



APPENDIX 10

FAITHFUL AND GOULD TECHNICAL REPORT
(NOVEMBER 2014)

Condition Standard Data Loading Sheet - Introduction



Purpose

The TF Standard Condition Import spreadsheet was developed by The Technology Forge to provide TF customers with an Condition data collection template which is comprehensive and flexible enough to give optimum data quality in tf. facility.

This spreadsheet includes all fields in a format which mirrors the hierarchical data structure in tf. facility.

It also includes basic validation and picklists which facilitate quality and effective completion.

Once completed, the sheet will be processed by the TF Condition Import Interface which will load the data into tf. Facility (creating .

Functionality

INTRO

This introduction page.

Notes

Please be aware that the property and room codes will need to match exactly with the items in the tf. facility database as this routine does not create property information. Any codes that do not match will be passed back as exception report as part of the loading process.

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.02.01 - Aluminium	C - Poor	2 - Essential	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.01 - Double	B - Satisfactory	4 - Long term	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.01 - Aluminium	B - Satisfactory	4 - Long term	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.01 - Aluminium	B - Satisfactory	4 - Long term	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	3 - Desirable	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	B - Satisfactory	4 - Long term	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	001	Entrance
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	4 - Long term	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.04.01 - Aluminium	A - Good	4 - Long term	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.01 - Aluminium	A - Good	4 - Long term	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.01 - Double	A - Good	4 - Long term	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.01 - Aluminium	A - Good	4 - Long term	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	3 - Desirable	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	A - Good	4 - Long term	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	002	Circulation/ Stairs

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Replace		5	m2 - square metres	215	Isolated staining and spot mould at the head of front door and water staining above inner door.	Yes		Yes		Yes	Yes				
SABC078	295	Inadequate	Make good		1	m2 - square metres	43	Some traffic wear on wall, with crack to RHS of door	Yes				Yes					
SABC078	295	Defective	Repair		1	item - item	50	Smoke strip missing to inner edge of secondary doors	Yes	Yes		Yes		Yes				
SABC078	295																	
SABC078	295							Aluminium frame appears in fair condition										
SABC078	295																	
SABC078	295	Defective	Repair		2	m2 - square metres	70	Some cracking to the RHS of staff office door	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Replace		10	m2 - square metres	350	Vinyl has stretched and warped in places	Yes		Yes		Yes					
SABC078	295							Good condition so far as can be inspected										
SABC078	295	Defective	Replace		2	m2 - square metres	86	Staining evident to the RHS ceiling of the entrance doors	Yes		Yes		Yes					
SABC078	295							Note circulation space/ atrium has open ceiling up to the second floor. Ceiling inspection undertaken on 048.										
SABC078	295	Defective	Repair		10	m2 - square metres	440	Plaster work behind stair case shows evidence water damage	Yes				Yes					
SABC078	295							Main entrance and external doors										
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Repair		10	m2 - square metres	350	Plaster behind stair case shows evidence of water damage and delamination from structure.	Yes				Yes	Yes				
SABC078	295																	
SABC078	295	Defective	Replace		84	m2 - square metres	2940	Staining and scuff marks evident on the floor some rawl plugs evident and left in place from removed fixtures.	Yes				Yes					

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Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.05 - Metal	A - Good	4 - Long term	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	002	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	3 - Desirable	003	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	4 - Long term	003	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	003	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	3 - Desirable	003	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	003	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	003	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	3 - Desirable	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.01 - Aluminium	B - Satisfactory	4 - Long term	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.01 - Double	B - Satisfactory	4 - Long term	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	C - Poor	3 - Desirable	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	A - Good	4 - Long term	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	4 - Long term	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.03 - Soffit	06.03.03 - Timber	A - Good	4 - Long term	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	004	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	005	Viewing area

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295							Stair structure is metal										
SABC078	295							Sub structure appears in reasonable condition no deviations noted										
SABC078	295	Defective	Replace		2	m2 - square metres	86	Ceiling tiles lifted with services wired through	Yes		Yes		Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Replace		6.37	m2 - square metres	197.47		Yes				Yes					
SABC078	295																	
SABC078	295	Inadequate	Replace		1	item - item	1000	Vinyl veneered reception desk suitably worn	Yes				Yes					
SABC078	295	Defective	Replace		2	m2 - square metres	86	Water staining at the head of the window	Yes		Yes		Yes	Yes				
SABC078	295	Inadequate	Make good		10	m2 - square metres	360		Yes				Yes					
SABC078	295	Inadequate	Replace		1	item - item	625	Doors are well worn from regular use	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Replace		1	item - item	35	Door handle has dropped a loose	Yes		Yes	Yes	Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Clean		13.98	m2 - square metres	433.38		Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Replace		5	m2 - square metres	215	Some isolated staining evident to ceiling tiles	Yes		Yes		Yes					
SABC078	295	Defective	Repair		10	m2 - square metres	360	Low level traffic marks to plaster behind reception	Yes				Yes					

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SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.02.01 - Aluminium	B - Satisfactory	3 - Desirable	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.01 - Aluminium	A - Good	4 - Long term	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.02 - Single	B - Satisfactory	3 - Desirable	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.01 - Aluminium	A - Good	4 - Long term	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	A - Good	4 - Long term	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	A - Good	4 - Long term	005	Viewing area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.01 - Boarded	A - Good	4 - Long term	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	006	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.01 - Aluminium	A - Good	4 - Long term	007	Lift
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.01 - Aluminium	A - Good	4 - Long term	007	Lift
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	007	Lift
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	007	Lift

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Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Install new		1	m2 - square metres	625	Door into teaching rooms. Showing signs of deterioration from chlorine	Yes										
SABC078	295																		
SABC078	295	Inadequate	Clean		15	m2 - square metres	150	Windows over looking teaching pools are dirty suffering from condensation and mould growth.	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Upgrade		35.82	m2 - square metres	1253.7	General scuff marks and damaged from fixed seating	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Make good		2	m2 - square metres	72	Would benefit from redecoration	Yes				Yes						
SABC078	295							Vinyl veneered solid door											
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Replace		0.64	m2 - square metres	22.4	Flooring would benefit from replacement.	Yes				Yes						
SABC078	295							Bulkhead forms part of the lift plant											
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295							Vinyl veneered solid door											
SABC078	295																		
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											

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SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	007	Lift
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	009	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	3 - Desirable	009	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	009	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	009	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	009	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.03 - Soffit	06.03.03 - Timber	B - Satisfactory	4 - Long term	009	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	009	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	C - Poor	2 - Essential	009	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	010	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	010	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	3 - Desirable	010	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	010	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	010	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	010	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	010	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	010	Circulation

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SABC078	295																	
SABC078	295							Vinyl veneered solid door										
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Inadequate	Make good		3	m2 - square metres	108	Paint has delaminated off walls in isolated areas.	Yes				Yes					
SABC078	295	Defective	Repair		1	item - item	250	Vinyl veneered solid door damaged at low level , also intumescent strip is damaged around door edge	Yes		Yes	Yes	Yes					
SABC078	295	Defective	Repair		1	item - item	35	Door handle has dropped mechanism is loose	Yes		Yes	Yes	Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Repair		2	m2 - square metres	22.72	Screed floor is exposed showing signs of wear and slight deviations around the door way in particular	Yes				Yes					
SABC078	295	Defective	Replace		2	m2 - square metres	86	Some staining evident in ceiling tiles	Yes		Yes		Yes					
SABC078	295	Inadequate	Make good		15	m2 - square metres	540	Decorate entire walls	Yes				Yes					
SABC078	295	Inadequate	Repair		3	nr - number	120	Vinyl veneered solid door. Damaged at low level from traffic marks	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Replace		7.68	m2 - square metres	268.8	Scuff marks evident to the floor. Vinyl up stands missing in various junctures.	Yes				Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	011	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	011	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	A - Good	4 - Long term	011	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	A - Good	4 - Long term	011	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	011	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	011	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	011	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	011	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	012	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	012	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	012	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	012	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	012	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	012	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	012	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	012	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	4 - Long term	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	C - Poor	2 - Essential	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	013	Shower

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Replace		3	m2 - square metres	129	Note damaged light fitting	Yes		Yes		Yes					
SABC078	295	Defective	Repair		3	m2 - square metres	108	Damage at low level from traffic damage	Yes				Yes					
SABC078	295							Vinyl veneered double door set										
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Replace		4.15	m2 - square metres	145.25	Scuffed vinyl flooring	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Replace		3	m2 - square metres	129	Some staining evident and some tiles are damaged	Yes		Yes		Yes					
SABC078	295	Inadequate	Make good		15	m2 - square metres	540		Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Repair		3	m2 - square metres	132	Water damaged evident at low level. Low level traffic knocks also evident to the walls	Yes		Yes		Yes					
SABC078	295																	
SABC078	295	Defective	Replace		1	lm - metres	50	Linear vinyl upstand is missing	Yes				Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Defective	Replace		3	m2 - square metres	129	Various ceiling tiles are damaged	Yes		Yes		Yes					
SABC078	295																	
SABC078	295							Vinyl veneered solid door										
SABC078	295	Defective	Repair		1	item - item	35	Handel mechanism has dropped and does not function correctly	Yes		Yes	Yes	Yes					
SABC078	295																	
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.02 - Drainage	13.02.02 - Below floor	B - Satisfactory	4 - Long term	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	013	Shower
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	3 - Desirable	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	3 - Desirable	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 021

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Repair		2.5	m2 - square metres	50	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Replace		2	m2 - square metres	86		Yes				Yes						
SABC078	295	Inadequate	Make good		3	m2 - square metres	105	Tiled walls with rawl plugs exposed.	Yes				Yes						
SABC078	295							Vinyl veneered solid door											
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Replace		2.82	m2 - square metres	98.7	Vinyl is cut poorly round toilet pedestal	Yes				Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Replace		2	m2 - square metres	86	Some ceiling tiles show water damage and staining	Yes		Yes		Yes	Yes					
SABC078	295	Inadequate	Make good		50	m2 - square metres	1,800	Generally fair condition could benefit from redecoration.	Yes				Yes						
SABC078	295							Solid timber door with high level vision panel											
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.01 - Vanity	B - Satisfactory	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 020
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	018	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	017	Meeting room not shown includes 018, 019, 020, 021
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	022	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	022	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	B - Satisfactory	4 - Long term	022	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.03 - Timber	C - Poor	2 - Essential	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.01 - Formica	C - Poor	3 - Desirable	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	B - Satisfactory	3 - Desirable	023	Male Chnaging/ Showers

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Replace		3	m2 - square metres	132	Water damaged noted to right side of the counter. Damaged section of plaster to be replaced.	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295							Vinyl counter house 2nr sinks											
SABC078	295																		
SABC078	295							Wall mounted drinks fountain											
SABC078	295																		
SABC078	295	Defective	Repair		1	item - item	20	Door is fastened shut allowing for new layout within room 019.	Yes				Yes						
SABC078	295																		
SABC078	295							Concrete circulation void located beneath Swimming Pool.											
SABC078	295	Defective	Replace		15	m2 - square metres	645	Generally ceiling tiles are intact however some are stained and damaged through maintenance	Yes		Yes		Yes						
SABC078	295	Defective	Repair		1	nr - number	40	Kick plate damaged on bottom edge of vinyl veneered door	Yes				Yes						
SABC078	295	Defective	Replace		1	nr - number	625	Door into toilet has deteriorated as result of rotted frame	Yes				Yes						
SABC078	295	Defective	Replace		2	nr - number	500	Door casements damage one into toilet second into pool area	Yes				Yes						
SABC078	295	Defective	Replace		1	item - item	35	Auto closer on door has case missing	Yes		Yes	Yes	Yes		Yes				
SABC078	295	Defective	Replace		10	m2 - square metres	350	Tiles are damaged where fixtures have been remove, rawl plugs left in place	Yes				Yes						
SABC078	295																		
SABC078	295	Defective	Repair		94	m2 - square metres	1880	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes						
SABC078	295																		
SABC078	295	Inadequate	Replace		3	nr - number	900	Changing benches					Yes						
SABC078	295	Inadequate	Repair		1	item - item	500	Changing Cubicles would benefit from over haul where fixings, hinges and locks have degraded.	Yes				Yes						

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	023	Male Chnaging/ Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	2 - Essential	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	D - Bad	2 - Essential	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	D - Bad	1 - Urgent	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.02 - Trespa	B - Satisfactory	4 - Long term	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	4 - Long term	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.04 - Toilet waste	13.04.02 - P.V.C.U	B - Satisfactory	4 - Long term	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	024	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	4 - Long term	025	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	025	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	025	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	025	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	025	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	025	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.02 - Insulation	A - Good	4 - Long term	025	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	025	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	4 - Long term	026	Female changing/ showers

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Defective	Replace		5	m2 - square metres	215	Suspect a number of the ceiling tiles are not moisture resistant and damaged as a result.	Yes		Yes		Yes					
SABC078	295	Defective	Replace		1	m2 - square metres	35	Various tiles damaged, sharp edges are H&S issue.	Yes		Yes		Yes					
SABC078	295	Defective	Replace		1	item - item	625	Door and frame has begun to rot on bottom edge	Yes				Yes					
SABC078	295	Defective	Replace		1	item - item	35	Handle loose and screws have pulled out	Yes		Yes	Yes	Yes					
SABC078	295	Defective	Replace		10	m2 - square metres	350	Tiles would be benefit from replacement.	Yes		Yes		Yes			Yes		
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Replace		11.54	m2 - square metres	496		Yes				Yes					
SABC078	295	Defective	Replace		2	item - item	1200	Vinyl veneered solid door is damaged an low level from wet condition that have degraded door and frame.	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Replace		3	m2 - square metres	105	Tiles at low levels are damaged on protruding edges and would benefit from replacement.	Yes		Yes		Yes			Yes		
SABC078	295																	
SABC078	295	Inadequate	Replace		1.5	m2 - square metres	160.35	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Inadequate	Replace		20	m2 - square metres	860	Various tiles damaged through maintenance and water staining. Suspect some tiles are not moisture resistant.	Yes		Yes		Yes	Yes				
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	2 - Essential	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	B - Satisfactory	3 - Desirable	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.01 - Vanity	B - Satisfactory	3 - Desirable	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.02 - Drainage	13.02.02 - Below floor	C - Poor	2 - Essential	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	3 - Desirable	026	Female changing/ showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	B - Satisfactory	4 - Long term	027	Toilet

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Replace		3	item - item	625	Vinyl veneered solid doors and frame sets have rotted at low levels due to the wet conditions in the changing area.	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Replace		100	m2 - square metres	3,500	Tiles at low level are in poor condition with grout that has washed out of joints and tiles are suffering from traffic damage.	Yes		Yes		Yes						
SABC078	295																		
SABC078	295	Inadequate	Repair		94	m2 - square metres	1880	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Inadequate	Replace		1	item - item	500	Cubicles are generally tired with worn hinges and paint has delaminated at low level	Yes				Yes						
SABC078	295							Trespa stacked lockers are in reasonable condition											
SABC078	295	Inadequate	Repair		4	nr - number	48	Vanity sinks would benefit from renewal of mastic seal.	Yes				Yes						
SABC078	295	Inadequate	Clean		5	nr - number	125	Drainage gullies would benefit from a professional dredge and clean.	Yes				Yes			Yes			
SABC078	295	Inadequate	Replace		4	nr - number	100	Below wash hand basin, waste fittings would benefit from renewal as fittings have begun to degrade.	Yes				Yes			Yes			
SABC078	295	Inadequate	Make good		1.29	m2 - square metres	111		Yes				Yes						
SABC078	295	Inadequate	Make good		1	m2 - square metres	36		Yes				Yes						
SABC078	295	Defective	Replace		1	item - item	625	Vinyl veneered solid door have begun to rot at low level where sodden with water	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Repair		1.29	m2 - square metres	25.8	Tile floor would benefit from re-grouting.	Yes				Yes						
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.04 - Toilet waste	13.04.02 - P.V.C.U	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	B - Satisfactory	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	2 - Essential	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.02 - Drainage	13.02.01 - Above floor	B - Satisfactory	3 - Desirable	028	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	4 - Long term	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	2 - Essential	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	029	Toilet

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Make good		2.55	m2 - square metres	220		Yes				Yes					
SABC078	295	Defective	Replace		1	item - item	625	Vinyl veneered solid door have begun to rot at low level where sodden with water	Yes				Yes					
SABC078	295																	
SABC078	295	Inadequate	Replace		3	m2 - square metres	105	Wall tiles generally would benefit from replacement or regrouting of entire area.	Yes		Yes		Yes					
SABC078	295																	
SABC078	295	Inadequate	Replace		2.55	m2 - square metres	272.595	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Replace		1	item - item	50	Waste generally has degraded and would benefit from replacement.	Yes				Yes			Yes		
SABC078	295	Inadequate	Replace		3	m2 - square metres	129		Yes				Yes					
SABC078	295	Inadequate	Replace		5	m2 - square metres	175	Tiles are generally in poor condition generally with failed grout and broken tiles around fittings.	Yes		Yes		Yes					
SABC078	295																	
SABC078	295	Defective	Replace		2.64	m2 - square metres	282.216	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes					

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.03.01 - Concrete	A - Good	4 - Long term	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	3 - Desirable	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	B - Satisfactory	3 - Desirable	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	C - Poor	2 - Essential	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.04 - Toilet waste	13.04.02 - P.V.C.U	C - Poor	2 - Essential	029	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	D - Bad	2 - Essential	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	3 - Desirable	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	3 - Desirable	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	030	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	031	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	B - Satisfactory	3 - Desirable	031	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	031	Plant

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295																	
SABC078	295	Inadequate	Repair		1	nr - number	12	Wash hand basing would benefit from mastic renewal around the top of the sink	Yes				Yes					
SABC078	295	Defective	Repair		1	item - item	700	Cubicle floor fittings have deteriorated and rusted.	Yes				Yes					
SABC078	295	Defective	Repair		1	item - item	30	Toilet cistern flush handle was detached during inspection	Yes				Yes				Yes	
SABC078	295	Defective	Replace		1	item - item	100	Waste fittings would benefit from replacement as joints and fixtures have deteriorated showing signs of leakage.	Yes				Yes					
SABC078	295	Defective	Repair		5	m2 - square metres	200	Water damage at high level to plasterboard ceiling.	Yes		Yes		Yes	Yes				
SABC078	295	Inadequate	Make good		13.76	m2 - square metres	1,189	Decoration of entire ceiling	Yes				Yes					
SABC078	295	Inadequate	Make good		20	m2 - square metres	720	Decoration of entire walls required. Note previously external wall. Block section of wall at rear left exposed	Yes				Yes					
SABC078	295	Defective	Replace		1	item - item	50	Solid door fire door does not have intumescent strip of other smoke seal fitted.	Yes		Yes	Yes	Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Replace		5	m2 - square metres	534.5	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295																	
SABC078	295	Inadequate	Replace		2	nr - number	100	Door generally are functioning but well worn with intumescent strip generally well worn.	Yes		Yes	Yes	Yes					
SABC078	295	Defective	Repair		20	m2 - square metres	227.2	Floor slab is damaged in isolated locations where fixture and plant have been installed and removed.	Yes				Yes					
SABC078	295																	

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	032	Chemical Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	032	Chemical Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	032	Chemical Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.01 - Aluminium	B - Satisfactory	4 - Long term	033	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	033	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	033	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	B - Satisfactory	3 - Desirable	033	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.02 - Insulation	C - Poor	3 - Desirable	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	3 - Desirable	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	A - Good	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	A - Good	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.02 - Single	B - Satisfactory	3 - Desirable	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	C - Poor	2 - Essential	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	C - Poor	2 - Essential	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	3 - Desirable	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	034	Swimming Pool

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295							Padlock and latch										
SABC078	295																	
SABC078	295																	
SABC078	295							Vinyl veneered solid door										
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Clean		17.73	m2 - square metres	201.4128	Open air plant room. Debris as collected within the void in and around plant machinery.	Yes				Yes					
SABC078	295							Aluminium slatted suspended baffle ceiling.										
SABC078	295	Defective	Repair		40	m2 - square metres	1,000	Textured coated ceiling has water damage, from spa above	Yes		Yes		Yes	Yes				
SABC078	295	Inadequate	Make good		40	m2 - square metres	3,456	Paint delaminated on individual sections in between steel suspended sections	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Clean		20	m2 - square metres	1000	Domed skylights are dirty	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Replace		1	item - item	35	Lever handle is broken and ceases to function	Yes		Yes	Yes	Yes					
SABC078	295	Inadequate	Replace		1	item - item	35	Push bar door release functions but is severely rusted	Yes		Yes	Yes	Yes		Yes			
SABC078	295	Defective	Replace		50	m2 - square metres	2200	Plaster to perimeter particularly below windows where water has condensed on cills and leached into the plaster causing severe plaster damage and failure in some areas.	Yes		Yes		Yes	Yes				
SABC078	295							Tiled over										
SABC078	295	Defective	Repair		100	m2 - square metres	2000	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes					

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	B - Satisfactory	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.02 - High level	B - Satisfactory	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.04 - Toilet waste	13.04.02 - P.V.C.U	C - Poor	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	B - Satisfactory	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	036	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	C - Poor	3 - Desirable	036	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	C - Poor	3 - Desirable	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	037	Medical Room

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Install new		50	m2 - square metres	5918	Perimeter tiles around pool edge have degraded with the enamel washing off leaving a mechanical surface for algae.	Yes		Yes		Yes					
SABC078	295																	
SABC078	295	Defective	Repair		2	m2 - square metres	80	Crack noted in centre of ceiling	Yes		Yes		Yes					
SABC078	295	Inadequate	Make good		18.57	m2 - square metres	1,604	Decoration is poor	Yes				Yes					
SABC078	295	Inadequate	Make good		10	m2 - square metres	360		Yes				Yes					
SABC078	295							Double sliding doors										
SABC078	295	Defective	Repair		2	m2 - square metres	70	Crack noted in tracking through tiles and into plaster above	Yes				Yes	Yes				
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Replace		1	item - item	100	Svp connecting into steel drain with rusted and damaged tiles surround	Yes				Yes					
SABC078	295	Defective	Replace		1	item - item	30	Thumb turn indicator missing	Yes				Yes					
SABC078	295	Inadequate	Upgrade		1	item - item	500	Fitted changing bench fixed through timber jocks which are prone to water damage	Yes				Yes					
SABC078	295	Inadequate	Repair		0.5	m2 - square metres	36	Rear wall require decorating	Yes				Yes					
SABC078	295	Defective	Repair		1	item - item	50	Cupboard has deteriorated generally in need of repair	Yes				Yes					
SABC078	295	Defective	Repair		2	m2 - square metres	80	Damaged section of plaster board above section of riser cupboard	Yes		Yes		Yes					
SABC078	295	Inadequate	Make good		11.46	m2 - square metres	990	Redecoration	Yes				Yes					

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	3 - Desirable	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.01 - Aluminium	B - Satisfactory	4 - Long term	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.02 - Single	B - Satisfactory	4 - Long term	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	D - Bad	2 - Essential	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	D - Bad	1 - Urgent	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.03.01 - Concrete	A - Good	4 - Long term	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	C - Poor	3 - Desirable	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	3 - Desirable	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	D - Bad	1 - Urgent	037	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	B - Satisfactory	3 - Desirable	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	038	Circulation stairs

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Repair		5	m2 - square metres	220	Plaster damaged to the wall my around first aid bed. Also section of plaster work nock off around door reveal	Yes				Yes						
SABC078	295	Defective	Repair		1	nr - number	40	Door damaged at low level and is well worn	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Replace		1	item - item	35	Lever door handle is broke	Yes		Yes	Yes	Yes						
SABC078	295	Defective	Repair		6	m2 - square metres	264	Plaster damaged to the wall my around first aid bed. Also section of plaster work nock off around door reveal. Steel corner bead around window has rusted and damaged plaster above.	Yes		Yes		Yes						
SABC078	295																		
SABC078	295	Inadequate	Repair		2	m2 - square metres	40	Chewing gum stains and cracked tiles evident	Yes		Yes		Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Repair		1	item - item	150	Fitted veneered counter is well worn and damaged. Not fit for purpose as first aid room	Yes				Yes						
SABC078	295	Defective	Replace		1	nr - number	150	Mastic bead around the top of the sink is damaged bottom of who'd basin is damaged	Yes				Yes						
SABC078	295	Defective	Replace		1	nr - number	50	Drainage showing significant rust damage where bottom of the WHB is damaged	Yes				Yes			Yes			
SABC078	295	Defective	Make good		1	m2 - square metres	40	Ceiling shows damage from water staining	Yes		Yes		Yes	Yes					
SABC078	295	Inadequate	Make good		3.44	m2 - square metres	297	Entire ceiling require redecoration	Yes				Yes						
SABC078	295	Defective	Repair		2	m2 - square metres	88	Walls are scuffed showing damage on corner edges. Wall at high level above window shows signs of spot mould	Yes				Yes						
SABC078	295	Defective	Make good		2	item - item	100	Vinyl veneered solid door damaged at low level , also intumescent strip is damaged around door edge	Yes				Yes						
SABC078	295	Defective	Repair		2	item - item	70	Door handles loose	Yes		Yes	Yes	Yes						

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	3 - Desirable	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	B - Satisfactory	3 - Desirable	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	3 - Desirable	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.03 - Joists (Timber)	A - Good	4 - Long term	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	038	Circulation stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	B - Satisfactory	3 - Desirable	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.01 - Aluminium	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.03 - Glazing	04.03.01 - Double	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	039	Creche
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	A - Good	4 - Long term	039	Creche

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Source of Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Repair		3	m2 - square metres	132	Damage to walls from traffic damage	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Replace		1	item - item		Steel crital window, paint has delaminated around the frame. Included elsewhere.	Yes	Yes			Yes					
SABC078	295	Defective	Repair		1	m2 - square metres	40		Yes				Yes					
SABC078	295	Inadequate	Replace		3.44	m2 - square metres	106.64	Carpet is stained and well worn	Yes				Yes					
SABC078	295							Timber staircase										
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Defective	Make good		3	m2 - square metres	120	Some paint delamination noted	Yes		Yes		Yes					
SABC078	295	Inadequate	Make good		19.13	m2 - square metres	1,653		Yes				Yes					
SABC078	295	Inadequate	Make good		15	m2 - square metres	540	Decoration is in poor condition throughout	Yes				Yes					
SABC078	295	Defective	Repair		1	item - item	50	Vinyl veneered solid door with a damaged intumescent strip to the inside edge	Yes		Yes	Yes	Yes					
SABC078	295																	
SABC078	295	Defective	Repair		2	m2 - square metres	88	Plaster damaged at low levels where damaged from traffic	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295							Trespa stacked lockers are in reasonable condition										

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	B - Satisfactory	3 - Desirable	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	4 - Long term	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.01.03 - Timber	C - Poor	2 - Essential	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	4 - Long term	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	041	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	040	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.02 - Insulation	B - Satisfactory	3 - Desirable	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	C - Poor	2 - Essential	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	2 - Essential	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	4 - Long term	041	Circulation/ Stairs

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Make good		3	m2 - square metres	120	Crack noted above double doors leading onto poolside	Yes		Yes		Yes					
SABC078	295	Inadequate	Make good		6.34	m2 - square metres	548	Decoration required for entire ceiling	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Upgrade		1	item - item	800	Double doors leading into poolside not thermally efficient	Yes	Yes			Yes					
SABC078	295																	
SABC078	295	Defective	Make good		8	m2 - square metres	352	Plaster work is generally in poor condition and would benefit from significant repair.	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Replace		1	item - item		Door is generally in poor condition and is used for regular access other than a fire door. The reinforced glazing to 1nr door is cracked and push bar mechanism is not functioning correctly. Included elsewhere.	Yes	Yes		Yes	Yes			Yes		Yes
SABC078	295																	
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Inadequate	Replace		14.64	m2 - square metres	366	Textured coating ceiling finish	Yes		Yes		Yes					
SABC078	295	Defective	Repair		5	m2 - square metres	200	Water damage at high level to plasterboard ceiling.	Yes		Yes		Yes	Yes				
SABC078	295	Inadequate	Make good		10	m2 - square metres	864		Yes				Yes					
SABC078	295	Defective	Replace		1	item - item	625	Vinyl veneered solid door damaged at low level from water damage.	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Replace		10	m2 - square metres	350	Tiles at low level are damaged from traffic where and water damage.	Yes		Yes		Yes					
SABC078	295																	
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	B - Satisfactory	3 - Desirable	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	041	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	B - Satisfactory	4 - Long term	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	042	Male changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	043	Female changing

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Repair		5	m2 - square metres	200	Water damage at high level causing damage to plastered ceiling at high level.	Yes				Yes	Yes					
SABC078	295	Inadequate	Repair		14.64	m2 - square metres	292.8	Tiles on stairs and landing areas require regrouting and repair of some damaged tiles.	Yes		Yes		Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Inadequate	Make good		11.04	m2 - square metres	954		Yes				Yes						
SABC078	295	Defective	Replace		1	item - item	625	Vinyl veneered solid door. Door has began to rot an low level where subject to damp conditions.	Yes				Yes						
SABC078	295																		
SABC078	295	Defective	Replace		10	m2 - square metres	350	Tiled walls where damage to be replaced.	Yes		Yes		Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Repair		11.04	m2 - square metres	220.8	Grouting within whole tiled area requires attention.	Yes				Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Defective	Replace		2	item - item	600	Trespa slatted panel changing bench anchored with steel powder coated legs.	Yes				Yes						
SABC078	295	Defective	Replace		5	m2 - square metres	215	Some water staining damage to defective tiles.	Yes		Yes		Yes	Yes					
SABC078	295	Inadequate	Make good		3	m2 - square metres	259	Staining and rusting from steel bulkhead within the ceiling void.	Yes				Yes						
SABC078	295	Inadequate	Install new		5	m2 - square metres	432	Walls at high level not tiled require replacing	Yes				Yes						
SABC078	295	Defective	Replace		1	item - item	625	Vinyl veneered solid door is severely damaged at low level.	Yes				Yes						
SABC078	295																		

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	2 - Essential	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	4 - Long term	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.01 - Formica	B - Satisfactory	3 - Desirable	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.01 - Metal	C - Poor	2 - Essential	043	Female changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	3 - Desirable	044	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	3 - Desirable	044	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	044	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	044	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	C - Poor	3 - Desirable	044	Circulation/ Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	045	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	045	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	045	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	045	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	045	Plant

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Replace		20	m2 - square metres	700	Tiles at low levels and at high levels have damaged tiles and sections of damaged tiles to the walls	Yes		Yes		Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Repair		12.81	m2 - square metres	256.2	Tiled floor requires re-grouting.	Yes				Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295							Trespa stacked lockers are in reasonable condition										
SABC078	295	Defective	Replace		1	item - item	700	Trespa changing bench with powder coated steel legs anchored into the floor.	Yes				Yes					
SABC078	295	Defective	Replace		5	lm - metres	50	Piping is showing severe signs of degradation and rusting, Staining surrounding elements.	Yes				Yes			Yes		
SABC078	295	Inadequate	Make good		10	m2 - square metres	864	White wash paint has delaminated from ceiling.	Yes				Yes					
SABC078	295	Inadequate	Make good		15	m2 - square metres	540	White wash paint has delaminated from walls.	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Clean		6.8	m2 - square metres	77.248	Oil residue from redundant removed oil tank to be clean off of floor concrete floor slab to avoid degradation.	Yes				Yes					
SABC078	295	Inadequate	Make good		50.93	m2 - square metres	4,400	White washed ceiling requires decoration.	Yes				Yes					
SABC078	295	Inadequate	Make good		100	m2 - square metres	3,600	White washed walls requires decoration.	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Replace		10	m2 - square metres	1069	Tiled floor around Pool plant. Damaged in various areas.	Yes				Yes					

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	B - Satisfactory	4 - Long term	045	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould						4 - Long term	46	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould						4 - Long term	113	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.03 - Timber	B - Satisfactory	3 - Desirable	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	4 - Long term	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	057	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	4 - Long term	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	4 - Long term	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	061	Stairs

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295							Inaccessible during inspection.										
SABC078	295							Inaccessible during inspection.										
SABC078	295	Inadequate	Replace		4.99	m2 - square metres	215	Tiles again would benefit from replacement	Yes		Yes		Yes					
SABC078	295	Inadequate	Make good		10	m2 - square metres	360	Walls scuffed through traffic damage	Yes				Yes					
SABC078	295							Vinyl veneered solid door										
SABC078	295																	
SABC078	295	Defective	Repair		2	m2 - square metres	88	Plaster damaged at low levels through traffic damage	Yes				Yes					
SABC078	295																	
SABC078	295	Inadequate	Clean		1	item - item		Located within the ceiling. Included elsewhere.	Yes				Yes		Yes			
SABC078	295	Inadequate	Replace		4.99	m2 - square metres	154.69		Yes				Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Inadequate	Replace		10	m2 - square metres	430		Yes				Yes					
SABC078	295	Inadequate	Make good		15	m2 - square metres	540		Yes				Yes					
SABC078	295	Defective	Repair		3	m2 - square metres	132		Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Inadequate	Make good		5	m2 - square metres	432		Yes				Yes					

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	061	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	061	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	4 - Long term	061	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	061	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	061	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	061	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	063	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	063	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	063	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	4 - Long term	063	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	063	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	063	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	063	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	070	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	070	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.01 - Aluminium	B - Satisfactory	4 - Long term	070	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	070	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	070	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	070	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	070	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	070	Reception

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Replace		5	m2 - square metres	175	Tiles would being it from replacement.	Yes				Yes			Yes		
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Repair		8	m2 - square metres	160	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Inadequate	Make good		5	m2 - square metres	432		Yes				Yes					
SABC078	295	Defective	Replace		5	m2 - square metres	175	Tiles would being it from replacement.	Yes				Yes			Yes		
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Repair		8	m2 - square metres	160	Tiled floor requires over haul with cracked tiles on steps and grouting washed out.	Yes		Yes		Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Defective	Replace		4.6	m2 - square metres	198	Tiles would benefit from replace my as the majority are damaged.	Yes		Yes		Yes			Yes		
SABC078	295	Inadequate	Make good		5	m2 - square metres	180	Walls would benefit from redecoration	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Replace		4.6	m2 - square metres	161	Flooring would benefit from replacement to get it up to standard.	Yes				Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	070	Reception
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	A - Good	4 - Long term	071	Stairs/ Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	071	Stairs/ Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	071	Stairs/ Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	071	Stairs/ Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	071	Stairs/ Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	A - Good	4 - Long term	071	Stairs/ Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	3 - Desirable	071	Stairs/ Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.03 - Joists (Timber)	B - Satisfactory	4 - Long term	071	Stairs/ Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	3 - Desirable	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	3 - Desirable	080	Staff room

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Replace		1	item - item	800	Reception counter is well worn and would benefit from replacement	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Make good		6	m2 - square metres	518	Dapple painted ceiling would benefit from decoration	Yes				Yes						
SABC078	295	Inadequate	Make good		15	m2 - square metres	540	Dapple painted wall would benefit from decoration	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		6.5	m2 - square metres	201.5		Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Make good		2	m2 - square metres	173	Dapple painted ceiling would benefit from decoration	Yes				Yes						
SABC078	295																		
SABC078	295	Defective	Repair		1	item - item	50	Solid timber fire door with gloss finish. Intumescent strip is damaged and missing	Yes		Yes	Yes	Yes						
SABC078	295																		
SABC078	295	Defective	Repair		1	m2 - square metres	44		Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Inadequate	Replace		4	m2 - square metres	172	Various damaged ceiling tiles to be replaced and made good	Yes		Yes		Yes						

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	3 - Desirable	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.03 - Non teaching other	05.03.02 - Stainless steel	B - Satisfactory	3 - Desirable	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	080	Staff room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	4 - Long term	081	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	081	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	081	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	3 - Desirable	081	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	081	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	081	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	081	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	083	Mail toilets

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Make good		10	m2 - square metres	360	Walls are well stained from stored items	Yes				Yes						
SABC078	295	Defective	Repair		1	item - item	50	Solid fire door with louver fitting at low level. Intumescent strip is missing	Yes		Yes	Yes	Yes						
SABC078	295							Includes keypad lock and lock											
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Repair		2	m2 - square metres	40	Tiled floor some cracks evident. Screed over laid on allowing ramp to floor	Yes				Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Inadequate	Install new		1	item - item	50	Fitted counter in cleaners cupboard which is well worn	Yes				Yes						
SABC078	295	Inadequate	Replace		1	item - item	100	Sink drain is rusted	Yes				Yes			Yes			
SABC078	295																		
SABC078	295																		
SABC078	295							Vinyl veneered solid doors double											
SABC078	295																		
SABC078	295	Defective	Repair		1	m2 - square metres	44	Plaster is damaged at high level.	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Defective	Replace		10	m2 - square metres	430	Ceiling tiles would benefit from replacement.	Yes		Yes		Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Repair		17.78	m2 - square metres	355.6	Tiled floor would benefit from re grout and replacement of damaged tiles.	Yes		Yes		Yes						
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	4 - Long term	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.04 - Toilet waste	13.04.02 - P.V.C.U	B - Satisfactory	4 - Long term	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.05 - Urinals	13.05.01 - Ceramic	B - Satisfactory	3 - Desirable	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	B - Satisfactory	3 - Desirable	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.01 - Vanity	B - Satisfactory	3 - Desirable	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	083	Mail toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	085	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	085	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	085	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	085	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	085	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	085	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	085	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	085	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	3 - Desirable	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	2 - Essential	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	086	Toilets

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Clean		1	item - item	20	Ceramic urinal is stained from plumbing fixings and through use.	Yes		Yes		Yes						
SABC078	295	Inadequate	Clean		1	item - item	100	Cubicles are showing wear and would benefit from a deep clean.	Yes				Yes						
SABC078	295	Inadequate	Replace		1	nr - number	500	Vanity unit is aged and well worn and would benefit from replacement.	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Replace		5	m2 - square metres	215	Ceiling tiles are stained and damaged	Yes		Yes		Yes						
SABC078	295	Defective	Replace		1	item - item	625	Vinyl veneered solid door. Bottom edge of door and frame gas degraded from water damage within changing area.	Yes				Yes						
SABC078	295																		
SABC078	295	Defective	Replace		2	m2 - square metres	70	Tiled wall at low levels would benefit from regrouting and replacement of damaged tiles.	Yes		Yes		Yes			Yes			
SABC078	295																		
SABC078	295	Inadequate	Repair		9.81	m2 - square metres	196.2	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Defective	Replace		9.72	m2 - square metres	418	Ceiling tiles are in poor condition generally.	Yes		Yes		Yes						
SABC078	295	Defective	Repair		20	m2 - square metres	700	Tiled wall. Tiles at low level require replacement on re grouting where damage.	Yes		Yes		Yes			Yes			
SABC078	295																		
SABC078	295	Defective	Replace		9.72	m2 - square metres	1039.068	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	C - Poor	2 - Essential	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	4 - Long term	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.04 - Toilet waste	13.04.02 - P.V.C.U	B - Satisfactory	4 - Long term	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.02 - Trespa	B - Satisfactory	4 - Long term	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	086	Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.02 - Insulation	B - Satisfactory	3 - Desirable	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	3 - Desirable	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.01 - Double	B - Satisfactory	4 - Long term	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	B - Satisfactory	4 - Long term	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	C - Poor	2 - Essential	087	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	088	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	088	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	088	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	088	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	089	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.03 - Timber	B - Satisfactory	3 - Desirable	089	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	089	Store

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Replace		1	item - item	50	Timber boxing around SVP has degraded from water damage and has begun to delaminate	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Repair		15	m2 - square metres	375	Textured coated ceiling finish on raked ceiling. Some water staining apparent.	Yes		Yes		Yes	Yes					
SABC078	295	Inadequate	Make good		15	m2 - square metres	540	Paint delaminated on walks at high level above the tiled splash back surround	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Replace		25	m2 - square metres	875	Tiles at low level show evidence of damage and water damage.	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Replace		9.83	m2 - square metres	1050.827	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Defective	Replace		1	item - item	700	Timber slatted bench with steel legs.	Yes				Yes						
SABC078	295							Vinyl veneered solid door											
SABC078	295							Key code door lock entry system											
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Repair		1	item - item	50	Timber braced doors with chicken wire bottom hinge and screws are damaged	Yes				Yes						
SABC078	295	Defective	Replace		1	item - item	250	Timber frame is suffering from water damage	Yes				Yes						
SABC078	295							Dead bolt with padlock											

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	089	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	089	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	089	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.01 - Aluminium	B - Satisfactory	4 - Long term	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.03 - Timber	C - Poor	3 - Desirable	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.02 - Stainless steel	B - Satisfactory	2 - Desirable	090	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.02 - Stainless steel	B - Satisfactory	3 - Desirable	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	091	Swimming pool
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.01 - Double	B - Satisfactory	4 - Long term	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	C - Poor	3 - Desirable	093	Store

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295																	
SABC078	295							Bespoke storage for scuba equipment										
SABC078	295	None installed	Install new		5	m2 - square metres	270	Baffled linear strip suspended section missing.	Yes		Yes		Yes					
SABC078	295																	
SABC078	295	Inadequate	Replace		200	m2 - square metres	7000	Tiles damaged at low level from salt and acid corrosion (poolside conditions).	Yes				Yes					
SABC078	295	Inadequate	Make good		30	m2 - square metres	1020	Timber glazed frame partition between pool and building requires decoration.	Yes				Yes			Yes		
SABC078	295																	
SABC078	295	Inadequate	Replace		100	lm - metres	10000	Poolside perimeter galvanised griddles have degraded due to pool conditions	Yes				Yes					
SABC078	295	Inadequate	Repair		300	m2 - square metres	6000	Tiles around the perimeter of the poolside would benefit from re grouting and replacement of damaged tiles.	Yes		Yes		Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295	Defective	Replace		1	item - item	6000	Pool cover appear tired and is inefficient in storage of heat replacement is recommended.	Yes				Yes			Yes		
SABC078	295	Defective	Replace		1	item - item	150	Diving Boards, fixings into floor slab are deteriorating and rusting.	Yes				Yes					
SABC078	295	Defective	Replace		1	item - item	1000	Water slide, coach bolts are rusting at the slide connections.	Yes				Yes					
SABC078	295	Inadequate	Make good		5	m2 - square metres	432	Ceiling requires redecoration.	Yes				Yes					
SABC078	295	Inadequate	Make good		5	m2 - square metres	180	Walls requires redecoration.	Yes				Yes					
SABC078	295							Solid door forms access to store under stairs. Door has been cut to follow rake of the stairs.										
SABC078	295							Windows are blacked out and look out over poolside. Stored items blocked full visual inspection of the windows.										
SABC078	295	None installed	Replace		1	item - item	35	Screw missing to the inside edge of door lock.	Yes				Yes			Yes		

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	B - Satisfactory	4 - Long term	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	093	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	4 - Long term	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.02 - Insulation	C - Poor	3 - Desirable	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.01 - Double	B - Satisfactory	4 - Long term	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	3 - Desirable	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	B - Satisfactory	3 - Desirable	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	C - Poor	2 - Essential	106	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	107	Gas plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	107	Gas plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	107	Gas plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	107	Gas plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	109	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	4 - Long term	109	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	109	Store

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Defective	Repair		5	m2 - square metres	125	Textured coated ceiling finish on raked ceiling. Some water staining apparent.	Yes		Yes		Yes	Yes					
SABC078	295							Doubled glazed ceiling lights											
SABC078	295	Defective	Replace		10	m2 - square metres	350	Tiled walls. Damaged at low levels and could benefit from regrouting throughout.	Yes		Yes		Yes						
SABC078	295																		
SABC078	295	Inadequate	Replace		1	item - item	40	Subject to water damage and painted delamination. Houses M&E plant.	Yes				Yes	Yes					
SABC078	295	Inadequate	Replace		9.89	m2 - square metres	1057.241	Tiled floor requires grouting has perished and tiles are damaged	Yes		Yes		Yes						
SABC078	295																		
SABC078	295							Condition unknown assumed concrete floor is screeded											
SABC078	295	Defective	Replace		1	item - item	700	Timber slatted benches with steel legs which have corroded	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Make good		2	m2 - square metres	72		Yes				Yes						
SABC078	295							Solid fire door gloss painted generally fair condition											
SABC078	295							Yale lock											

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	109	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	109	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	B - Satisfactory	4 - Long term	109	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	109	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	109	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	4 - Long term	109	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	4 - Long term	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	4 - Long term	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	2 - Essential	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	4 - Long term	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	4 - Long term	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.04 - Toilet waste	13.04.02 - P.V.C.U	C - Poor	3 - Desirable	110	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	047	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	A - Good	4 - Long term	047	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.05 - Metal	A - Good	4 - Long term	047	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	A - Good	4 - Long term	047	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	048	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	048	Circulation

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Inadequate	Repair		1	m2 - square metres	44	Plaster knocked from stored items	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295																	
SABC078	295	Defective	Replace		1	m2 - square metres	43	Stained ceiling tile	Yes		Yes		Yes					
SABC078	295	Inadequate	Repair		1	item - item	250	Solid veneered door with gloss finish some traffic and wear	Yes				Yes					
SABC078	295							Thumb turn and lever latch										
SABC078	295																	
SABC078	295	Defective	Replace		1.49	m2 - square metres	52.15	Vinyl floor tile are worn with 1 nr damage.	Yes				Yes					
SABC078	295																	
SABC078	295							Condition unknown assumed concrete floor is screeded										
SABC078	295																	
SABC078	295	Inadequate	Replace		1	item - item	100		Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Replace		6	m2 - square metres	258	Number of isolated mechanical or water damaged ceiling tiles	Yes									
SABC078	295	Inadequate	Install new		83.74	m2 - square metres	7,235	General deterioration	Yes							Yes		

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	2 - Essential	048	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	048	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	048	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	B - Satisfactory	3 - Desirable	048	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	048	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	048	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	048	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	4 - Long term	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	1 - Urgent	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	3 - Desirable	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.03 - Timber	A - Good	4 - Long term	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	A - Good	4 - Long term	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	A - Good	4 - Long term	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	049	Kiosk
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	050	Office

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Repair		1	m2 - square metres	44	Damaged and cracked plasterwork over doorways	Yes									
SABC078	295	Defective	Replace		3	m2 - square metres	105	Vinyl tile coverings damaged in isolated locations requiring full tile replacement	Yes				Yes					
SABC078	295																	
SABC078	295	Inadequate	Replace		1	nr - number		Aluminium single glazed external window - showing signs of corrosion and poor in terms of energy efficiency. Included Elsewhere.		Yes			Yes					
SABC078	295	Defective	Replace		3	m2 - square metres	105	Small section leading to gym	Yes									
SABC078	295																	
SABC078	295							Unknown										
SABC078	295	Defective	Replace		0.6	m2 - square metres	26	Edge of tile damaged	Yes									
SABC078	295	Inadequate	Install new		1.05	m2 - square metres	91	Poor decoration and mechanical damage	Yes							Yes		
SABC078	295	Defective	Replace		1	nr - number	250	Face of door damaged	Yes									
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Repair		1	m2 - square metres	44	Mechanical fixing damage	Yes									
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Replace		1	nr - number	150	Kiosk doors poor	Yes									
SABC078	295	Defective	Replace		6	m2 - square metres	258	Isolated damage and water staining around air conditioning	Yes									
SABC078	295	Defective	Install new		34.19	m2 - square metres	2,954	Worn and damaged	Yes							Yes		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.03 - Timber	B - Satisfactory	3 - Desirable	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.02 - Single	A - Good	4 - Long term	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	C - Poor	2 - Essential	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	B - Satisfactory	2 - Essential	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	C - Poor	2 - Essential	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	050	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	051	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	051	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	051	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	051	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	3 - Desirable	051	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	051	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	051	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	4 - Long term	052	Safe
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	052	Safe
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.04 - Timber	C - Poor	2 - Essential	052	Safe
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.04 - Timber	A - Good	4 - Long term	052	Safe
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	3 - Desirable	052	Safe

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Repair		1	nr - number	40	Minor damage to head and fixing damage following over head replacement	Yes									
SABC078	295	Defective	Repair		1	nr - number	25	Damage around strike plate	Yes									
SABC078	295																	
SABC078	295	Defective	Repair		1	nr - number	35	Loose and dropped	Yes									
SABC078	295	Defective	Repair		1	m2 - square metres	44	Minor plaster damage	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		3	nr - number		Included elsewhere		Yes								
SABC078	295	Defective	Replace		34.19	m2 - square metres	1059.89		Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Install new		0.47	m2 - square metres	41		Yes							Yes		
SABC078	295	Defective	Ease		1	nr - number	20		Yes									
SABC078	295	Defective	Repair		0.25	m2 - square metres	11			Yes								
SABC078	295																	
SABC078	295	Defective	Replace		0.47	m2 - square metres	14.57		Yes				Yes					
SABC078	295																	
SABC078	295							Store area										
SABC078	295	Defective	Replace		1	nr - number	250	Face of door damaged	Yes									
SABC078	295	Defective	Repair		1	nr - number	35	Boarding damaged	Yes									
SABC078	295																	
SABC078	295	Defective	Clean		0.78	m2 - square metres	24.18		Yes				Yes					

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	052	Safe
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	052	Safe
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	053	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	053	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	053	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	4 - Long term	053	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	053	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	A - Good	4 - Long term	053	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	053	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	053	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	A - Good	4 - Long term	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	3 - Desirable	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	2 - Essential	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	A - Good	4 - Long term	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	B - Satisfactory	2 - Essential	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	B - Satisfactory	3 - Desirable	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	054	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	A - Good	4 - Long term	055	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	055	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	055	Toilet

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Repair		0.41	m2 - square metres	18	Store area	Yes							Yes		
SABC078	295	Defective	Install new		0.41	m2 - square metres	35	Store area	Yes									
SABC078	295	Defective	Repair		1	nr - number	40	Face of door damaged	Yes									
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Install new		10.16	m2 - square metres	878		Yes									
SABC078	295	Defective	Repair		1	nr - number	250	damaged around lock	Yes									
SABC078	295																	
SABC078	295	Defective	Repair		0.5	m2 - square metres	22	Minor damage around reveal	Yes									
SABC078	295																	
SABC078	295	Inadequate	Upgrade		3	nr - number		Included elsewhere		Yes								
SABC078	295	Defective	Clean		10.16	m2 - square metres	314.96		Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Install new		1.66	m2 - square metres	143	Worn	Yes									
SABC078	295	Defective	Repair		1	nr - number	90	Rear face damaged	Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	055	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	2 - Essential	055	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	055	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	055	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	055	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	055	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.03 - Non teaching other	05.03.02 - Stainless steel	D - Bad	1 - Urgent	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	D - Bad	2 - Essential	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	3 - Desirable	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	4 - Long term	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	058	Fitness Suite

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Repair		1	nr - number	35	Cover plate loose	Yes										
SABC078	295	Defective	Repair		0.25	m2 - square metres	11	Minor damage	Yes										
SABC078	295																		
SABC078	295	Defective	Replace		1.66	m2 - square metres	58.1	Worn and marked	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Upgrade		1	nr - number	1250	Poorly constructed and undersized kitchenette					Yes						
SABC078	295	Defective	Replace		1	m2 - square metres	43	Small area of ceiling - damaged	Yes										
SABC078	295	Defective	Install new		1.57	m2 - square metres	136	Low level areas stained	Yes										
SABC078	295	Defective	Ease		1	nr - number	20	Minor damage to face and easing required	Yes										
SABC078	295	Defective	Install new		1	Nr - number	65	Inadequate locking mechanism	Yes										
SABC078	295	Defective	Repair		0.25	m2 - square metres	11	Minor damage to face and easing required	Yes										
SABC078	295																		
SABC078	295	Defective	Replace		1.57	m2 - square metres	70		Yes										
SABC078	295																		
SABC078	295	Obsolete	Upgrade		1	nr - number	200						Yes						
SABC078	295	Obsolete	Upgrade		1	nr - number	500						Yes						
SABC078	295	Obsolete	Upgrade		1	nr - number	30						Yes						
SABC078	295	Defective	Replace		3	m2 - square metres	129		Yes										
SABC078	295							Textured coating aged but no deboned areas evident											
SABC078	295	Defective	Install new		93.89	m2 - square metres	8,112		Yes							Yes			

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	A - Good	4 - Long term	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	A - Good	4 - Long term	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	058	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.02 - P.V.C.U	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.01 - Double	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.02 - P.V.C.U	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.01 - Bulkhead	06.01.02 - Plaster	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.03 - Soffit	06.03.03 - Timber	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.06 - Timber	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	A - Good	4 - Long term	059	Fitness Suite

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Source of Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295	Defective	Repair		1	nr - number	40	Glazed double doors marked to face	Yes										
SABC078	295	Defective	Ease		1	nr - number	15		Yes										
SABC078	295	Defective	Repair		1	m2 - square metres	44	Isolated areas of damage	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Replace		15	m2 - square metres	525		Yes										
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
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APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.03 - Non teaching other	05.03.02 - Stainless steel	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	A - Good	4 - Long term	059	Fitness Suite
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.03 - Timber	C - Poor	2 - Essential	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	060	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	3 - Desirable	064	Spa Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	064	Spa Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	064	Spa Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	064	Spa Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	3 - Desirable	064	Spa Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	064	Spa Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	3 - Desirable	064	Spa Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	C - Poor	2 - Essential	064	Spa Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	D - Bad	1 - Urgent	065	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	3 - Desirable	065	Showers

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Make good		3	m2 - square metres	150	Minor cracking and belonging of materials present	Yes									
SABC078	295	Defective	Install new		14.51	m2 - square metres	1,254		Yes									
SABC078	295	Defective	Install new		14.51	m2 - square metres	1,254	Marked	Yes									
SABC078	295	Defective	Ease		1	nr - number	20		Yes									
SABC078	295	Defective	Repair		2	m2 - square metres	88	Water damage and cracking marked around doors	Yes									
SABC078	295																	
SABC078	295	Defective	Replace		14.51	m2 - square metres	943.15		Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		23.18	m2 - square metres	997		Yes									
SABC078	295	Defective	Ease		1	nr - number	20		Yes									
SABC078	295	Inadequate	Replace		23.18	m2 - square metres	811	Ceramic tiles, grout deteriorating and faces damaged following removal of fixtures etc					Yes					
SABC078	295																	
SABC078	295	Inadequate	Install new		23.18	m2 - square metres	811.3	Wet area with water discharging direct onto surface, grout deteriorating recommend replace with non slip vinyl	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Repair		1	item - item	25	Replace corroded fixing	Yes									
SABC078	295	Inadequate	Install new		1	item - item	50	Pipework discharges on to tiling and then into gulley, redirect			Yes							
SABC078	295	Inadequate	Replace		5.17	m2 - square metres	222	Area suffering heavy water condensation - materials saturated	Yes									
SABC078	295	Inadequate	Replace		5.17	m2 - square metres	181	Damage to tile faces and grout deteriorating					Yes					

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	065	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	3 - Desirable	065	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	065	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	C - Poor	3 - Desirable	065	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.02 - Drainage	13.02.02 - Below floor	A - Good	4 - Long term	065	Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	066	Hot Tub
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	D - Bad	1 - Urgent	066	Hot Tub
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	066	Hot Tub
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	066	Hot Tub
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.06 - Timber	A - Good	4 - Long term	066	Hot Tub
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	066	Hot Tub
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.02 - Stainless steel	C - Poor	2 - Essential	066	Hot Tub
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	4 - Long term	067	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	D - Bad	1 - Urgent	067	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	C - Poor	2 - Essential	067	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	067	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	067	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	B - Satisfactory	4 - Long term	067	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	C - Poor	3 - Desirable	068	Steam Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.01 - Aluminium	B - Satisfactory	4 - Long term	068	Steam Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.01 - Aluminium	C - Poor	2 - Essential	068	Steam Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	068	Steam Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	A - Good	4 - Long term	068	Steam Room

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Inadequate	Install new		5.17	m2 - square metres	180.95	Area suffering heavy water build up - replace with non slip vinyl, falls adequate	Yes				Yes					
SABC078	295																	
SABC078	295	Inadequate	Install new		1	item - item	700		Yes									
SABC078	295																	
SABC078	295	Defective	Install new		3	m2 - square metres	129		Yes									
SABC078	295	Defective	Replace		1	nr - number	250	Low level doors for access beneath hot tub	Yes									
SABC078	295	Inadequate	Replace		8.02	m2 - square metres	281	Ceramic tile number of ill matching replacements - replace all	Yes				Yes					
SABC078	295	Inadequate	Install new		8.02	m2 - square metres	280.7	Corrosion around rails and cracked install non slip vinyl, currently ceramic	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Replace		1	item - item	300	Stainless steel handrail beginning to corrode	Yes									
SABC078	295																	
SABC078	295	Inadequate	Replace		1	nr - number	250	Poor fitting, missing fire compartment action	Yes									
SABC078	295	Defective	Replace		1	item - item	35		Yes									
SABC078	295	Defective	Repair		1	m2 - square metres	50	Exposed block work in part	Yes									
SABC078	295																	
SABC078	295							Water ponding due to breakdown in plant. Remediation cost included elsewhere.										
SABC078	295	Defective	Replace		1	item - item	500	Cracked in corner - specialist installation	Yes									
SABC078	295							Glazed										
SABC078	295	Defective	Replace		5	lm - metres	50	Seal damaged	Yes	Yes								
SABC078	295	Defective	Repair		1	nr - number	35	Corroded	Yes									
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	068	Steam Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	D - Bad	1 - Urgent	068	Steam Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.06 - Timber	A - Good	4 - Long term	068	Steam Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.01 - Metal	B - Satisfactory	3 - Desirable	068	Steam Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	D - Bad	2 - Essential	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	D - Bad	2 - Essential	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	C - Poor	2 - Essential	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.01 - Metal	A - Good	4 - Long term	069	Sauna
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	C - Poor	2 - Essential	071	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	071	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	071	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	071	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	071	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	D - Bad	2 - Essential	071	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	071	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	C - Poor	2 - Essential	072	Kitchenette

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Defective	Repair		1	nr - number	30	Tile damage			Yes							
SABC078	295																	
SABC078	295	Defective	Make good		1	nr - number	50	Corroded gully / staining	Yes									
SABC078	295	Defective	Replace		2	m2 - square metres	200	Split and damaged	Yes									
SABC078	295	Defective	Ease		1	nr - number	20	Glazed door	Yes									
SABC078	295	Defective	Replace		4	m2 - square metres	160	Boards split	Yes									
SABC078	295																	
SABC078	295	Defective	Repair		3.85	m2 - square metres	77	Tiled - grout failing, replace all with non slip vinyl	Yes									
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Install new		1	item - item	1000	Supports to timber seating failing, fixings have split timbers and slats are loose in part	Yes									
SABC078	295																	
SABC078	295	Defective	Repair		2	m2 - square metres	80	Remove wood chip and patch repair	Yes									
SABC078	295	Inadequate	Install new		6.5	m2 - square metres	562		Yes									
SABC078	295	Inadequate	Install new		6.5	m2 - square metres	562		Yes									
SABC078	295	Defective	Repair		2	m2 - square metres	88	Remove wood chip and patch repair	Yes									
SABC078	295																	
SABC078	295	Defective	Replace		6.5	m2 - square metres	201.5		Yes			Yes						
SABC078	295																	
SABC078	295	Defective	Replace		4.34	m2 - square metres	217		Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	3 - Desirable	072	Kitchenette
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	C - Poor	2 - Essential	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.04 - Timber	A - Good	4 - Long term	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	074	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	C - Poor	2 - Essential	075	Toilet

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Replace		4.34	m2 - square metres	375		Yes							Yes		
SABC078	295	Defective	Install new		4.34	m2 - square metres	375		Yes							Yes		
SABC078	295	Defective	Repair		1	nr - number	40		Yes									
SABC078	295	Defective	Repair		1	nr - number	35		Yes									
SABC078	295	Defective	Repair		3	m2 - square metres	132		Yes									
SABC078	295																	
SABC078	295	Defective	Repair		4.34	m2 - square metres	86.8		Yes									
SABC078	295												Yes					
SABC078	295	Inadequate	Replace		1	item - item	1000		Yes				Yes					
SABC078	295	Inadequate	Replace		1	item - item	30		Yes									
SABC078	295	Defective	Replace		1.69	m2 - square metres	85		Yes									
SABC078	295	Defective	Replace		1.69	m2 - square metres	146		Yes							Yes		
SABC078	295	Defective	Install new		1.69	m2 - square metres	146		Yes							Yes		
SABC078	295	Defective	Replace		1	nr - number	250		Yes									
SABC078	295	Defective	Replace		1	item - item	35		Yes									
SABC078	295	Defective	Replace		4	m2 - square metres	176		Yes									
SABC078	295																	
SABC078	295	Defective	Replace		1.69	m2 - square metres	70		Yes									
SABC078	295																	
SABC078	295	Defective	Replace		2.8	m2 - square metres	140		Yes							Yes		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	A - Good	4 - Long term	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.07.03 - Timber	A - Good	4 - Long term	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	D - Bad	2 - Essential	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	D - Bad	1 - Urgent	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	D - Bad	1 - Urgent	075	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	B - Satisfactory	3 - Desirable	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	D - Bad	2 - Essential	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	D - Bad	2 - Essential	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	D - Bad	1 - Urgent	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.02 - Stainless steel	C - Poor	2 - Essential	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	076	Office

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Replace		2.8	m2 - square metres	242		Yes									
SABC078	295	Defective	Install new		2.8	m2 - square metres	242		Yes									
SABC078	295	Defective	Repair		1	nr - number	40		Yes									
SABC078	295	Defective	Repair		1	nr - number	35		Yes									
SABC078	295	Inadequate	Install new		6.5	m2 - square metres	286	Remove lining paper and reskim plaster walls	Yes							Yes		
SABC078	295																	
SABC078	295	Defective	Install new		1	nr - number		Included elsewhere					Yes					
SABC078	295	Defective	Replace		2.8	m2 - square metres	105		Yes									
SABC078	295																	
SABC078	295	Obsolete	Install new		1	nr - number	200	Toilet has been decommissioned					Yes					
SABC078	295	Obsolete	Install new		1	nr - number	150						Yes					
SABC078	295	Defective	Repair		25.09	m2 - square metres	1,004	Remove paper and reskim and repair damaged areas	Yes							Yes		
SABC078	295	Defective	Install new		25.09	m2 - square metres	2,168		Yes							Yes		
SABC078	295	Defective	Install new		25.09	m2 - square metres	2,168	Wood chip wall paper will require removal	Yes							Yes		
SABC078	295	Defective	Replace		1	nr - number	250	Face damaged	Yes									
SABC078	295	Defective	Replace		10	m2 - square metres	440	Isolated areas of damage plus renewal of percentage will be required following removal of wall coverings	Yes							Yes		
SABC078	295																	
SABC078	295	Inadequate	Replace		2	nr - number		Included elsewhere		Yes								
SABC078	295	Defective	Install new		25.09	m2 - square metres	777.79		Yes				Yes					
SABC078	295	Inadequate	Install new		1	item - item	100	1200mm stainless steel sink	Yes									
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	076	Office
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	B - Satisfactory	3 - Desirable	077	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	077	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	077	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	077	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	077	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.04 - Timber	A - Good	4 - Long term	077	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	D - Bad	2 - Essential	077	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	077	Store
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	D - Bad	2 - Essential	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	D - Bad	1 - Urgent	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	C - Poor	2 - Essential	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	3 - Desirable	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.05 - Urinals	13.05.01 - Ceramic	B - Satisfactory	3 - Desirable	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	3 - Desirable	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	A - Good	4 - Long term	078	Male Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	079	Female Toilet

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Defective	Replace		0.53	m2 - square metres	21		Yes									
SABC078	295	Defective	Replace		0.53	m2 - square metres	46		Yes							Yes		
SABC078	295	Defective	Install new		0.53	m2 - square metres	46	Damaged following installation of cabling	Yes							Yes		
SABC078	295	Defective	Replace		1	nr - number	50	Replace ironmongery	Yes									
SABC078	295	Defective	Replace		1	m2 - square metres	44		Yes									
SABC078	295																	
SABC078	295	Defective	Replace		0.53	m2 - square metres	16.43		Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Replace		8.36	m2 - square metres	418	Water damage and in poor condition	Yes									
SABC078	295	Defective	Ease		1	nr - number	20		Yes									
SABC078	295	Defective	Replace		2	m2 - square metres	70	Ceramic wall tiles isolated damage to edges etc	Yes									
SABC078	295																	
SABC078	295	Defective	Replace		8.36	m2 - square metres	292.6	Joints opening, heavily stained	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		1	item - item	65	Ironmongery incorrect	Yes						Yes			
SABC078	295	Defective	Repair		1	nr - number	30	Allow for overhaul								Yes		
SABC078	295	Defective	Repair		1	item - item	500	Allow for overhaul					Yes			Yes		
SABC078	295	Defective	Repair		1	item - item	100	Allow for overhaul								Yes		
SABC078	295																	
SABC078	295	Defective	Replace		2	m2 - square metres	86		Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.01 - Vanity	B - Satisfactory	3 - Desirable	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	B - Satisfactory	3 - Desirable	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	B - Satisfactory	3 - Desirable	079	Female Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	C - Poor	2 - Essential	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	A - Good	4 - Long term	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.01 - Double	B - Satisfactory	3 - Desirable	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	B - Satisfactory	3 - Desirable	082	Male Changing Showers
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	B - Satisfactory	3 - Desirable	082	Male Changing Showers

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Location				Identified Work Item Costs			Identified Work Details												
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Ease		1	nr - number	20		Yes										
SABC078	295	Defective	Repair		1	m2 - square metres	50	Isolated damaged tiles	Yes										
SABC078	295																		
SABC078	295	Defective	Replace		9.55	m2 - square metres	700		Yes										
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Replace		1	nr - number	150		Yes							Yes			
SABC078	295	Defective	Make good		1	item - item	30		Yes							Yes			
SABC078	295	Inadequate	Replace		1	item - item	1200		Yes							Yes			
SABC078	295	Defective	Replace		2	m2 - square metres	100	Replace damaged timber boarding around roof lights	Yes										
SABC078	295	Defective	Replace		2.5	m2 - square metres	108	Make allowance for replacement of 25%	Yes										
SABC078	295																		
SABC078	295	Inadequate	Clean		11	nr - number	550	Roof light domes	Yes										
SABC078	295	Defective	Replace		3	m2 - square metres	105	Ceramic wall tiles isolated damage to edges etc	Yes							Yes			
SABC078	295																		
SABC078	295	Defective	Repair		9.55	m2 - square metres	191	Non slip ceramic - some minor cracking and failing grout evident - recommend full replacement with non slip vinyl								Yes			
SABC078	295	Defective	Ease		1	nr - number	20	Double door - minor damage to face	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Install new		1	item - item	5000	Corrosion evident to legs and doors with damaged lipping's exposing core - allow for isolated replacements	Yes										
SABC078	295	Defective	Make good		1	nr - number	30	Evidence of aged water staining to joints	Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	C - Poor	2 - Essential	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	3 - Desirable	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.01 - Vanity	A - Good	4 - Long term	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	C - Poor	2 - Essential	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.01 - Metal	B - Satisfactory	3 - Desirable	084	Changing Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	C - Poor	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	C - Poor	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	090	Female Changing

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Install new		7	m2 - square metres	301	Number of isolated and damaged tiles	Yes									
SABC078	295	Defective	Ease		1	nr - number	20		Yes									
SABC078	295	Inadequate	Replace		26.59	m2 - square metres	931	Grout deteriorated areas in poor condition								Yes		
SABC078	295	Inadequate	Install new		2	m2 - square metres	140	Areas deteriorated and tiles cracked in part	Yes									
SABC078	295	Defective	Repair		26.59	m2 - square metres	531.8	Existing is formed from porcelain tiles	Yes			Yes						
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Install new		1	item - item	1900	Fitted benches etc suffering heavy corrosion, doors etc suffering minor damage	Yes							Yes		
SABC078	295	Defective	Make good		1	item - item	50		Yes									
SABC078	295	Defective	Replace		10	m2 - square metres	430	Perspex type ill fitting sitting within damaged framing	Yes									
SABC078	295	Defective	Replace		6	m2 - square metres	258	Mineral fibre type materials - isolated damaged areas	Yes									
SABC078	295	Defective	Repair		3	lm - metres	150	Textured coating - isolated cracking and debonding	Yes									
SABC078	295	Defective	Install new		50	m2 - square metres	4,320		Yes							Yes		
SABC078	295	Defective	Install new		20	m2 - square metres	720	Timber boarding delaminates and failing decorations	Yes									
SABC078	295	Defective	Ease		1	nr - number	20		Yes									
SABC078	295	Inadequate	Replace		97.02	m2 - square metres	3,396	Areas are tiled, facings are damaged and grout failing.	Yes		Yes							
SABC078	295																	
SABC078	295	Inadequate	Replace		18	m2 - square metres		Upgrade for energy efficient purposes - included elsewhere		Yes								
SABC078	295	Inadequate	Replace		97.02	m2 - square metres	10371.438	Ceramic tile cracked and damaged, grout deteriorated allow for replacing with non slip vinyl	Yes		Yes							
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.01 - Cupicles	13.01.01 - Formica	C - Poor	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.01 - Vanity	C - Poor	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.02 - Drainage	13.02.01 - Above floor	B - Satisfactory	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	A - Good	4 - Long term	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	C - Poor	2 - Essential	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.02 - P.V.C.U	B - Satisfactory	4 - Long term	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.02 - Single	D - Bad	1 - Urgent	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.02.03 - Timber	B - Satisfactory	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	B - Satisfactory	2 - Essential	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	B - Satisfactory	2 - Essential	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	C - Poor	2 - Essential	092	Medical Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	093	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	093	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	093	Stairs

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Replace		1	item - item	5000	Corrosion occurring to legs and fixings, facings etc damaged to isolated locations	Yes							Yes		
SABC078	295	Inadequate	Replace		1	nr - number	150		Yes									
SABC078	295	Defective	Make good		1	item - item	50		Yes									
SABC078	295	Inadequate	Replace		18	m2 - square metres	900	Ceilings incorporate textured finish located in medical room, surface crevices could harbour bacteria			Yes							
SABC078	295	Defective	Install new		3	m2 - square metres	144	Panels loose and frame poor	Yes									
SABC078	295	Inadequate	Replace		18	m2 - square metres	1,555		Yes							Yes		
SABC078	295																	
SABC078	295	Defective	Replace		1	nr - number	500	Double doors - damaged	Yes									
SABC078	295																	
SABC078	295	Defective	Replace		2	m2 - square metres	150	Cracked glazing panels			Yes							
SABC078	295	Defective	Ease		3	nr - number	45		Yes									
SABC078	295	Defective	Repair		2	m2 - square metres	88		Yes									
SABC078	295																	
SABC078	295	Inadequate	Make good		7	nr - number	2100	Single glazed timber		Yes								
SABC078	295	Inadequate	Replace		20.92	m2 - square metres	732.2	Ceramic - located in medical room heavy grime and cracked			Yes							
SABC078	295	Defective	Repair		2	lm - metres	22.72	Crack running through floor covering	Yes									
SABC078	295	Defective	Repair		1	item - item		Included	Yes									
SABC078	295	Inadequate	Install new		1	nr - number	500	Aged	Yes									
SABC078	295	Defective	Make good		1	nr - number	30	Corroded	Yes									
SABC078	295	Defective	Install new		8.64	m2 - square metres	746		Yes									
SABC078	295	Defective	Repair		1	nr - number	40		Yes									
SABC078	295	Defective	Repair		1	nr - number	35		Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	093	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	093	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	093	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	093	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	3 - Desirable	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	B - Satisfactory	3 - Desirable	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.03 - Timber	B - Satisfactory	3 - Desirable	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.02 - Single	A - Good	4 - Long term	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.04 - Timber	A - Good	4 - Long term	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	A - Good	4 - Long term	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	094	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	3 - Desirable	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.02 - Framing	07.02.03 - Timber	B - Satisfactory	3 - Desirable	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.02 - Single	A - Good	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	095	Kitchen

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Clean		8.64	m2 - square metres	26,784									Yes		
SABC078	295																	
SABC078	295	Defective	Repair		1	m2 - square metres	50	Ceiling overlaid with textured coating, cracking to finish evident by cafe area	Yes									
SABC078	295	Obsolete	Replace		57.62	m2 - square metres	4,978	Generally adequate but beginning to fail	Yes							Yes		
SABC078	295	Obsolete	Install new		57.62	m2 - square metres	4,978	Generally adequate but beginning to fail	Yes							Yes		
SABC078	295	Defective	Repair		0.25	m2 - square metres	34	Timber window / screens suffering from isolated fixing damage	Yes									
SABC078	295							Georgian wired glazing										
SABC078	295	Defective	Replace		2	nr - number	120	Emergency push bars dropped and suffering minor corrosion	Yes									
SABC078	295	Defective	Make good		1	m2 - square metres	44	Minor damage to plaster surfaces	Yes									
SABC078	295																	
SABC078	295	Inadequate	Clean		57.62	m2 - square metres	120,425.8	Ceramic tile covering Tiles suffering from general dirt and grime	Yes							Yes		
SABC078	295																	
SABC078	295							Unknown no damage apparent										
SABC078	295	Defective	Repair		0.25	m2 - square metres	13	Minor damage and cracking at board joints	Yes									
SABC078	295	Inadequate	Install new		41.16	m2 - square metres	3,556	Aged and stained	Yes							Yes		
SABC078	295	Defective	Repair		1	nr - number	40	Damaged evident to face of door	Yes									
SABC078	295	Defective	Repair		1	nr - number	50	Mechanical damage to top following removal of o/h closer	Yes									
SABC078	295																	
SABC078	295	Defective	Ease		1	nr - number	15		Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.01 - Aluminium	D - Bad	1 - Urgent	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	2 - Essential	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	C - Poor	2 - Essential	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.02 - Stainless steel	A - Good	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	A - Good	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	3 - Desirable	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	A - Good	4 - Long term	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	A - Good	4 - Long term	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.01 - Aluminium	B - Satisfactory	3 - Desirable	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.03 - Glazing	07.03.02 - Single	A - Good	4 - Long term	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.04 - Ironmongery	07.04.02 - Metal	B - Satisfactory	3 - Desirable	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	A - Good	4 - Long term	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.01 - Aluminium	B - Satisfactory	3 - Desirable	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.02.01 - Aluminium	B - Satisfactory	2 - Essential	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.05 - Sub base	06.05.03 - Screed	A - Good	4 - Long term	096	Café
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	2 - Essential	098	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	098	Stairs / Landing

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs			Identified Work Details												
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	None installed	Install new		1	nr - number	2000	No fire rated shutter present				Yes							
SABC078	295	Defective	Make good		41.16	m2 - square metres	1,441	Ceramic tile, heavily begrimed with chipped damaged faces following removal of mechanical fixings - replace with new			Yes								
SABC078	295																		
SABC078	295	Inadequate	Install new		4	nr - number		Single glazed very poor regards thermal efficiency - included		Yes									
SABC078	295	Defective	Install new		41.16	m2 - square metres	1440.6	Stained and requires future replacement	Yes			Yes							
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Make good		1	lm - metres	50	Cracking between board joints	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Repair		1	nr - number	150	Brush seals failed, slight corrosion occurring	Yes										
SABC078	295																		
SABC078	295	Inadequate	Install new		1	nr - number	150	Corrosion and worn, locking poor	Yes										
SABC078	295																		
SABC078	295	Defective	Make good		1	item - item		No cost associated as included with works to upgrade windows - forms curtain walling	Yes										
SABC078	295	Inadequate	Upgrade		15	nr - number		Single glazed stick built curtain walling - upgrade to improve thermal efficiency - included elsewhere		Yes									
SABC078	295	Defective	Clean		37.72	m2 - square metres	78.8348	Ceramic tile	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Repair		2	m2 - square metres	86	Section missing, area dropped	Yes										
SABC078	295	Defective	Ease		1	nr - number	20		Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	3 - Desirable	098	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	098	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	098	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	098	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	B - Satisfactory	3 - Desirable	098	Stairs / Landing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	2 - Essential	099	Viewing Area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	099	Viewing Area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.01 - Aluminium	B - Satisfactory	3 - Desirable	099	Viewing Area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	D - Bad	1 - Urgent	099	Viewing Area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	C - Poor	2 - Essential	099	Viewing Area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	B - Satisfactory	3 - Desirable	099	Viewing Area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	099	Viewing Area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	099	Viewing Area
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	C - Poor	2 - Essential	100	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	100	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	100	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	100	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	D - Bad	1 - Urgent	100	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	100	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.03 - Non teaching other	05.03.02 - Stainless steel	D - Bad	1 - Urgent	100	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	D - Bad	1 - Urgent	101	Control Room

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Make good		1	item - item	35	Vinyl covering damaged in part	Yes										
SABC078	295																		
SABC078	295	Defective	Clean		15.07	m2 - square metres	46.717		Yes										
SABC078	295	Defective	Make good		1	item - item	100	Damaged lippings to balustrade	Yes										
SABC078	295	Defective	Repair		6	m2 - square metres	258	Large number of loose or ill fitting slats	Yes										
SABC078	295	Defective	Install new		61.93	m2 - square metres	5,351	Suffering condensation and general deterioration	Yes										
SABC078	295	Defective	Ease		4	nr - number	100	Closing styles and draught strips poor	Yes										
SABC078	295	Defective	Repair		8	m2 - square metres	352	Isolated debonded, cracked plaster with corroded lintels noted beneath	Yes										
SABC078	295	Defective	Repair		1	item - item	250	Crack to wall, corrosion staining evident to lintels	Yes				Yes	Yes					
SABC078	295	Defective	Upgrade		1	item - item		Included elsewhere	Yes										
SABC078	295	Defective	Clean		61.93	m2 - square metres	191.983		Yes										
SABC078	295																		
SABC078	295	Defective	Repair		1	item - item	50	Underside of wood wool slab panel missing in part exposing structure	Yes										
SABC078	295	Defective	Install new		21.26	m2 - square metres	765	Where decorated, coatings have failed	Yes										
SABC078	295	Defective	Repair		1	nr - number	40		Yes										
SABC078	295	Defective	Repair		3	m2 - square metres	132	Isolated areas of damage	Yes										
SABC078	295	Defective	Replace		21.26	m2 - square metres	744.1		Yes										
SABC078	295																		
SABC078	295	Inadequate	Install new		1	item - item	5000	Access to ceiling void to maintain ductwork unsafe, framing sections heavily corroded			Yes								
SABC078	295	None installed	Install new		3.21	m2 - square metres	138	Remnants of ceiling evident	Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	D - Bad	1 - Urgent	101	Control Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	101	Control Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	101	Control Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.03 - Timber	D - Bad	1 - Urgent	101	Control Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	D - Bad	1 - Urgent	101	Control Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.06 - Timber	A - Good	4 - Long term	101	Control Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.03 - Timber	C - Poor	2 - Essential	101	Control Room
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	C - Poor	1 - Urgent	102	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	102	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	102	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	102	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	102	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	102	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.03 - Non teaching other	05.03.02 - Stainless steel	A - Good	4 - Long term	102	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	A - Good	4 - Long term	97 & 103	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.05 - Metal	A - Good	4 - Long term	97 & 103	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.02 - Stainless steel	A - Good	4 - Long term	97 & 103	Stairs
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	104	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.02 - Boarded	B - Satisfactory	4 - Long term	104	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	104	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	104	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	104	Seating

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs			Identified Work Details												
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Install new		1	nr - number	625	Domestic door fitted adjacent plant / tanks				Yes							
SABC078	295	Defective	Install new		1	item - item	100	Acoustic tiles suffering isolated damage	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		1	item - item	579	Glazing overlooks pool - non safety glazing installed			Yes								
SABC078	295	Defective	Install new		3.21	m2 - square metres	112.35		Yes			Yes							
SABC078	295																		
SABC078	295	Defective	Install new		1	item - item	250		Yes							Yes			
SABC078	295	Defective	Repair		10	m2 - square metres	430	Large section missing other isolated and dropped areas	Yes										
SABC078	295	Defective	Install new		20	m2 - square metres	720		Yes										
SABC078	295	Defective	Replace		20	m2 - square metres	880	Deteriorated wall tiling and damaged plaster	Yes										
SABC078	295																		
SABC078	295	Defective	Repair		1	item - item	100	Reinstall trims and section of missing vinyl, deep clean remainder	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295							Galvanised metal treads											
SABC078	295																		
SABC078	295	Defective	Repair		5	m2 - square metres	215	A number of isolated dropped panels	Yes										
SABC078	295	Defective	Make good		1	item - item	35	Isolated sections delaminated from background	Yes										
SABC078	295																		
SABC078	295	Defective	Clean		29.37	m2 - square metres	61.3833	Areas suffering from corrosion staining	Yes										
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.02 - Stainless steel	A - Good	4 - Long term	104	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	B - Satisfactory	3 - Desirable	105	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	B - Satisfactory	3 - Desirable	105	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	105	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	B - Satisfactory	3 - Desirable	105	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	105	Seating
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	C - Poor	2 - Essential	111	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	111	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	111	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	D - Bad	1 - Urgent	111	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	111	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	111	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.02 - Carpet	D - Bad	2 - Essential	111	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	111	Circulation
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.03 - Plasterboard	C - Poor	2 - Essential	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	C - Poor	2 - Essential	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.03 - Walls	C - Poor	2 - Essential	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.05 - Lining/finish	07.05.03 - Plaster	C - Poor	2 - Essential	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.07 - Windows	07.07.01 - Aluminium	C - Poor	2 - Essential	112	Toilet

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Defective	Repair		5	m2 - square metres	215		Yes									
SABC078	295	Defective	Make good		1	item - item	44	Isolated sections delaminated from background	Yes									
SABC078	295																	
SABC078	295	Defective	Clean		9.72	m2 - square metres	30.132		Yes									
SABC078	295																	
SABC078	295	Defective	Repair		0.25	m2 - square metres	10		Yes									
SABC078	295	Defective	Install new		1.1	m2 - square metres	95		Yes									
SABC078	295	Defective	Install new		1.1	m2 - square metres	40	Wood chip coverings will need to be removed prior true decoration	Yes									
SABC078	295	Defective	Replace		1	nr - number	250	Door ill fitting and slams shut creating a health and safety issue			Yes							
SABC078	295	Defective	Repair		2	m2 - square metres	88		Yes									
SABC078	295																	
SABC078	295	Defective	Replace		1.1	m2 - square metres	34.1		Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Repair		1	m2 - square metres	40	Cracking running through boards	Yes									
SABC078	295	Inadequate	Install new		2.59	m2 - square metres	224		Yes									
SABC078	295	Inadequate	Install new		2.59	m2 - square metres	93		Yes									
SABC078	295	Defective	Ease		1	nr - number	20		Yes									
SABC078	295	Defective	Repair		2	m2 - square metres	88	Cracking, damaged wall coverings - allowance for patch repair of deboned plaster	Yes									
SABC078	295	Inadequate	Install new		1	nr - number		Included elsewhere	Yes									

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.04 - Vinyl	D - Bad	2 - Essential	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	C - Poor	2 - Essential	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.01 - Close coupled	C - Poor	2 - Essential	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.07 - Waste fittings	05.07.02 - P.V.C.U	C - Poor	2 - Essential	112	Toilet
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	A - Good	4 - Long term	114	Lobby
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	4 - Long term	114	Lobby
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	114	Lobby
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	114	Lobby
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.01 - Asphalt	B - Satisfactory	4 - Long term	114	Lobby
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	114	Lobby
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	A - Good	4 - Long term	115	Male Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	A - Good	4 - Long term	115	Male Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	2 - Essential	115	Male Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.01 - Asphalt	B - Satisfactory	3 - Desirable	115	Male Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	115	Male Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.01 - Formica	B - Satisfactory	3 - Desirable	115	Male Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	A - Good	4 - Long term	116	Servery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	4 - Long term	116	Servery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	116	Servery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	A - Good	4 - Long term	116	Servery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.01 - Asphalt	A - Good	4 - Long term	116	Servery

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Replace		2.59	m2 - square metres	105		Yes										
SABC078	295																		
SABC078	295	Inadequate	Install new		1	nr - number	150		Yes				Yes						
SABC078	295	Obsolete	Install new		1	item - item	200		Yes				Yes						
SABC078	295	Obsolete	Install new		1	item - item	30		Yes				Yes						
SABC078	295																		
SABC078	295	Defective	Replace		1.26	m2 - square metres	109		Yes							Yes			
SABC078	295	Defective	Repair		1	nr - number	40		Yes										
SABC078	295																		
SABC078	295	Defective	Clean		1.26	m2 - square metres	94.5	Concrete Paving slab.	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Replace		16.16	m2 - square metres	1,396		Yes							Yes			
SABC078	295	Defective	Repair		2	lm - metres	70	Cracking evident and walls marked	Yes										
SABC078	295	Defective	Repair		2	m2 - square metres	150	Minor damage to surface dressings of concrete slabs	Yes										
SABC078	295																		
SABC078	295	Defective	Repair		1	lm - metres	25	Refix slat	Yes										
SABC078	295																		
SABC078	295	Defective	Replace		2.81	m2 - square metres	243		Yes										
SABC078	295	Defective	Replace		1	nr - number	250	Damaged	Yes										
SABC078	295																		
SABC078	295	Defective	Clean		2.81	m2 - square metres	210.75	Cocrete Paving Slabs	Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.06 - Timber	A - Good	4 - Long term	116	Servery
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	3 - Desirable	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	4 - Long term	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	3 - Desirable	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	3 - Desirable	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.01 - Asphalt	B - Satisfactory	4 - Long term	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.06 - Timber	A - Good	4 - Long term	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.02 - High level	B - Satisfactory	4 - Long term	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.05 - Urinals	13.05.01 - Ceramic	B - Satisfactory	4 - Long term	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	4 - Long term	117	Male Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	A - Good	4 - Long term	118	Female Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	3 - Desirable	118	Female Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	B - Satisfactory	2 - Essential	118	Female Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	3 - Desirable	118	Female Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.01 - Asphalt	B - Satisfactory	4 - Long term	118	Female Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.01 - Concrete	A - Good	4 - Long term	118	Female Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.03 - Toilets	13.03.02 - High level	B - Satisfactory	3 - Desirable	118	Female Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	13	Sanitary services	13.06 - Wash hand basins	13.06.02 - Wall mounted	B - Satisfactory	3 - Desirable	118	Female Toilets
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.01 - Boarded	B - Satisfactory	4 - Long term	119	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	11	Redecorations	11.02 - Internal	11.02.01 - Ceiling	B - Satisfactory	4 - Long term	119	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.01 - Doors	07.01.03 - Timber	A - Good	4 - Long term	119	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	07	Internal walls and doors	07.06 - Structure	07.06.02 - Brick/block	B - Satisfactory	3 - Desirable	119	Female Changing

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Defective	Repair		2	m2 - square metres	100		Yes									
SABC078	295	Defective	Replace		6.81	m2 - square metres	588		Yes									
SABC078	295	Defective	Replace		1	nr - number	250		Yes									
SABC078	295	Defective	Repair		2	lm - metres	70		Yes									
SABC078	295	Defective	Clean		6.81	m2 - square metres	510.75	Cocrete Paving Slabs	Yes									
SABC078	295																	
SABC078	295	Defective	Repair		1	nr - number	50		Yes									
SABC078	295	Inadequate	Replace		1	nr - number	500		Yes				Yes					
SABC078	295	Defective	Repair		2	nr - number	200		Yes									
SABC078	295																	
SABC078	295	Defective	Replace		8.41	m2 - square metres	727		Yes									
SABC078	295	Defective	Replace		3	nr - number	250		Yes									
SABC078	295	Defective	Repair		2	lm - metres	70		Yes									
SABC078	295	Defective	Clean		8.41	m2 - square metres	630.75	Clean and minor repairs to concrete paving slabs.	Yes									
SABC078	295																	
SABC078	295	Defective	Repair		1	item - item	50		Yes									
SABC078	295	Defective	Repair		1	item - item	100		Yes									
SABC078	295																	
SABC078	295	Defective	Replace		14.13	m2 - square metres	1,221		Yes									
SABC078	295	Defective	Make good		1	nr - number	40		Yes									
SABC078	295	Defective	Repair		2	m2 - square metres	70	Cracked	Yes									

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.02 - Covering	06.02.01 - Asphalt	B - Satisfactory	4 - Long term	119	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	06	Floors and stairs	06.04 - Structure	06.04.06 - Timber	A - Good	4 - Long term	119	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	05	Fixed furniture and fittings	05.01 - Fittings	05.01.01 - Formica	B - Satisfactory	4 - Long term	119	Female Changing
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	01	Ceilings	01.01 - Finish	01.01.04 - Suspended	A - Good	4 - Long term	120	Plant
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	002	Circulation/Stairs (includes 047 & 048)
SABC078	295	Oct - 2014	FHPESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	002	Circulation/Stairs (includes 047 & 048)
SABC078	295	Oct - 2014	FHPESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	002	Circulation/Stairs (includes 047 & 048)
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.09 - CCTV Systems	02.09.01 - Analogue multiplexer	B - Satisfactory	4 - Long term	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.09 - CCTV Systems	02.09.02 - Analogue recorder	B - Satisfactory	4 - Long term	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.09 - CCTV Systems	02.09.03 - Cameras external	B - Satisfactory	4 - Long term	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.09 - CCTV Systems	02.09.04 - Cameras internal	B - Satisfactory	4 - Long term	003	Reception
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.15 - Fire alarm addressable	02.15.07 - Panel	B - Satisfactory	4 - Long term	004 & 050	Office
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.15 - Fire alarm addressable	02.15.08 - Site plan and log book	B - Satisfactory	4 - Long term	004	Office (Throughout Property)
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.15 - Fire alarm addressable	02.15.09 - Smoke detector	B - Satisfactory	4 - Long term	004	Office (Throughout Property)
SABC078	295	Oct - 2014	FHPESS	John Slade	02	Electrical services	02.15 - Fire alarm addressable	02.15.10 - Sounder bell	B - Satisfactory	4 - Long term	004	Office (Throughout Property)

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Clean		14.13	m2 - square metres	1059.75	Clean and minor repairs to concrete paving slabs.	Yes									
SABC078	295																	
SABC078	295	Defective	Repair		1	lm - metres	25	Refix	Yes									
SABC078	295							No Access										
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	150									Yes		
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and update lighting	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.15 - Fire alarm addressable	02.15.12 - System coverage	B - Satisfactory	4 - Long term	004	Office (Throughout Property)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.15 - Fire alarm addressable	02.15.14 - Wiring MI	B - Satisfactory	4 - Long term	004	Office (Throughout Property)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.26.01 - Containment	B - Satisfactory	4 - Long term	004	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.26.06 - Emergency	C - Poor	3 - Desirable	004	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.26.17 - 1F1800	C - Poor	3 - Desirable	004	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	004	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	004	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	004	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	004	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	005	Viewing Area
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	005	Viewing Area
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.34 - 400 W	C - Poor	3 - Desirable	005	Viewing Area
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	005	Viewing Area
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	005	Viewing Area
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	006	Store
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.18 - 2F1800	B - Satisfactory	4 - Long term	006	Store
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	006	Store
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	006	Store
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.23 - Lifts - Passenger	02.23.01 - Assistance alarm	B - Satisfactory	4 - Long term	007	Lift
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.23 - Lifts - Passenger	02.23.02 - Local isolator	B - Satisfactory	4 - Long term	007	Lift
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.23 - Lifts - Passenger	02.23.03 - Signs/labelling	B - Satisfactory	4 - Long term	007	Lift
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.07 - C/Tree P/Star 3 ph	02.07.01 - Ways	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.27.01 - Containment	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.18 - 2F1800	B - Satisfactory	4 - Long term	008	Lift Machinery

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and update lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	800	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	6,400	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	700	Renew and update lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.24 - Wiring SWA	B - Satisfactory	4 - Long term	008	Lift Machinery
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	009	Store
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.18 - 2F1800	B - Satisfactory	4 - Long term	009	Store
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	009	Store
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	009	Store
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	010	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	010	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.09 - 1F600	C - Poor	3 - Desirable	010	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	010	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	010	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	012	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	012	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.22 - Hot and cold water outlets	09.22.02 - Shower	B - Satisfactory	4 - Long term	013	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	013	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.09 - 1F600	C - Poor	3 - Desirable	013	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	013	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	013	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.09 - 1F600	C - Poor	3 - Desirable	014	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	014	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	014	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	014	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.08.03 - Pipe work	B - Satisfactory	4 - Long term	014	Toilet

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and update lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and update lighting	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and update lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	017	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	017	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	017	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	017	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	017	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	018	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	018	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	017	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	017	Circulation (Break Out)
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	022	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	022	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	022	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	022	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.27.07 - Wiring	C - Poor	3 - Desirable	022	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.27.07 - Wiring	C - Poor	3 - Desirable	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	2 - Essential	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.22 - Hot and cold water outlets	09.22.02 - Shower	B - Satisfactory	4 - Long term	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	023	Male Changing/ Showers

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	2,000	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	800	Renew and update lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	700	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	450	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	2,500	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and update lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,200	Renew and update lighting	Yes				Yes						
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	250	Clean corrosion off radiator	Yes										
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	1,750	No evidence of internal cleaning of ductwork - clean ductwork	Yes										
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	B - Satisfactory	2 - Essential	023	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	024	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	024	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	024	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	024	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	024	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	024	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	024	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	024	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	025	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	025	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	025	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	025	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	025	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	025	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	025	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	3 - Desirable	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	026	Female Changing/ Showers

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Clean		All	item - item	300	No evidence of internal cleaning of ductwork - clean ductwork	Yes									
SABC078	295	Defective	Clean		All	item - item	50	Clean grilles	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and update lighting	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	450	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	2,500	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	1,200	Renew and update lighting	Yes				Yes					
SABC078	295	Defective	Clean		All	item - item	250	Clean corrosion off radiator	Yes				Yes					
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.22 - Hot and cold water outlets	09.22.02 - Shower	B - Satisfactory	4 - Long term	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	B - Satisfactory	2 - Essential	026	Female Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	027	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	027	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	027	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	027	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	027	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	027	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	028	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	028	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	028	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	028	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	028	Toilet

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Defective	Clean		All	item - item	1,750	No evidence of internal cleaning of ductwork - clean ductwork	Yes									
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes									
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and update lighting	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Clean		All	item - item	300	No evidence of internal cleaning of ductwork - clean ductwork	Yes									
SABC078	295	Defective	Clean		All	item - item	50	Clean grilles	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and update lighting	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Clean		All	item - item	300	No evidence of internal cleaning of ductwork - clean ductwork	Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	028	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	029	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	029	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	029	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	029	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	029	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	029	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	029	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	029	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.04 - C/Tree C50 1 ph	02.07.01 - Ways	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.17 - 1F1800	C - Poor	3 - Desirable	030	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	030	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	030	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	030	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	030	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.07 - C/Tree P/Star 3 ph	02.07.01 - Ways	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.25.07 - Containment	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.25.12 - Emergency	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.25.21 - 1F1800	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.12 - Isolators 3ph	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.22 - Wiring MI	B - Satisfactory	4 - Long term	032	Plant

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Clean		All	item - item	50	Clean grilles	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and update lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and update lighting	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Clean		All	item - item	300	No evidence of internal cleaning of ductwork - clean ductwork	Yes									
SABC078	295	Defective	Clean		All	item - item	50	Clean grilles	Yes									
SABC078	295																	
SABC078	295	Defective	Install new		All	item - item	1,000	Renew and update lighting	Yes				Yes					
SABC078	295	Defective	Install new		All	item - item	400	Renew and update lighting	Yes				Yes					
SABC078	295	Defective	Install new		All	item - item	100	Renew and update lighting	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.24 - Wiring SWA	B - Satisfactory	4 - Long term	032	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.08.01 - Insulation	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.08.02 - Non return valve(s)	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.08.03 - Pipe work	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.08.04 - Pump (bronze)	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.10.01 - Calorifier	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.10 - D.H.W. Storage	09.10.01 - Calorifier	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.21 - Heating mains internal	09.21.03 - Insulation	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.21 - Heating mains internal	09.21.06 - Pipe work	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.01 - Air handling unit	B - Satisfactory	4 - Long term	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.03 - Isolating valves	B - Satisfactory	2 - Essential	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.06 - Pool circulation pumps	B - Satisfactory	2 - Essential	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.07 - Pool dosing facility	B - Satisfactory	2 - Essential	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.08 - Pool water filters	B - Satisfactory	2 - Essential	031	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	B - Satisfactory	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.34 - 400 W	B - Satisfactory	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	034	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	C - Poor	2 - Essential	034	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	C - Poor	2 - Essential	034	Swimming Pool

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295							Non storage calorifier											
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Repair		All	item - item	3,000	Repair damaged insulation and clean internal surfaces	Yes										
SABC078	295	Defective	Clean		All	item - item	250	Clean down plant and equipment	Yes										
SABC078	295	Defective	Clean		All	item - item	250	Clean down plant and equipment	Yes										
SABC078	295	Defective	Clean		All	item - item	250	Clean down plant and equipment	Yes				Yes						
SABC078	295	Defective	Clean		All	item - item	250	Clean down plant and equipment	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	3,000	Repair damaged insulation and clean internal surfaces	Yes										
SABC078	295	Defective	Clean		All	item - item	5,000	Clean grilles	Yes										

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	C - Poor	2 - Essential	034	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.17 - 1F1800	C - Poor	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	035	Staff Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	035	Staff Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.17 - 1F1800	C - Poor	3 - Desirable	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	036	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	038	Circulation Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.17 - 1F1800	C - Poor	3 - Desirable	038	Circulation Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	038	Circulation Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	038	Circulation Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.17 - 1F1800	C - Poor	3 - Desirable	039	Creche
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	039	Creche

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Clean		All	item - item	5,000	Clean grilles	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting					Yes					
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and upgrade lighting					Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting					Yes					
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and upgrade lighting					Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and upgrade lighting					Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting					Yes					
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting					Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and upgrade lighting					Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting					Yes					
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting					Yes					
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and upgrade lighting					Yes					
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting					Yes					

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	039	Creche
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	039	Creche
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	040	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	040	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.17 - 1F1800	C - Poor	3 - Desirable	040	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	040	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	040	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	040	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	040	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	041	Circulation/ Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	041	Circulation/ Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	041	Circulation/ Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	041	Circulation/ Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.28 - Lighting surface	02.27.07 - Wiring	C - Poor	3 - Desirable	041	Circulation/ Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	042	Male Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	042	Male Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	042	Male Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	042	Male Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	042	Male Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	042	Male Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	042	Male Changing

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	450	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	2,500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,200	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Defective	Clean		All	item - item	1,750	No evidence of internal cleaning of ductwork - clean ductwork	Yes										
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	B - Satisfactory	2 - Essential	042	Male Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	043	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	043	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	043	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	043	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	043	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	043	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	043	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	B - Satisfactory	2 - Essential	043	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	044	Circulation Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	B - Satisfactory	4 - Long term	044	Circulation Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.07 - 1F300	B - Satisfactory	4 - Long term	044	Circulation Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	044	Circulation Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.07 - C/Tree P/Star 3 ph	02.07.01 - Ways	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.25.21 - 1F1800	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.42 - Sub mains 3 ph	02.42.03 - MI	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.42 - Sub mains 3 ph	02.42.05 - SWA	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.45 - Temperature controls	02.45.21 - Satchwell CSC comp	C - Poor	2 - Essential	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.13 - Flue system	09.13.04 - St steel insulated flue	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.28 - Pumps heating	09.28.04 - Non variable speed	C - Poor	2 - Essential	045	Boiler plant Room

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	450	Renew and upgrade lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	2,500	Renew and upgrade lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and upgrade lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	1,200	Renew and upgrade lighting	Yes				Yes					
SABC078	295	Defective	Clean		All	item - item	1,750	No evidence of internal cleaning of ductwork - clean ductwork	Yes									
SABC078	295	Defective	Clean		All	item - item	200	No evidence of internal cleaning of ductwork - clean ductwork	Yes									
SABC078	295	Defective	Clean		All	item - item	200	No evidence of internal cleaning of ductwork - clean ductwork	Yes									
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Replace		1	nr - number	6,500	Replace control panel	Yes									
SABC078	295																	
SABC078	295	Defective	Replace		All	item - item	12,000	Replace pump	Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.21 - Heating mains internal	09.21.03 - Insulation	C - Poor	2 - Essential	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.21 - Heating mains internal	09.21.06 - Pipe work	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.17 - Gas mains internal	09.17.07 - Isolating valves	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.17 - Gas mains internal	09.17.08 - Labels/Signs	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.17 - Gas mains internal	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	045	Boiler plant Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.01 - Air conditioning	09.01.04 - Internal evaporator	C - Poor	2 - Essential	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.01 - Air conditioning	09.01.02 - External condenser	C - Poor	2 - Essential	050	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.01 - Containment	B - Satisfactory	4 - Long term	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.06 - Emergency	C - Poor	2 - Essential	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.12 - 4F600	C - Poor	2 - Essential	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.27 - Switches	C - Poor	2 - Essential	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.36 - Wiring	C - Poor	2 - Essential	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	054	Office

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Replace		All	item - item	500	Renew insulation	Yes										
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	450	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	600	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Obsolete	Replace		1	nr - number	6,000	System operates on R22 Refrigerant gas	Yes				Yes						
SABC078	295	Obsolete	Replace		1	nr - number		System operates on R22 Refrigerant gas (cost included in above)	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	054	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	055	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	055	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	055	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	055	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	055	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	055	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	055	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	055	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.01 - Containment	B - Satisfactory	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.12 - 4F600	C - Poor	3 - Desirable	056	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.27 - Switches	C - Poor	3 - Desirable	056	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.28.36 - Wiring	C - Poor	3 - Desirable	056	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	056	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	057	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	057	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	057	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	057	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	057	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	057	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	057	Office

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	500	No evidence of internal cleaning of ductwork - clean ductwork	Yes				Yes						
SABC078	295	Defective	Clean		All	item - item	100	Clean grilles	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	25	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	057	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.01 - Air conditioning	09.01.04 - Internal evaporator	C - Poor	2 - Essential	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.01 - Air conditioning	09.01.02 - External condenser	C - Poor	2 - Essential	058 & 059	Fitness Suite
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	060	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.28 - 35 W	C - Poor	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	060	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	061 & 063	Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	061 & 063	Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.28 - 35 W	C - Poor	3 - Desirable	061 & 063	Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	061 & 063	Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	061 & 063	Stairs
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.07 - C/Tree P/Star 3 ph	02.07.01 - Ways	B - Satisfactory	4 - Long term	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.03 - 2D 28	C - Poor	3 - Desirable	064	Spa Room

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	2,500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	600	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Obsolete	Replace		4	nr - number	24,000	System operates on R22 Refrigerant gas	Yes										
SABC078	295	Obsolete	Replace		4	nr - number		System operates on R22 Refrigerant gas (cost included in above)	Yes										
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	750	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and upgrade lighting	Yes				Yes						

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.24 - Wiring SWA	B - Satisfactory	4 - Long term	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.01 - Air conditioning	09.01.04 - Internal evaporator	C - Poor	2 - Essential	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.01 - Air conditioning	09.01.02 - External condenser	C - Poor	2 - Essential	064	Spa Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	065	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.28 - 35 W	C - Poor	3 - Desirable	065	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	065	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	065	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.22 - Hot and cold water outlets	09.22.02 - Shower	B - Satisfactory	4 - Long term	065	Shower
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	066	Hot Tub
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.28 - 35 W	C - Poor	3 - Desirable	066	Hot Tub
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	066	Hot Tub
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	066	Hot Tub
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	067	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.07 - 1F300	B - Satisfactory	4 - Long term	067	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	067	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.42 - Sub mains 3 ph	02.42.05 - SWA	B - Satisfactory	4 - Long term	067	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.03 - Isolating valves	B - Satisfactory	3 - Desirable	067	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.05 - Jacuzzi pumps	B - Satisfactory	3 - Desirable	067	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.07 - Pool dosing facility	B - Satisfactory	3 - Desirable	067	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.08 - Pool water filters	B - Satisfactory	3 - Desirable	067	Plant

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Obsolete	Replace		1	nr - number	6,000	System operates on R22 Refrigerant gas	Yes				Yes						
SABC078	295	Obsolete	Replace		1	nr - number		System operates on R22 Refrigerant gas (cost included in above)	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and upgrade lighting					Yes						
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and upgrade lighting					Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting					Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	100	Clean all plant and equipment	Yes										
SABC078	295	Defective	Clean		All	item - item	100	Clean all plant and equipment	Yes										
SABC078	295	Defective	Clean		All	item - item	100	Clean all plant and equipment	Yes										
SABC078	295	Defective	Clean		All	item - item	100	Clean all plant and equipment	Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services				4 - Long term	068	
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services				4 - Long term	068	
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	09.31 - Swimming pool	09.31.09 - Sauna		4 - Long term	069	
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	071	Stairs/ Landing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	071	Stairs/ Landing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.13 - 1F1200	C - Poor	3 - Desirable	071	Stairs/ Landing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	071	Stairs/ Landing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	071	Stairs/ Landing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.13 - 1F1200	C - Poor	3 - Desirable	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.08.03 - Pipe work	B - Satisfactory	4 - Long term	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.09 - D.H.W. Generator	09.09.01 - Elec - Point of use	C - Poor	2 - Essential	072	Kitchenette
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	073 & 76	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	073 & 76	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.13 - 1F1200	C - Poor	3 - Desirable	073 & 76	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	073 & 76	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	073 & 76	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	073	Office

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295							Steam Room (not inspected out of service)											
SABC078	295							Steam Room (not inspected out of service)											
SABC078	295							Sauna Not inspected (out of service)											
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	450	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	600	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Replace		1	nr - number	500	Replace water heater	Yes										
SABC078	295																		
SABC078	295	None installed	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	073	Office
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	075 & 112	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.13 - 1F1200	C - Poor	3 - Desirable	075 & 112	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	075 & 112	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	075 & 112	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	075 & 112	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.08.03 - Pipe work	B - Satisfactory	4 - Long term	075 & 112	Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	080	Staffroom
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	080	Staffroom
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.13 - 1F1200	C - Poor	3 - Desirable	080	Staffroom
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	080	Staffroom
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	080	Staffroom
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	080	Staffroom
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	080	Staffroom
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	080	Staffroom
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.27.07 - Wiring	C - Poor	3 - Desirable	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	4 - Long term	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.22 - Hot and cold water outlets	09.22.02 - Shower	B - Satisfactory	4 - Long term	082	Male Changing/ Showers

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	400	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	150	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	200	Clean corrosion off radiator	Yes				Yes						
SABC078	295																		

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	B - Satisfactory	2 - Essential	082	Male Changing/ Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	083	Male Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	083	Male Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	083	Male Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	083	Male Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	083	Male Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	083	Male Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	083	Male Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	083	Male Toilet
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	084	Changing Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	084	Changing Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	084	Changing Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	084	Changing Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	084	Changing Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	4 - Long term	084	Changing Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	4 - Long term	084	Changing Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	B - Satisfactory	4 - Long term	084	Changing Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	085	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	B - Satisfactory	4 - Long term	085	Circulation

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Clean		All	item - item	1,000	No evidence of internal cleaning of ductwork - clean ductwork	Yes										
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes										
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes										
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	200	No evidence of internal cleaning of ductwork - clean ductwork	Yes				Yes						
SABC078	295	Defective	Clean		All	item - item	50	Clean grilles	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Defective	Clean		All	item - item	500	No evidence of internal cleaning of ductwork - clean ductwork	Yes										
SABC078	295	Defective	Clean		All	item - item	100	Clean grilles	Yes										
SABC078	295	Defective	Clean		All	item - item	100	Clean grilles	Yes										
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	085	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	085	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	085	Circulation
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	085	Toilets
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	085	Toilets
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.27.06 - Switches	C - Poor	3 - Desirable	085	Toilets
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.27 - Wiring	C - Poor	3 - Desirable	085	Toilets
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	085	Toilets
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	085	Toilets
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	085	Toilets
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	085	Toilets
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	087	Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	087	Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	087	Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	087	Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.27.07 - Wiring	C - Poor	3 - Desirable	087	Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.22 - Hot and cold water outlets	09.22.02 - Shower	B - Satisfactory	4 - Long term	087	Showers
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	088	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	B - Satisfactory	4 - Long term	088	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.13 - 1F1200	B - Satisfactory	4 - Long term	088	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	088	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	088	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	088	Plant

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Install new		All	item - item	1,250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	200	No evidence of internal cleaning of ductwork - clean ductwork	Yes				Yes						
SABC078	295	Defective	Clean		All	item - item	50	Clean grilles	Yes				Yes						
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,250	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	1,000	External corrosion and no evidence of an internal clean - clean internally and externally	Yes				Yes						

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.01 - Containment	B - Satisfactory	4 - Long term	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.06 - Emergency	C - Poor	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.27.07 - Wiring	C - Poor	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.17.10 - Pipe work	B - Satisfactory	4 - Long term	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.18 - Heat emitters	09.18.02 - Column type	B - Satisfactory	3 - Desirable	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	B - Satisfactory	2 - Essential	090	Female Changing
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	B - Satisfactory	4 - Long term	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.34 - 400 W	B - Satisfactory	4 - Long term	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.01 - Air handling unit	B - Satisfactory	4 - Long term	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.06 - Supply air grill	B - Satisfactory	2 - Essential	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.31 - Swimming pool	09.31.10 - Water slide pumps	B - Satisfactory	4 - Long term	091	Swimming Pool
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.12 - 4F600	C - Poor	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.26 - Lighting recessed	02.26.26 - Switches	C - Poor	3 - Desirable	092	Medical Room

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	300	Renew and upgrade lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	1,250	Renew and upgrade lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	100	Renew and upgrade lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes					
SABC078	295																	
SABC078	295	Defective	Clean		All	item - item	250	Clean corrosion off radiators	Yes				Yes					
SABC078	295	Defective	Clean		All	item - item	750	No evidence of internal cleaning of ductwork - clean ductwork	Yes				Yes					
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes				Yes					
SABC078	295	Defective	Clean		All	item - item	200	Clean grilles	Yes				Yes					
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Clean		All	item - item	1,000	External corrosion and no evidence of an internal clean, clean internally and externally	Yes									
SABC078	295	Defective	Clean		All	item - item	500	Clean Grilles	Yes									
SABC078	295	Defective	Clean		All	item - item	500	Clean Grilles	Yes									
SABC078	295																	
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes					
SABC078	295	Inadequate	Install new		All	item - item	50	Renew and upgrade lighting	Yes				Yes					

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Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.27.07 - Wiring	C - Poor	3 - Desirable	092	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.36 - Power	02.36.20 - Socket outlets	B - Satisfactory	4 - Long term	092	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	092	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	092	Medical Room
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	094 & 096	Café
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	C - Poor	3 - Desirable	094 & 096	Café
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.05 - Dichroic	C - Poor	3 - Desirable	094 & 096	Café
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.28 - 35 W	C - Poor	3 - Desirable	094 & 096	Café
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	C - Poor	3 - Desirable	094 & 096	Café
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	C - Poor	3 - Desirable	094 & 096	Café
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	094 & 096	Café
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	094 & 096	Café
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.07 - C/Tree P/Star 3 ph	02.07.01 - Ways	C - Poor	2 - Essential	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.17 - 1F1800	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.24 - Wiring SWA	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.23 - Wiring PVC	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.36 - Power	02.36.04 - Containment	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.05 - Cold water distribution	09.05.03 - Pipe work	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.08 - D.H.W. Distribution	09.08.03 - Pipe work	B - Satisfactory	4 - Long term	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.01 - Air handling unit	B - Satisfactory	2 - Essential	095	Kitchen

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Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Inadequate	Install new		All	item - item	200	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,000	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	4,000	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	500	Renew and upgrade lighting	Yes				Yes						
SABC078	295	Inadequate	Install new		All	item - item	1,600	Renew and upgrade lighting	Yes				Yes						
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Replace		1	nr - number	1,200	Change distribution board to an IP rated one	Yes			Yes							
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Clean		All	item - item	250	No evidence of internal cleaning of ductwork - clean ductwork	Yes			Yes	Yes						

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.03 - Ducting	B - Satisfactory	2 - Essential	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.24 - Mechanical ventilation	09.24.04 - Extract air grill	B - Satisfactory	2 - Essential	095	Kitchen
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.17 - Gas mains internal	09.17.05 - Gas meter	B - Satisfactory	4 - Long term	107	Gas Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.01 - Containment	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.06 - Emergency	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.17 - 1F1800	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.27 - Switches	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	02	Electrical services	02.28 - Lighting surface	02.28.36 - Wiring	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.06 - Cold water storage	09.06.01 - Capacity correct	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.06 - Cold water storage	09.06.02 - Cleanliness	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.06 - Cold water storage	09.06.03 - Insulation	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.06 - Cold water storage	09.06.04 - Lids, guards	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.06 - Cold water storage	09.06.05 - Over flow warning	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	FHP ESS	John Slade	09	Mechanical services	09.06 - Cold water storage	09.06.06 - Pipe work configuration	B - Satisfactory	4 - Long term	100	Plant
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.05.01 - Aluminium	B - Satisfactory	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.02 - Framing	04.02.01 - Aluminium	B - Satisfactory	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.03 - Glazing	04.03.01 - Double	B - Satisfactory	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.04 - Ironmongery	04.04.01 - Aluminium	B - Satisfactory	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	C - Poor	2 - Essential	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.04 - Wood	D - Bad	2 - Essential	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.03 - Render	C - Poor	2 - Essential	Roof level	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Clean		All	item - item	250	No evidence of internal cleaning of ductwork - clean ductwork	Yes			Yes	Yes						
SABC078	295	Defective	Clean		All	item - item	150	Clean grilles	Yes			Yes	Yes						
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295																		
SABC078	295	Defective	Ease		4	nr - number	400	Shutting styles do not close correctly / flush	Yes										
SABC078	295	Defective	Clean		4	nr - number	50		Yes										
SABC078	295	Defective	Clean		16	nr - number	50		Yes										
SABC078	295	Defective	Make good		4	nr - number	100	Lock keeps suffering corrosion	Yes										
SABC078	295	Defective	Repair		25	m2 - square metres	1950		Yes										
SABC078	295	Defective	Replace		46	m2 - square metres	1125	Ply forming air handling plant room decayed, inc doors etc	Yes										
SABC078	295	Defective	Repair		3	m2 - square metres	144	Cracked to isolated areas	Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	B - Satisfactory	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.01 - Ancillary	03.01.01 - Item	B - Satisfactory	4 - Long term	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.01 - Flat	12.01.06 - Insulation	C - Poor	2 - Essential	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.01 - Flat	12.01.05 - Felt	C - Poor	2 - Essential	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.01 - Flat	12.01.03 - Deck	B - Satisfactory	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.01 - Flat	12.01.04 - Drainage	C - Poor	2 - Essential	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.01 - Flat	12.02.04 - Glass	B - Satisfactory	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.04 - Paths	03.03.01 - Above ground	C - Poor	3 - Desirable	Roof level	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.01.01 - Aluminium	B - Satisfactory	3 - Desirable	1 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.03 - Render	C - Poor	3 - Desirable	1 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	3 - Desirable	1 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	3 - Desirable	1 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.02 - Fenestration	C - Poor	2 - Essential	1 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	B - Satisfactory	3 - Desirable	1 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.03.01 - Double	B - Satisfactory	3 - Desirable	1 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.02 - Pitched	12.02.08 - Polycarbonate	B - Satisfactory	3 - Desirable	1 - Elevation	

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Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Inadequate	Replace		24	nr - number	14400	Energy efficiency		Yes								
SABC078	295	Defective	Repair		2	m2 - square metres	70	Minor repairs to loose and friable mortar with stepped cracking evident	Yes									
SABC078	295																	
SABC078	295	Inadequate	Replace		1950	m2 - square metres	87750	Inverted warm roof upgrade from 1992, I'll fitting, damaged and allowing excessive vegetation growth beneath	Yes	Yes								
SABC078	295	Defective	Replace		1950	m2 - square metres	68250	Damaged through high level of vegetation growth and standing water beneath insulation ballast, where exposed ruckles evident	Yes	Yes								
SABC078	295	Defective	Repair		1	item - item	1000	Where exposed within void areas of damaged were noted, deck may be damaged and deteriorated from water ingress - isolated core samples to identify deterioration recommended	Yes					Yes				
SABC078	295	Defective	Make good		1	item - item	1000	Gullies blocked - minor repairs required	Yes									
SABC078	295	Defective	Make good		60	nr - number	3000	Seal gaskets and overhaul roof lights	Yes									
SABC078	295	Defective	Repair		1	item - item	6000	Painted metal handrails corroded and deteriorated, galvanised walk way loose, dropped and corroded, supporting steels corroded	Yes		Yes							
SABC078	295	Defective	Ease		4	nr - number	400		Yes									
SABC078	295	Defective	Repair		5	m2 - square metres	240		Yes									
SABC078	295	Defective	Replace		2	m2 - square metres	140	Tile hanging, isolated dropped or damaged tiles	Yes									
SABC078	295	Defective	Replace		1	lm - metres	78	Board missing to Rhs	Yes									
SABC078	295	Inadequate	Replace		70	m2 - square metres	27930	Gaskets and seals defective, energy efficiency poor		Yes								
SABC078	295	Defective	Repair		1	m2 - square metres	35		Yes									
SABC078	295							Inc in fenestration										
SABC078	295	Defective	Clean		15	m2 - square metres	50	Glazed canopy to main entrance and cafe	Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.01 - Ancillary	03.01.01 - Item	B - Satisfactory	4 - Long term	1 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.02 - Drainage	03.02.01 - Manhole	B - Satisfactory	3 - Desirable	1 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.02 - Drainage	03.02.02 - Underground	B - Satisfactory	4 - Long term	1 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.03 - Mains services	03.03.01 - Above ground	B - Satisfactory	3 - Desirable	1 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.03 - Mains services	03.03.02 - Underground	B - Satisfactory	4 - Long term	1 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.04 - Paths	03.04.02 - Slabs	B - Satisfactory	3 - Desirable	1 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.05.01 - Aluminium	B - Satisfactory	3 - Desirable	2 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	3 - Desirable	2 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.03 - Render	C - Poor	2 - Essential	2 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.02 - Fenestration	C - Poor	2 - Essential	2 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	C - Poor	2 - Essential	2 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.04 - Paths	03.04.02 - Slabs	B - Satisfactory	4 - Long term	2 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.10 - Walls/fencing	03.10.02 - Hedge	A - Good	4 - Long term	2 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.01.01 - Aluminium	B - Satisfactory	3 - Desirable	3 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.01.03 - Timber	C - Poor	1 - Urgent	3 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.01.01 - Aluminium	D - Bad	1 - Urgent	3 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	3 - Desirable	3 - Elevati on	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295																	
SABC078	295	Defective	Repair		1	nr - number	500	Further investigation jet wash and CCTV						Yes				
SABC078	295							Inc										
SABC078	295	Defective	Clean		2	nr - number	50	Rod through	Yes									
SABC078	295							Inc										
SABC078	295	Defective	Repair		3	m2 - square metres	225	Redress lifted slabs to isolated areas	Yes		Yes							
SABC078	295	Defective	Repair		2	nr - number	50	Corroded fixings to emergency push bar	Yes									
SABC078	295	Defective	Clean		8	lm - metres	200	Remake trespa type cladding joints, clean down panels etc	Yes									
SABC078	295	Defective	Repair		3	m2 - square metres	144	Debonded from background	Yes									
SABC078	295	Inadequate	Replace		63	m2 - square metres	25137	Glazing units blown, condensation within units, seal inadequate, efficiency poor	Yes	Yes								
SABC078	295	Defective	Repair		15	m2 - square metres	525	Mortar joints weathered	Yes									
SABC078	295																	
SABC078	295																	
SABC078	295	Defective	Repair		1	nr - number	50		Yes									
SABC078	295	Defective	Replace		2	nr - number	500		Yes									
SABC078	295	Obsolete	Remove		1	item - item	1200	Concertina door poorly fire stopped / sealed to top remove and brick up opening								YES		
SABC078	295	Defective	Clean		4	lm - metres	50	Clean down isolated areas to trespa type cladding	Yes									

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Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.03 - Render	D - Bad	2 - Essential	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.02 - Fenestration	C - Poor	2 - Essential	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	C - Poor	2 - Essential	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.03.02 - Single	C - Poor	2 - Essential	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.03 - Timber	D - Bad	1 - Urgent	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.01 - Flat	12.01.05 - Felt	D - Bad	2 - Essential	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.01 - Ancillary	03.01.01 - Item	C - Poor	1 - Urgent	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.02 - Drainage	03.02.01 - Manhole	B - Satisfactory	3 - Desirable	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.02 - Drainage	03.02.02 - Underground	B - Satisfactory	4 - Long term	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.04 - Paths	03.04.01 - Concrete	C - Poor	3 - Desirable	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.04 - Paths	03.04.03 - Tarmacadam	C - Poor	3 - Desirable	3 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.05.01 - Aluminium	D - Bad	1 - Urgent	4 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	3 - Desirable	4 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	C - Poor	2 - Essential	4 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.03 - Render	C - Poor	3 - Desirable	4 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	C - Poor	3 - Desirable	4 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	B - Satisfactory	3 - Desirable	4 - Elevation	

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Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Replace		50	m2 - square metres	2400		Yes									
SABC078	295	Inadequate	Replace		42	m2 - square metres	16758	Seals deteriorated, glazing units blown		Yes								
SABC078	295	Defective	Repair		5	m2 - square metres	175	Stepped cracking between buildings and window positions	Yes									
SABC078	295	Inadequate	Upgrade		1	nr - number	600	Single glazed painted aluminium - upgrade		Yes								
SABC078	295	Defective	Replace		2	nr - number	1200	Louvred doors to plant	Yes									
SABC078	295	Defective	Replace		4	m2 - square metres	140	Roof to plant area	Yes									
SABC078	295	Defective	Upgrade		1	item - item	100	Netting to exhaust flues etc in poor condition	Yes									
SABC078	295	Defective	Reposition		4	nr - number	100	Reset	Yes									
SABC078	295							CCTV inc elsewhere										
SABC078	295	Defective	Repair		5	m2 - square metres	175	Patch repair	Yes									
SABC078	295	Defective	Repair		5	m2 - square metres	175	Patch repair	Yes									
SABC078	295	Obsolete	Remove		1	item - item	1200	Redundant concertina door open in part directly adjacent public highway, corroded but access to pool plant room possible								YES		
SABC078	295	Defective	Repair		1	item - item	250	Clean down, and replace sloping ledge detail, heavily begrimed	Yes									
SABC078	295	Defective	Replace		3	lm - metres	234	High level boarding missing in part	Yes									
SABC078	295	Defective	Repair		23	m2 - square metres	1104	Suffering water damage and general debonding and cracking	Yes									
SABC078	295	Defective	Repair		8	m2 - square metres	560	Tile hanging damaged or missing	Yes									
SABC078	295	Defective	Repair		2	m2 - square metres	70	Minor low level rebuild and repointing works	Yes									

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Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.03.01 - Double	B - Satisfactory	3 - Desirable	4 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.01 - Ancillary	03.01.01 - Item	C - Poor	3 - Desirable	4 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.03 - Mains services	03.03.01 - Above ground	D - Bad	1 - Urgent	4 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.01.03 - Timber	B - Satisfactory	4 - Long term	5 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	B - Satisfactory	3 - Desirable	5 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	B - Satisfactory	2 - Essential	5 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.04 - Paths	03.04.02 - Slabs	B - Satisfactory	3 - Desirable	5 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.07 - Roads and car parks	03.07.03 - Tarmacadam	B - Satisfactory	3 - Desirable	5 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.10 - Walls/fencing	03.10.01 - Brick	B - Satisfactory	3 - Desirable	5 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	C - Poor	3 - Desirable	6 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	C - Poor	2 - Essential	6 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	A - Good	4 - Long term	6 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.01 - Aluminium	B - Satisfactory	4 - Long term	6 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.04 - Paths	03.04.02 - Slabs	B - Satisfactory	3 - Desirable	6 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.10 - Walls/fencing	03.10.01 - Brick	B - Satisfactory	3 - Desirable	6 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.01 - Doors	04.01.03 - Timber	B - Satisfactory	3 - Desirable	7 - Elevation	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	3 - Desirable	7 - Elevation	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Obsolete	Upgrade		10	nr - number	6000	Inefficient replace		Yes								
SABC078	295	Defective	Repair		28	m2 - square metres	1400	Louvred vents suffering corrosion and require treating cleaning and redecoration	Yes									
SABC078	295	Defective	Replace		2	nr - number	200	2x rwp failed	Yes									
SABC078	295							Future redecoration only										
SABC078	295	Defective	Repair		5	m2 - square metres	175	High level water staing and friable pointing	Yes									
SABC078	295	Defective	Repair		1	lm - metres	35	Stepped cracking inc for stitch tie	Yes									
SABC078	295	Defective	Replace		5	m2 - square metres	375	Some isolated damaged slabs	Yes									
SABC078	295	Defective	Install new		1	item - item	500	Renew demarcation lines	Yes									
SABC078	295	Defective	Repair		20	m2 - square metres	700	Weathered pointing to walls	Yes									
SABC078	295	Defective	Repair		3	m2 - square metres	210	Damaged / missing tile hanging	Yes									
SABC078	295	Defective	Make good		24	lm - metres	600	High level panel finishes deteriorated	Yes									
SABC078	295																	
SABC078	295							High level louvers	Yes									
SABC078	295	Defective	Clean		1	item - item	150	Clean down slab joints	Yes									
SABC078	295	Defective	Repair		10	m2 - square metres	350	Rake out and repoint isolated areas and remake expansion joints	Yes									
SABC078	295	Defective	Install new		1	nr - number	100	Paint finish degraded	Yes									
SABC078	295	Defective	Make good		16	lm - metres	224	Fascia and soffits minor repairs and refixing and decorations	Yes									

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	B - Satisfactory	3 - Desirable	7 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.07.02 - P.V.C.U	A - Good	4 - Long term	7 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.02 - Drainage	03.02.01 - Manhole	B - Satisfactory	3 - Desirable	7 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.02 - Drainage	03.02.02 - Underground	B - Satisfactory	3 - Desirable	7 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.03 - Mains services	03.03.01 - Above ground	C - Poor	3 - Desirable	7 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.04 - Paths	03.04.03 - Tarmacadam	B - Satisfactory	4 - Long term	7 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.02 - Pitched	12.02.02 - Drainage	C - Poor	2 - Essential	7 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.02 - Pitched	12.02.10 - Tiles	B - Satisfactory	3 - Desirable	7 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	4 - Long term	8 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	C - Poor	3 - Desirable	8 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.03.01 - Double	B - Satisfactory	4 - Long term	8 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.02 - Pitched	12.02.02 - Drainage	B - Satisfactory	3 - Desirable	8 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.01.03 - Timber	B - Satisfactory	4 - Long term	9 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	3 - Desirable	9 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	B - Satisfactory	3 - Desirable	9 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	03	External areas	03.10 - Walls/fencing	03.10.01 - Brick	C - Poor	2 - Essential	9 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.02 - Pitched	12.02.02 - Drainage	C - Poor	2 - Essential	9 - Elevati on	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details											
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security	
SABC078	295	Defective	Repair		4	m2 - square metres	140	Isolated weathered bricks and cracking around window reveal	Yes										
SABC078	295																		
SABC078	295	Inadequate	Install new		1	nr - number	100	Replace with secure manhole			Yes								
SABC078	295	Defective	Repair		1	item - item	250	Undertake CCTV survey						Yes					
SABC078	295	Defective	Replace		1	item - item	50	Overflow pipes damaged	Yes										
SABC078	295																		
SABC078	295	Defective	Make good		16	lm - metres	320	Sections damaged, joints failed causing water damage	Yes										
SABC078	295	Defective	Upgrade		5	m2 - square metres	175	Wood shingles beginning to degrade	Yes										
SABC078	295																		
SABC078	295	Defective	Replace		1	m2 - square metres	35	Frost damaged	Yes										
SABC078	295																		
SABC078	295	Defective	Make good		1	nr - number	196	Cast iron rwp	Yes										
SABC078	295																		
SABC078	295	Defective	Make good		16	lm - metres	224	Fascia and soffits minor repairs and refixing and decorations	Yes										
SABC078	295	Defective	Repair		2	m2 - square metres	70	Isolated weathered bricks and cracking around window reveal	Yes										
SABC078	295	Defective	Install new		1	item - item	1800	Suffering severe frost damage, isolated chop outs and rebuild works	Yes										
SABC078	295	Defective	Make good		16	lm - metres	320	Sections damaged, joints failed causing water damage	Yes										

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location		Survey Details			Identified Work Items			Identified Work Item Details				
Location UPRN	Building Code	Survey Date	Surveyor	Mechanical Surveyor	Element Code	Element	Sub-Element	Item	Condition	Priority	Room Code	Location
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.02 - Pitched	12.02.10 - Tiles	B - Satisfactory	3 - Desirable	9 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.05 - Lining/finish	04.05.02 - Boards	B - Satisfactory	4 - Long term	10 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.06 - Structure	04.06.01 - Brick	C - Poor	3 - Desirable	10 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	04	External walls, windows and doors	04.07 - Windows	04.03.01 - Double	B - Satisfactory	4 - Long term	10 - Elevati on	
SABC078	295	Oct - 2014	Faithful & Gould	Faithful & Gould	12	Roofs	12.02 - Pitched	12.02.02 - Drainage	B - Satisfactory	3 - Desirable	10 - Elevati on	

APPENDIX 10 - FAITHFUL AND GOULD TECHNICAL REPORT - CONDITION SURVEY

Location				Identified Work Item Costs				Identified Work Details										
Location UPRN	Building Code	Defect	Remedy	Target Year (Financial Year Apr-Mar)	Quantity	UOM	Estimate Value (£)	Sources/Funds	Consequential	Energy Con Measure	Health and Safety	Fire Safety	Int Env Improvement	Investigation	Legislative	Recommendations	T/P Loss of Service	Security
SABC078	295	Defective	Upgrade		5	m2 - square metres	175	Wood shingles beginning to degrade	Yes									
SABC078	295																	
SABC078	295	Defective	Replace		1	m2 - square metres	35	Frost damaged	Yes									
SABC078	295																	
SABC078	295	Defective	Make good		1	nr - number	196	Cast iron rwp	Yes									