCWPS (To be converted into open plan office accommodation).	A	4					£0
Zone H	First Floor - HASC office kitchenette	Electrical	Access Control	None identified	Equipment approaching life expiry	Renew on life expiry		4	£1,000				£1,000
Zone H	First Floor - HASC office kitchenette	Electrical	Data & Telephones	None identified	Not Applicable	Not Applicable							£0
Zone H	First Floor - HASC office kitchenette	Electrical	Emergency Lighting	Emergency lighting took the form of emergency battery packs to the normal lighting. Emergency key test facilities where provided at the local distribution boar in the kitchen.	Equipment approaching life expiry	Renew on life expiry	B	4				£500	£500
Zone H	First Floor - HASC office kitchenette	Electrical	Fire Alarm	None identified	Non compliant with BS 5839 part 1 (2013)	Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013)		2	£500				£500
Zone H	First Floor - HASC office kitchenette	Electrical	Intruder Alarm	None identified	No Intruder Alarm detection	Provide intruder detection to space			£500				£500
Zone H	First Floor - HASC office kitchenette	Electrical	Lighting	Lighting to the office were recessed 600x600 modular luminaire with 4x14watt T5 lamps and central satinbrite louvre. Lighting control took the form of ceiling recessed presence detectors.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	4				£1,000	£1,000
Zone H	First Floor - HASC office kitchenette	Electrical	LV Distribution	A TP&N MCB distribution board is installed behind a access hatch as manufactured by Eaton. The DB had been fitted with a local kWhr meter. The SWA cable is taken from the MCCB panel board located within the main electrical intake room.	Equipment approaching life expiry	Installation to by subjected to a complete periodic testing & inspection procedure as defined within BS 7671 chapter 62.	B	4	£7,000				£7,000
Zone H	First Floor - HASC office kitchenette	Electrical	Small Power	Small power is provided by flush mounted white plastic electrical accessories, consisting double switched socket outlets and fused connection units serving dedicated items of equipment. Generally cabling is contained within the fabric of the building.	Equipment approaching life expiry	Renew on life expiry	B	4				£500	£500
Zone H	First Floor - HASC offices & Meeting Rooms	Electrical	Access Control	Mag lock, push to exit button, emergency green break glass, key fob reader and high level door controller.	Equipment approaching life expiry	Renew on life expiry	B	4				£1,000	£1,000
Zone H	First Floor - HASC offices & Meeting Rooms	Electrical	Data & Telephones	Data outlets were mounted on multi-compartment trunking either at skirting or dado height, plus ceiling mounted wireless access points.	Equipment approaching life expiry	Renew on life expiry	B	4				£5,000	£5,000
Zone H	First Floor - HASC offices & Meeting Rooms	Electrical	Emergency Lighting	Emergency lighting is integral to the standard lighting installation. Key test facilities have been provided at the main incoming LV distribution position.	Equipment approaching life expiry	Renew on life expiry	B	4				£5,000	£5,000
Zone H	First Floor - HASC offices & Meeting Rooms	Electrical	Fire Alarm	Manual breakglasses, smoke detectors, visual warning devices and electronic sounders, connected to the main site wide fire alarm panel.	Equipment approaching life expiry	Renew on life expiry	B	4				£5,000	£5,000
Zone H	First Floor - HASC offices & Meeting Rooms	Electrical	Intruder Alarm	Intruder protection took the form of PIR sensors located within the corners of the office spaces.	Equipment approaching life expiry	Renew on life expiry	B	4				£1,000	£1,000
Zone H	First Floor - HASC offices & Meeting Rooms	Electrical	Lighting	Lighting to the office were recessed 600x600 modular luminaire with 4x14watt T5 lamps and central satinbrite louvre. Lighting control took the form of ceiling recessed presence detectors.	inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	4				£20,000	£20,000
Zone H	First Floor - HASC offices & Meeting Rooms	Electrical	LV Distribution	None identified	Not Applicable	Not Applicable							£0
Zone H	First Floor - HASC offices & Meeting Rooms	Electrical	Small Power	Socket outlets were mounted on multi-compartment dado height trunking run around the perimeter of the office and meeting rooms.	Equipment approaching life expiry	Renew on life expiry	B	4				£3,000	£3,000
Zone H	First Floor - HASC offices Comms room 2	Electrical	Access Control	None identified	Equipment approaching life expiry	Renew on life expiry			£1,000				£1,000
Zone H	First Floor - HASC offices Comms room 2	Electrical	Data & Telephones	Cat 6 cabling generally contained on high level horizontal and wall wire way cable basket. Data outlets were mounted on multi-compartment dado height trunking run on one wall of the server room.	Equipment approaching life expiry	Renew on life expiry	B	4				£500	£500
Zone H	First Floor - HASC offices Comms room 2	Electrical	Emergency Lighting	None identified	Emergency lighting levels non compliant with BS 5266 (2016)	Provide emergency lighting as defined with BS 5266 (2016)		2		£500			£500
Zone H	First Floor - HASC offices Comms room 2	Electrical	Fire Alarm	Comms room 2 is provided with a smoke detector, connected to the main site wide fire alarm panel. .	Non compliant with BS 5839 part 1 (2013)	Smoke detection and Audible & visual warning devices to be provided in accordance with BS 5839 Part 1 (2013).	B	2	£500				£500
Zone H	First Floor - HASC offices Comms room 2	Electrical	Intruder Alarm	None identified	No Intruder Alarm detection	Provide intruder detection to space			£500				£500
Zone H	First Floor - HASC offices Comms room 2	Electrical	Lighting	Lighting is provided by surface mounted linear fluorescent batten fittings with T5 lamp sources. The lighting is controlled via a traditional wall mounted switch.	Inefficient light source within luminaires	Renew luminaires for LED lamp sources to improve energy efficiency	B	4				£1,000	£1,000

MAIN LOCATION	SUB LOCATION	DISCIPLINE	ELEMENT	DESCRIPTION	DEFECT	WORK DESCRIPTION	CONDITION RATING	PRIORITY RATING	YEAR 1-5	YEAR 6-10	YEAR 11-15	YEAR 16-20	TOTAL
Zone H	First Floor - HASC offices Comms room 2	Electrical	LV Distribution	A SP&N distribution board provides general power to the CCTV suite and is supplied from the MCCB panel board within the main intake room.	Equipment approaching life expiry	Installation to by subjected to a complete periodic testing & inspection procedure as defined within BS 7671 chapter 62.	B	4	£500				£500
Zone H	First Floor - HASC offices Comms room 2	Electrical	Small Power	Power to the IT cabinet is provided by a wall mounted SP&N commando socket outlet. This socket is supplied from UPS arrangement within comms room 4. Socket outlets were mounted on multi-compartment dado height trunking run around one wall of the server room.	Equipment approaching life expiry	Renew on life expiry	B	4				£500	£500
								Totals	**£203,500**	**£52,000**	**£67,000**	**£67,500**	**£390,000**

21.0 APPENDIX 2 – FMR ZONE DRAWINGS

Background Based On Architect's Drawing:
Arch Dwg

Rev	Description	Date
I1	Issued for Information	03.08.16

scale 1:400@A3	check	project title Holmes Road Depot	
date Jul 2016	drawn CC	client Pellings	
drawing title FMR Zones - Ground Floor		drawing number 1654-ME001	rev I1

bsp brinson / staniland / partnership
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Background Based On Architect's Drawing:
Arch Dwg

Rev	Description	Date
I1	Issued for Information	03.08.16

scale: 1:400@A3	check: SW	project title: Holmes Road Depot	
date: Jul 2016	drawn: CC	client: Pellings	
drawing title: FMR Zones - Mezzanine		drawing number: 1654-ME002	rev: I1

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Background Based On Architect's Drawing:
Arch Dwg

Rev	Description	Date
I1	Issued for Information	03.08.16

scale: 1:400@A3	check: SW	project title: Holmes Road Depot
date: Jul 2016	drawn: CC	client: Pellings
drawing title: FMR Zones - First Floor	drawing number: 1654-ME003	rev: I1

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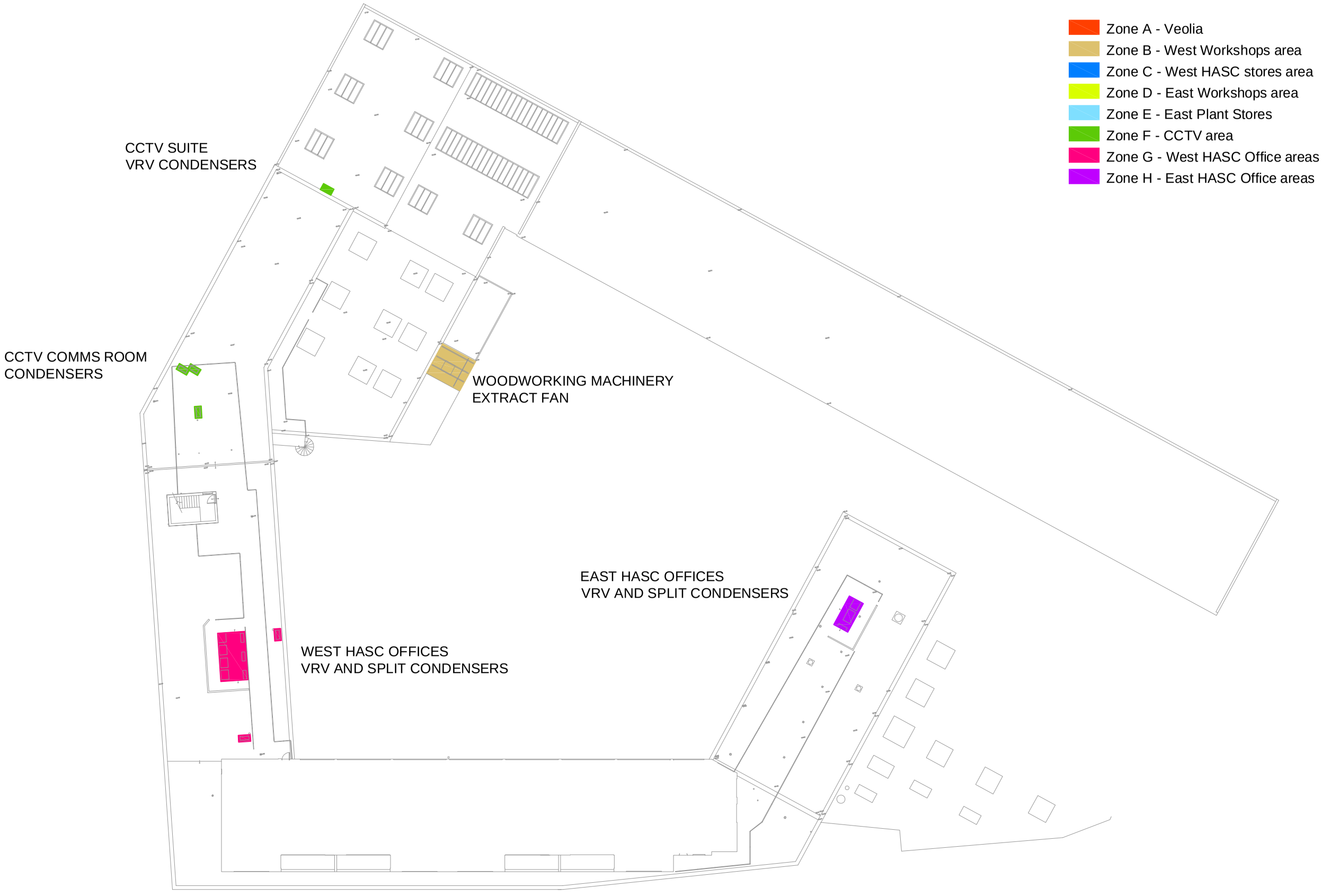

Background Based On Architect's Drawing:
Arch Dwg

Rev	Description	Date
I1	Issued for Information	03.08.16

scale: 1:400@A3	check: SW	project title: Holmes Road Depot	
date: Jul 2016	drawn: CC	client: Pellings	
drawing title: FMR Zones - Roof		drawing number: 1654-ME004	rev: I1

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