



PLANNED PREVENTATIVE MAINTENANCE

Gang Warily Recreation Centre, Newlands Road, Fawley, Southampton, SO45 1GA

Version 1

Client: Fawley Parish Council

Baseline PPM Date: 31st March 2023

Prepared for: Fawley Parish Council

31st March 2023





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Executive Summary

Sillence Hurn Building Consultancy has been instructed to undertake a Planned Preventative Maintenance survey on the property known as Gang Warily Recreation Centre, Newlands Road, Fawley, Southampton, SO45 1GA . The findings of the survey are included in this report.

The overall condition of the individual properties structure, fabric and components is generally fair in terms of the state of repair and condition.

Re-occurring items found across the building stock include the following:

- Minor repairs to gutters and rainwater discharge pipes where sections are leaking, broken or defective,
- Medium to long term replacement of internal finishes; carpet & vinyl flooring,
- Long term replacement of internal fixtures and fittings; kitchens, sanitaryware.

External and internal cyclical redecoration has been included in the reporting period however we have made assumptions and grouped elements together to allow for economies of scale, typically we have allowed for redecoration to occur on a 5-7 year cycle and costs have been included on this basis.

Replacement of internal finishes, fixtures and frequency of internal redecorations will largely depend on the use of the individual property and these elements should be reviewed on a year by year basis, with the PPM schedudle adjusted accordingly.

We recommend that a programme of planned maintenance, as identified in the attached schedules, is put into place. We further recommend that this 15 year programme of repair is revised and updated in each subsequent year in order to take account of investigative work, items which have been completed and further defects which may have manifested themselves.

We hope that we have interpreted your instructions and requirements correctly, but please do not hesitate to contact any of those involved in the preparation of the report should you require any further amplification or clarification whatsoever.

A summary of the expected maintenance costs over the 15 year period is given in the table below.

	Year 0-1	Year 1-2	Year 3-5	Year 5-10	Year 10-15
TOTAL PER PERIOD	£16,560	£87,795	£116,900	£37,615	£111,610

NOTES

1. All costs are exclusive of VAT.
 2. Annual Maintenance contract costs such as M&E plant servicing, lift servicing etc. are not included in the PPM schedule.
 3. Where scaffolding is required, we have grouped works requiring scaffold access into the same year to minimise access expenditure.
 4. Main Contractors preliminaries, overheads and profits are included against individual line items on the main schedule.

1.0 Introduction

1 INTRODUCTION

1.1 The Brief

- 1.1.1 Sillence Hurn Building Consultancy Limited have been instructed by Fawley Parish Council to prepare a Planned Preventative Maintenance Report of Gang Warily Recreation Centre to provide an assessment of the overall condition and provide costs over a 15 (Fifteen) year life cycle.
- 1.1.2 The original terms of our appointment and scope of services (including our standard terms of business) were confirmed in our fee proposal to you and your subsequent instruction to proceed.
- 1.1.3 An inspection of the building fabric and mechanical and electrical services was carried out on Monday 27th February 2023. The weather at the time of our inspection was overcast but dry. A visual inspection of the mechanical and electrical services was completed on the inspection, no testing was undertaken.
- 1.1.4 We consider that it is more cost effective to deal with defects at an early stage, wherever possible, to prevent more serious and costly consequential problems from developing.
- 1.1.5 It is strongly recommended that this programme continues to be revised annually, to monitor the condition of the building and to re-appraise the programme of maintenance expenditure. It is proposed that this is carried out in time each year to allow for any discussion before your next budget becomes due.

1.2 Extent of Inspection

Our PPM inspection and schedule includes the following areas:

- 1.2.1 Inspection of main building at Gang Warily Recreation Centre including the external fabric including the roof areas which were viewed from ground level. This includes all internal elements including fixtures and fittings such as kitchens and sanitaryware.
- 1.2.4 External Areas, were not included in this assessment.
- 1.2.5 Mechanical and electrical building services to the main building.

1.3 Brief Description of Site

1.3.1 The main building on the site consists of a recreation sports centre with surrounding football pitches, and public parks. The main building external walls consist of a cavity construction with a brickwork finish to the externals. The roof to the building is pitched with a concrete interlocking roof tile covering. The windows across the building include timber framed double glazed units. The external doors are a combination of electrically operated aluminium framed sliding doors on the main entrance and solid core timber escape doors around the remainder of the building.

The site is entered off Newlands Road, which leads into the front car parking area. The site is sloped with the parking area set at a higher level than the main building. The main building and entrance is accessed via a bridge off the parking area leading into the main reception positioned on the first floor/upper floor of the main building. To the side elevations of the recreation centre are artificial grass football pitches surrounded by steel mesh fencing. A children's playground is positioned to the front left corner of the site. Then to the rear elevation is an access road with a grass football pitch to the rear with associated seating and fencing around the pitch. The remainder of the site consists of open playing fields, a small lake and large trees and hedging.

The internals of the recreation centre consist of the main reception, staff offices, cloakrooms, studio and gym positioned on the upper floor. The lower floor houses, multiple changing rooms for the football pitches and a sports hall, along with storage cupboards, plant rooms and a club lounge.

1.3.2 The Mechanical and Electrical engineering systems consist of:

- Air Conditioning;
- Gas fired heating system;
- Electrical distribution;
- Fire alarm system;

1.3.3 We understand that there are no listed buildings within the site.

1.4 Details of Documentation Reviewed

The following documents have been reviewed in preparing this schedule:

1.4.1 Floor plans

1.5 Condition Definitions

1.5.1 The Planned Preventative Maintenance schedule contains condition category codes that are defined below. The condition category refers to the condition at the time of inspection. The Priority Category refers to the timeframe the maintenance item should be completed.

Category	Definition	Description	Likely Outcome if Deferred
A	Good condition	No works required	Deferment of repair or replacement over lifespan of property or element could result in lower standards and decrease of asset value.
B	Fair condition	Limited defects evident which will require repair in near future	Further deterioration and damage. Repair costs and running costs will increase with period of deferment.
C	Poor condition	Operational but requiring major work in the near future	Property or element will become unfit for its purpose. Maintenance and running costs will escalate. Inconvenient
D	Hazardous condition	Immediate works required to comply with Health and Safety or other Statutory obligations	Failure to meet legal responsibilities. Possible closure of section of property. Danger to property users and to public.

Priority Category	Definition
1	Urgent, works required within Year 1
2	Essential, works required within Year 1-2
3	Desirable, works recommended within Years 3-5
4	Long Term, outside 5 year period but will prevent deterioration of building.

3.0 PLANNED MAINTENANCE

Item	Element	Description	Condition Category	Remedy	Priority Cat.	Years				
						0-1	1-2	3-5	5-10	10-15
3.0	Planned Maintenance									
3.0	EXTERNALS									
3.1	Pitched roof covering	Hipped roof structure with interlocking concrete roof tiles.	B	Moss build up across roof covering. Clean down and remove debris and moss build up to prevent degradation to roof tiles.	3		£1,800.00			£1,800.00
3.2	Roof gables	Gable structures identified on the front and rear elevation. The gables consist of a timber framed structure with a painted finish and composite panels set in between the timber frame with a painted finish.	B	Sand down and redecorate timber frame and composite panels.	3			£2,000.00		£2,000.00
3.3	Pitched roof flashings	To the gables on the front and rear elevations flashing details are in position. On the front elevation leadwork flashings are installed, however, on the rear elevation a mineral felt has been utilised to form the flashing detail.	A	No planned works for timeframe set in maintenance plan.	-	-	-	-	-	-
3.4	PVCu rainwater guttering and downpipes	PVCu half round guttering at eaves level and circular downpipes.	C	Undertake isolated repairs to missing corner connections and stop end pieces. Sillence Hurn also recommend the remaining sections of cast iron downpipes are redecorated with a suitable external grade metal paintwork system.	2	£800.00			£300.00	
3.5	PVCu rainwater guttering and downpipes	PVCu half round guttering at eaves level and circular downpipes.	B	Clean down and remove any debris within eaves guttering annually.	3	£1,500.00	£3,000.00	£4,500.00	£7,500.00	£7,500.00
3.6	Soffit and fascia	The soffit and fascia is formed by timber boards with a stained finish.	B	Sand down to a suitable substrate and redecorate accordingly with new timber stained finish to soffit and fascia.	2			£5,500.00		£5,500.00
3.7	Expansion joints	Expansion joints are set across the external walls with an external grade silicone enclosing the expansion joints.	B	Rake out and renew silicone joints.	3				£300.00	

3.8	Steel frame to rear elevation staircase	The fire escape staircase on the rear elevation is formed by a steel frame.	B	Rub down and sand back to painted finish to steel frame, apply corrosion inhibitor to corroded steel beams on underside of first floor platform. Supply and install external metal paintwork system in accordance with manufacturer's instructions.	3			£750.00		£750.00
3.9	Rear elevation staircase	Timber handrail to rear fire exit steel framed staircase	B	Sand down timber items and redecorate accordingly with external timber paint system in accordance with manufacturer's recommendations.	3			£1,500.00		£1,500.00
4	Windows	Timber framed windows with double glazed infill units. The windows have a stained finish.	C	Client to consider upgrade/replace window scheme. Replace all window units with modern aluminium or PVCu framed double glazed units for energy efficiency purposes and aesthetical appearance.	2		£35,000.00			
4.1	External timber doors	The external doors across the building consist of solid panel timber doors with a painted finish.	B	Sand back timber doors to a suitable substrate. Supply and install external timber paint system in accordance with manufacturer's recommendations.	3			£3,200.00		£3,200.00
4.2	Steel columns supporting structure for entrance door set	Two steel column box steels support the entrance foyer structure. The steel columns have a painted finish with signs of corrosion in isolated patches.	C	Rub down and sand back steel columns to a suitable substrate. Supply and install corrosion inhibitor to corroded patches. Supply and install external grade metal paintwork system to steel box columns in accordance with manufacturer's recommendations.	2		£300.00		£300.00	
4.3	External Areas									
4.4	Front entrance walkway/bridge steel handrail posts	Steel painted posts support the handrail on the entrance walkway bridge providing access to the main entrance. The steel posts have a painted finish which is in poor condition.	B	Rub down and sand back steel posts to a suitable substrate. Supply and install suitable external grade metal paintwork system in accordance with manufacturer's recommendations to each steel post.	3		£300.00		£300.00	

4.5	Timber beams to entrance walkway/bridge handrail	Timber painted beams form the handrail over the walkway/bridge providing access to the main entrance doors. The timber items require redecoration.	B	Sand back to a suitable substrate all timber handrail items. Supply and install suitable external grade timber paint system in accordance with manufacturer's recommendations.	3		£250.00		£250.00	
4.6	Painted coping stones on entrance walkway/bridge brickwork handrail and wall	Painted coping stones on entrance walkway/bridge brickwork handrail and wall	B	Supply and install external grade masonry paintwork system to concrete coping stones in accordance with manufacturer's recommendations.	3			£150.00		£150.00
4.7	Car park white line markings	Car park white line markings are eroded and faded.	B	Supply and install new white and yellow car park line markings to existing layout.	3			£2,000.00		£2,000.00
4.8	Timber cladding to cycle store	Cycle store has a timber cladding finish to the external walls.	A	Supply and install new timber stained paint system to timber cladding to ensure its longevity.	3			£450.00		£450.00
4.9	Front elevation outbuilding pitched roof covering	Front elevation outbuilding pitched roof covering has moss build up across roof covering.	B	Clean off roof tiles and remove debris.	3			£150.00		£150.00
5	Front elevation outbuilding PVCu eaves guttering and downpipes	PVCu eaves guttering and downpipes require isolated repairs to damaged sections and missing downpipe.	C	Conduct isolated repairs to damaged guttering and downpipes. Clear rainwater guttering annually to remove any debris build up in the guttering.	3	£100.00	£200.00	£300.00	£500.00	£500.00
5.1	Front elevation outbuilding soffit and fascia	The soffit and fascia is formed by timber boards with a stained finish.	C	Sand back soffit and fascia to a suitable substrate, conduct minor timber repairs or replacement as necessary to rotted sections, supply and install new external timber grade paint system in accordance with manufacturer's recommendations.	3			£300.00		£300.00
5.2	Front elevation outbuilding external timber door with steel plate finish	Front entrance timber door with steel plate finish to the externals.	C	Supply and install new external grade metal paint system to face plate of entrance door in accordance with manufacturer's recommendations.	3			£200.00		£200.00
5.4	INTERNALS									
5.5	Ground Floor									
5.6	Entrance Reception and Ground Floor Hallways leading to Rear Gym									
5.7	Vinyl sheet covering	Vinyl sheet covering with textured finishing.	B	Replace vinyl sheet covering with matching equivalent.	3				£1,980.00	

5.8	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£2,200.00		£2,200.00
5.9	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£990.00		£990.00
6	Internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£2,160.00		£2,160.00
6.1	Joinery including skirtings, architraves and timber cupboards and panelling and wall panelling	Joinery, to include timber skirtings, architraves, cupboards, wall panelling, ceiling shiplap cladding and window boards.	B	Sand back timber items to a suitable substrate and redecorate accordingly with 2No coats of undercoat paint and 2No coats of timber top coat gloss paintwork in accordance with manufacturer's recommendations.	3			£1,170.00		£1,170.00
6.2	Reception counter	Reception counter is formed by chipboard based cupboard units with a laminate finish and a chipboard based worktop also with a laminate finish. The reception counter and units are in fair condition and in full working order. Isolated impact damage and items of wear and tear are identified across the counter.	B	Remove and take down counter and worktop. Supply and install new counter and worktop to match existing design.	3					£5,000.00
6.3	Radiators	Water fed radiators are positioned in the entrance reception and hallways. The radiators have a painted finish to the water fed radiator and serving pipework.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£600.00		£600.00
6.4	Carpet tile floor covering.	Carpet tile floor covering.	B	Remove and discard from site existing tile floor covering. Supply and install new carpet tile floor covering to match existing arrangement.	3				£1,980.00	
6.5	Staircase leading to Lower Ground Floor									
6.6	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£600.00		£600.00

6.7	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£650.00		£650.00
6.8	Vinyl sheet covering	Vinyl sheet covering with textured finish.	B	Replace vinyl sheet covering with matching equivalent.	3				£1,600.00	
6.9	Office accessed off Reception									
7	Floor covering	Vinyl sheet floor covering with wooden effect imprinted vinyl finish.	B	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	3					£400.00
7.1	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£350.00		£350.00
7.2	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£100.00		£100.00
7.3	Male WC									
7.4	Wall surfaces, tiled	Tiled wall surfaces.	C	Hack off and remove tiles. Supply and install new tiles to enhance cosmetic appearance.	2		£1,800.00			
7.5	Wall surfaces, painted plaster	The wall surfaces at high level consist of a painted plasterwork.	C	Supply and apply 2No coats of emulsion paint to plaster wall surfaces in accordance with manufacturer's recommendations.	2		£100.00			
7.6	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	C	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2		£200.00			
7.7	Floor	Concrete floor with tile finish.	C	Remove existing tile floor covering and replace with new floor tile finish.	2		£1,500.00			
7.8	Toilet cubicle partitioning	Toilet cubicle partitioning.	C	Remove partitioning. Supply and install new toilet partitioning to match existing layout.	2		£750.00			
7.9	Partitioning and boxing in around wash basins	Partitioning and boxing in around wash basins.	C	Remove existing counter top and partitioning. Supply and install new worktop and partitioning to match existing.	2		£900.00			
8	White goods	White goods include wash basins, urinals and toilet.	C	Remove existing white goods. Supply and install new white goods to match existing arrangement and layout.	2		£3,300.00			

8.1	Radiator	1No water fed radiator and pipework with painted finish.	C	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	2		£150.00			
8.2	Women's Cloakroom									
8.3	Wall surfaces, tiled	Tiled wall surfaces.	C	Hack off and remove tiles. Supply and install new tiles to enhance cosmetic appearance.	2		£1,800.00			
8.4	Wall surfaces, painted plaster	The wall surfaces at high level consist of a painted plasterwork.	C	Supply and apply 2No coats of emulsion paint to plaster wall surfaces in accordance with manufacturer's recommendations.	2		£100.00			
8.5	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	C	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2		£200.00			
8.6	Floor	Concrete floor with tile finish.	C	Remove existing tile floor covering and replace with new floor tile finish.	2		£1,500.00			
8.7	Toilet cubicle partitioning	Toilet cubicle partitioning.	C	Remove partitioning. Supply and install new toilet partitioning to match existing layout.	2		£750.00			
8.8	Partitioning and boxing in around wash basins	Partitioning and boxing in around wash basins.	C	Remove existing counter top and partitioning. Supply and install new worktop and partitioning to match existing.	2		£900.00			
8.9	White goods	The white goods include wash basins and toilets.	C	Remove and discard existing white goods. Supply and install new white goods to match existing arrangement and layout.	2		£3,000.00			
9	Radiator	1No water fed radiator and pipework with painted finish.	C	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	2		£150.00			
9.1	Wall panelling	Wall panelling set behind wash basins is discoloured and worn.	C	Renew wall panelling to match existing layout.	2		£500.00			
9.2	Small Hall									
9.3	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£680.00		£680.00

9.4	Ceiling finishes	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£660.00		£660.00
9.5	Floor	Vinyl sheet floor covering with wooden effect imprinted vinyl finish.	B	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	3					£1,760.00
9.6	Radiator	Water fed radiators are positioned in the entrance reception and hallways. The radiators have a painted finish to the radiator and serving pipework.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£300.00		£300.00
9.7	Internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£360.00		£360.00
9.8	Joinery	Joinery items include timber skirtings, architraves and window boards.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£350.00		£350.00
9.9	Store Room/Former Kitchenette									
10	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Complete patch plasterwork repairs. Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2		£780.00		£550.00	
10.1	Tiled wall surfaces	The tiled splashback remains from the former kitchenette.	D	Remove tiled finishes in their entirety. Repair plasterwork and redecorate wall with painted finish to match in with surrounding wall finishes.	2		£600.00			
10.2	Floor coverings	The floor coverings consist of a sheet vinyl finish which is tired and worn. In one section of the room there is no floor covering.	D	Remove existing sheet vinyl coverings. Supply and install new sheet vinyl covering to entire room.	2		£640.00			
10.3	Ceiling finishes	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2		£240.00			

10.4	Joinery	Joinery items include architraves only.	C	Sand back timber items to a suitable substrate and redecorate accordingly with 2No coats of undercoat paint and 2No coats of timber top coat gloss paintwork in accordance with manufacturer's recommendations.	2		£300.00			
10.6	White goods	White goods include 2No sink units.	B	Not applicable for predicted lifespan of report.	-	-	-	-	-	-
10.7	Disabled Toilet									
10.8	Wall surfaces, painted plaster	The wall surfaces at high level consist of a painted plasterwork.	B	Supply and apply 2No coats of emulsion paint to plaster wall surfaces in accordance with manufacturer's recommendations.	3			£300.00		£300.00
10.9	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£200.00		£200.00
11	Floor	Concrete floor with tile finish.	B	Remove existing tile floor covering and replace with new floor tile finish.	3			£700.00		£700.00
	White goods	Whit goods include toilet, sink and shower.	B	Not applicable for predicted lifespan of report.	-	-	-	-	-	-
11.1	Gym									
11.2	Floor covering	Carpet tile floor covering.	B	Remove and discard from site existing tile floor covering. Supply and install new carpet tile floor covering to match existing arrangement.	3			£4,520.00		£4,520.00
11.3	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£1,060.00		£1,060.00
11.4	Ceilings	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£1,695.00		£1,695.00
11.5	Internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£360.00		£360.00
11.6	Joinery	Joinery items to include window boards.	B	Sand back timber items to a suitable substrate and redecorate accordingly with 2No coats of undercoat paint and 2No coats of timber top coat gloss paintwork in accordance with manufacturer's recommendations.	3			£240.00		£240.00

11.7	Staff Office									
11.8	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£350.00		£350.00
11.9	Ceiling finishes	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£180.00		£180.00
12	Floor	Vinyl sheet floor covering with wooden effect imprinted vinyl finish.	B	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	3					£480.00
12.1	Radiator	Water fed radiators are positioned in the entrance reception and hallways. The radiators have a painted finish to the water fed radiator and serving pipework.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£150.00		£150.00
12.2	Internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£300.00		£300.00
12.3	Joinery	Joinery items include timber skirtings, architraves and window boards.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£270.00		£270.00
12.4	Hallway providing access to staff offices and treatment room. Left hand side hallway accessed off main reception through code locked door									
12.5	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£610.00		£610.00
12.6	Ceiling finishes	Suspended grid tile ceiling.	B	Not applicable for survey.	-	-	-	-	-	-

12.7	Floor coverings	Vinyl sheet floor covering with wooden effect imprinted vinyl finish.	B	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	3					£520.00
12.8	Internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£1,050.00		£1,050.00
12.9	Joinery	Joinery to include architraves and window board.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£420.00		£420.00
13	Radiator	Water fed radiators and serving pipework with painted finishes.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£200.00		£200.00
13.1	Tea Point									
13.2	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£230.00		£230.00
13.3	Joinery	Joinery to include architraves and window board.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£135.00		£135.00
13.4	Floor covering	Vinyl sheet floor covering with wooden effect imprinted vinyl finish.	B	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	3					£200.00
13.5	Ceiling finishes	Suspended grid tile ceiling.	B	Not applicable for survey.	-	-	-	-	-	-
13.6	Staff Cloakroom									
13.7	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£230.00		£230.00

13.8	Floor coverings	Carpet tile floor covering.	B	Remove and discard from site existing tile floor covering. Supply and install new vinyl floor covering to match existing arrangement.	3					£200.00
13.9	Ceiling	Suspended grid tile ceiling.	B	Not applicable for survey.	-	-	-	-	-	-
14	Joinery	Joinery to include architraves and window board.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£135.00		£135.00
14.1	White goods	The white goods include a wash basin and single flush toilet.	B	Not applicable for this survey.	-	-	-	-	-	-
14.2	Board Room/Former Treatment Room									
14.3	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations	3			£440.00		£440.00
14.4	Ceiling	Suspended grid tile ceiling.	B	Not applicable for survey.	-	-	-	-	-	-
14.5	Floor covering	Carpet tile floor covering.	B	Remove and discard from site existing tile floor covering. Supply and install new carpet tile floor covering to match existing arrangement.	3			£680.00		£680.00
14.6	Joinery	Joinery items include timber skirtings, architraves and window boards.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£330.00		£330.00
14.7	Radiator	Water fed radiators and serving pipework with painted finishes.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£200.00		£200.00
14.8	Parish Admin									
14.9	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations	3			£580.00		£580.00
15	Ceiling	Suspended grid tile ceiling.	B	Not applicable for survey.	-	-	-	-	-	-

16.1	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£900.00		£900.00
16.2	Ceiling	Suspended grid tile ceiling.	B	Not applicable for survey.	-	-	-	-	-	-
16.3	Joinery	Joinery items include timber skirtings, architraves, handrails and window boards.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£600.00		£600.00
16.4	Floor	Vinyl sheet floor covering with wooden effect imprinted vinyl finish.	B	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	3					£400.00
16.5	Staircase nosing's	Aluminium staircase nosing's with rubber tread on top.	B	Renew staircase nosing's, at the end of their serviceable life, outside scope of planned works for this report.	-	-	-	-	-	-
16.6										
16.7	Lower Ground Floor									
16.8	Lower Ground Floor Main Hallway									
16.9	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£530.00		£530.00
17	Floor covering	Vinyl sheet floor covering with wooden effect imprinted vinyl finish.	B	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	3				£1,520.00	
17.1	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£570.00		£570.00
17.2	Internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£1,500.00		£1,500.00
17.3	Joinery	Joinery items to include architraves, handrails and staircase stringer.	B	Sand back timber items to a suitable substrate and redecorate accordingly with 2No coats of undercoat paint and 2No coats of timber top coat gloss paintwork in accordance with manufacturer's recommendations.	3			£730.00		£730.00

17.4	Male Cloakroom									
17.5	Wall surfaces, tiled	Tiled wall surfaces.	B	Hack off and remove tiles. Supply and install new tiles to enhance cosmetic appearance.	3			£2,800.00		
17.6	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£150.00		£150.00
17.7	Floor	Concrete floor with tile finish.	B	Remove existing tile floor covering and replace with new floor tile finish.	3			£1,000.00		
17.8	Toilet cubicle partitioning	Toilet cubicle partitioning.	B	Remove partitioning. Supply and install new toilet partitioning to match existing layout.	3			£800.00		
17.9	Partitioning and boxing in around wash basins	Partitioning and boxing in around wash basins.	B	Remove existing counter top and partitioning. Supply and install new worktop and partitioning to match existing.	3			£500.00		
18	White goods	White goods include wash basins, urinals and toilet.	B	Remove existing white goods. Supply and install new white goods to match existing arrangement and layout.	3			£3,500.00		
18.1	Radiator	1No water fed radiator and pipework with painted finish.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£100.00		£100.00
18.2	Female Cloakroom									
18.3	Wall surfaces, tiled	Tiled wall surfaces.	B	Hack off and remove tiles. Supply and install new tiles to enhance cosmetic appearance.	3			£2,800.00		
18.4	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£150.00		£150.00
18.5	Floor	Concrete floor with tile finish.	B	Remove existing tile floor covering and replace with new floor tile finish.	3			£1,000.00		
18.6	Toilet cubicle partitioning	Toilet cubicle partitioning.	B	Remove partitioning. Supply and install new toilet partitioning to match existing layout.	3			£800.00		
18.7	Partitioning and boxing in around wash basins	Partitioning and boxing in around wash basins.	B	Remove existing counter top and partitioning. Supply and install new worktop and partitioning to match existing.	3			£500.00		
18.8	White goods	The white goods include wash basins and toilets.	B	Remove and discard existing white goods. Supply and install new white goods to match existing arrangement and layout.	3			£3,500.00		

18.9	Radiator	1No water fed radiator and pipework with painted finish.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£100.00		£100.00
19	Disabled Toilet									
19.1	Wall surfaces, tiled	Tiled wall surfaces.	B	Hack off and remove tiles. Supply and install new tiles to enhance cosmetic appearance.	3			£1,500.00		
19.2	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£100.00		
19.3	Floor	Concrete floor with tile finish.	B	Remove existing tile floor covering and replace with new floor tile finish.	3			£800.00		
19.4	White goods	White goods include a wash basin, toilet and disabled shower and associated hand rails etc.	B	Remove existing white goods. Supply and install new white goods to match existing layout.	3			£900.00		
19.5	Radiator	1No water fed radiator and pipework with painted finish.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£100.00		£100.00
19.6	Male Changing Room									
19.7	Walls surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	C	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2	£400.00				
19.8	Wall surfaces, tiled	Tiled wall surfaces.	C	Hack off and remove tiles. Supply and install new tiles to enhance cosmetic appearance.	2	£1,320.00				
19.9	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	C	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2	£330.00				
20	Floor	Vinyl sheet floor covering.	C	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	2	£750.00				
20.1	Floor covering tiled	Concrete floor with tile finish.	C	Remove existing tile floor covering and replace with new floor tile finish.	2	£400.00				
20.2	White goods	The white goods include 4No wall mounted showers.	C	Remove and discard existing showers. Supply and install new shower units and associated fixings.	2	£2,000.00				

20.3	Radiator	Water fed radiators are positioned in the entrance reception and hallways. The radiators have a painted finish to the water fed radiator and serving pipework.	C	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	2	£100.00			£100.00	£100.00
20.4	Bench seating	Steel and timber beam bench seating are fixed to the wall surfaces.	C	Renew and upgrade bench seating for cosmetic appearance.	2	£1,200.00				
20.5	Female Changing Rooms									
20.6	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	C	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2	£400.00				
20.7	Wall surfaces, tiled	Tiled wall surfaces.	C	Hack off and remove tiles. Supply and install new tiles to enhance cosmetic appearance.	2	£1,320.00				
20.8	Ceiling finishes	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	C	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2	£330.00				
20.9	Floor covering tiled	Concrete floor with tile finish.	C	Remove existing tile floor covering and replace with new floor tile finish.	2	£1,800.00				
21	White goods	The white goods include 4No wall mounted showers.	C	To be removed as part of conversion works.	-	-	-	-	-	-
21.1	Radiator	Water fed radiators are positioned in the entrance reception and hallways. The radiators have a painted finish to the water fed radiator and serving pipework.	C	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	2	£100.00			£100.00	£100.00
21.2	Bench seating	Steel and timber beam bench seating are fixed to the wall surfaces.	C	To be removed as part of conversion works.	-	-	-	-	-	-
21.3	Front Hallway and Store Room connecting to Club Lounge									
21.4	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£690.00		£690.00

21.5	Ceiling finishes	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£315.00		£315.00
21.6	Joinery	Joinery items to include wall panelling and skirtings.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£325.00		£325.00
21.7	External and internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£1,350.00		£1,350.00
21.8	Floor covering tiled.	Concrete floor with tile finish.	B	Remove existing tile floor covering and replace with new floor tile finish.	3			£600.00		
21.9	Carpet tile floor covering.	Carpet tile floor covering.	B	Remove and discard from site existing tile floor covering. Supply and install new carpet tile floor covering to match existing arrangement.	3			£360.00		
22	Radiators	Water fed radiators are positioned in the entrance reception and hallways. The radiators have a painted finish to the water fed radiator and serving pipework.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£100.00		£100.00
22.1	Cleaners Cupboards accessed off front hallway									
22.2	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	C	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2		£700.00		£700.00	
22.3	Ceiling finishes	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2		£375.00		£375.00	
22.4	Joinery	Joinery items to include skirtings.	C	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	2		£460.00		£460.00	

22.5	White goods	1No porcelain sink is identified in the storage room.	C	Remove and discard existing sink. Supply and install new porcelain sink in same position.	2		£500.00			
22.6	Changing Room accessed off Club Lounge Hallway									
22.7	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£500.00		£500.00
22.8	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£300.00		£300.00
22.9	Internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£450.00		£450.00
23	White goods	The white goods include 2No wall mounted showers, a wash basin and 1No toilet.	B	White goods are in working order and will likely surpass the life expectancy estimated in this report.	-	-	-	-	-	-
23.1	Floor coverings	Concrete floor with tile finish.	B	Remove existing tile floor covering and replace with new floor tile finish.	3			£1,200.00		
23.2	Radiators	Water fed radiators are positioned in the entrance reception and hallways. The radiators have a painted finish to the water fed radiator and serving pipework.	B	Sand down and rub back radiators and pipework to a suitable substrate. Supply and install 2No coats of metal primer and 2No coats of stained metal paintwork in accordance with manufacturer's recommendations.	3			£100.00		£100.00
23.3	Club Lounge									
23.4	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£820.00		£820.00
23.5	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£300.00		£300.00
23.6	Joinery	Joinery includes architraves, window boards and timber skirtings.	B	Sand back timber items to a suitable substrate. Supply and install 2No coats of undercoat timber paint. Supply and apply 2No coats of timber gloss paintwork in accordance with manufacturer's recommendations.	3			£555.00		£555.00

23.7	Floor coverings	Vinyl sheet floor covering with wooden effect imprinted vinyl finish.	B	Remove and discard sheet vinyl covering. Supply and install new sheet vinyl covering with textured finish.	3					£800.00
23.8	Changing Room 4									
23.9	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£500.00		£500.00
24	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£300.00		£300.00
24.1	Floor coverings	Clay floor tiles.	B	Remove and discard existing floor tiles. Supply and install new textured finish floor tiles to floor space.	3			£1,400.00		
24.2	White goods	The white goods include wall mounted shower units and associated fittings.	B	Remove and discard shower units. Supply and install new associated wall mounted shower fixings as per client specification.	3			£1,500.00		
24.3	Tiled wall surfaces	The wall surfaces are tiled in the wet areas.	B	Hack off and remove existing tiles. Supply and install new tiles in existing arrangement.	3			£770.00		
24.4	Wall mounted bench seating	Wall mounted bench seating consisting of a steel frame with timber beams forming benches and clothes hooks for football players.	B	'Renew wall mounted bench seats and clothes hangers for modern equivalent.	3			£2,000.00		
24.5	Timber doors	The internal and external doors consist of timber construction with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£180.00		£180.00
24.6	Changing Room 3									
24.7	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£500.00		£500.00
24.8	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£300.00		£300.00
24.9	Floor coverings	Clay floor tiles.	B	Remove and discard existing floor tiles. Supply and install new textured finish floor tiles to floor space.	3			£1,400.00		

26.3	Wall finishes	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£500.00		£500.00
26.4	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£300.00		£300.00
26.5	Floor coverings	Clay floor tiles.	B	Remove and discard existing floor tiles. Supply and install new textured finish floor tiles to floor space.	3			£1,400.00		
26.6	White goods	The white goods include wall mounted shower units and associated fittings.	B	Remove and discard shower units. Supply and install new associated wall mounted shower fixings as per client specification.	3			£2,000.00		
26.7	Tiled wall surfaces	The wall surfaces are tiled in the wet areas.	B	Hack off and remove existing tiles. Supply and install new tiles in existing arrangement.	3			£770.00		
26.8	Wall mounted bench seating	Wall mounted bench seating consisting of a steel frame with timber beams forming benches and clothes hooks for football players.	B	'Renew wall mounted bench seats and clothes hangers for modern equivalent.	3			£1,500.00		
26.9	Timber doors	The internal and external doors consist of timber construction with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	3			£180.00		£180.00
27	Rear Elevation Ladies Cloakroom									
27.1	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£190.00		£190.00
27.2	Floor coverings	Clay floor tiles.	B	Remove and discard existing floor tiles. Supply and install new textured finish floor tiles to floor space.	3			£400.00		
27.3	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£100.00		£100.00
27.4	White goods	The white goods include two toilets and a wash basin.	B	Not applicable for this report.	-	-	-	-	-	-

27.5	Rear Elevation Gent's Cloakroom		B							
27.6	Wall surfaces	Plaster and painted wall finishes, isolated stained and impact damage noted across wall surfaces.	B	Redecorate painted finishes. Supply and install 1No mist coat and 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£190.00		£190.00
27.7	Floor coverings	Clay floor tiles.	B	Remove and discard existing floor tiles. Supply and install new textured finish floor tiles to floor space.	3			£400.00		
27.8	Ceiling	Plasterboard, skimmed and painted finish ceilings. Minor blemishes identified across ceiling surfaces.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	3			£100.00		£100.00
27.9	White goods	The white goods include three urinals, two wash basins and one toilet.	B	Not applicable for this report.	-	-	-	-	-	-
28	Main Sports Hall		B							
28.1	Blockwork painted walls	Blockwork walls with a painted finish.	B	Supply and apply 2No coats of emulsion paint to blockwork walls in accordance with manufacturer's recommendations.	2		£5,550.00			£5,550.00
28.2	Ceiling	Plaster boarded, skimmed and painted finish ceiling.	B	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2		£9,500.00			£9,500.00
28.3	Floor covering	Concrete floor with laminate finish with line markings and sealant to paint finish.	B	Supply and install new sealant coating and renew line markings.	2				£10,000.00	
28.4	Joinery	Joinery items include timber skirting and architraves only.	B	Sand back timber items to a suitable substrate and redecorate accordingly with 2No coats of undercoat paint and 2No coats of timber top coat gloss paintwork in accordance with manufacturer's recommendations.	2		£1,410.00			£1,410.00
28.5	Internal timber doors	Internal doors with a painted finish.	B	Sand down timber doors back to a suitable substrate. Supply and install new 2No undercoats and 2No coats of timber paint system in accordance with manufacturer's recommendations.	2		£1,300.00			£1,300.00
28.6	Equipment Store									
28.7	Blockwork painted walls	Blockwork walls with a painted finish.	C	Supply and apply 2No coats of emulsion paint to blockwork walls in accordance with manufacturer's recommendations.	2		£660.00			£660.00

28.8	Ceiling	Plaster boarded, skimmed and painted finish ceiling.	C	Supply and install 2No coats of emulsion paint in accordance with manufacturer's recommendations.	2		£705.00			£705.00
28.9	Floor covering	Concrete floor with laminate finish with line markings and sealant to paint finish.	C	Supply and install new sealant coating.	2		£1,800.00			£1,800.00
29	Joinery	Joinery items include timber skirting and architraves only.	C	Sand back timber items to a suitable substrate and redecorate accordingly with 2No coats of undercoat paint and 2No coats of timber top coat gloss paintwork in accordance with manufacturer's recommendations.	2		£405.00			£405.00
29.1	Mechanical and Electrical									
29.2	Electrical Installations	The electrical consumer units to the are identified in the ground floor storage cupboard.	B	All services to be maintained in accordance with specialist mechanical and electrical advice. Electrical safety inspections must be undertaken at five-yearly intervals, or at other recommended intervals highlighted in the electrical safety inspection report (dependent on condition and age of installation). A full NICEIC certificate should be held on file.	3			£500.00	£500.00	£500.00
29.3	Heating System	The building is heated via a traditional gas central heating system consisting of gas fired boilers and hot water tanks. The building is then heated via water fed radiators positioned in each room.	B	Instruct gas safe registered plumber to undertake annual servicing of the heating system in accordance with manufactures guidance.	3	£300.00	£600.00	£900.00	£1,500.00	£1,500.00
29.4	Fire Alarm System	There is a fire detection system installed to the building with detectors, sounders and manual call points positioned throughout each floor.	B	The fire detection system should be checked and maintained in accordance with the installer's recommendations and the fire risk assessment. Typically this requires a weekly test with a log book kept, six-monthly service and maintenance.	3	£200.00	£400.00	£600.00	£1,000.00	£1,000.00

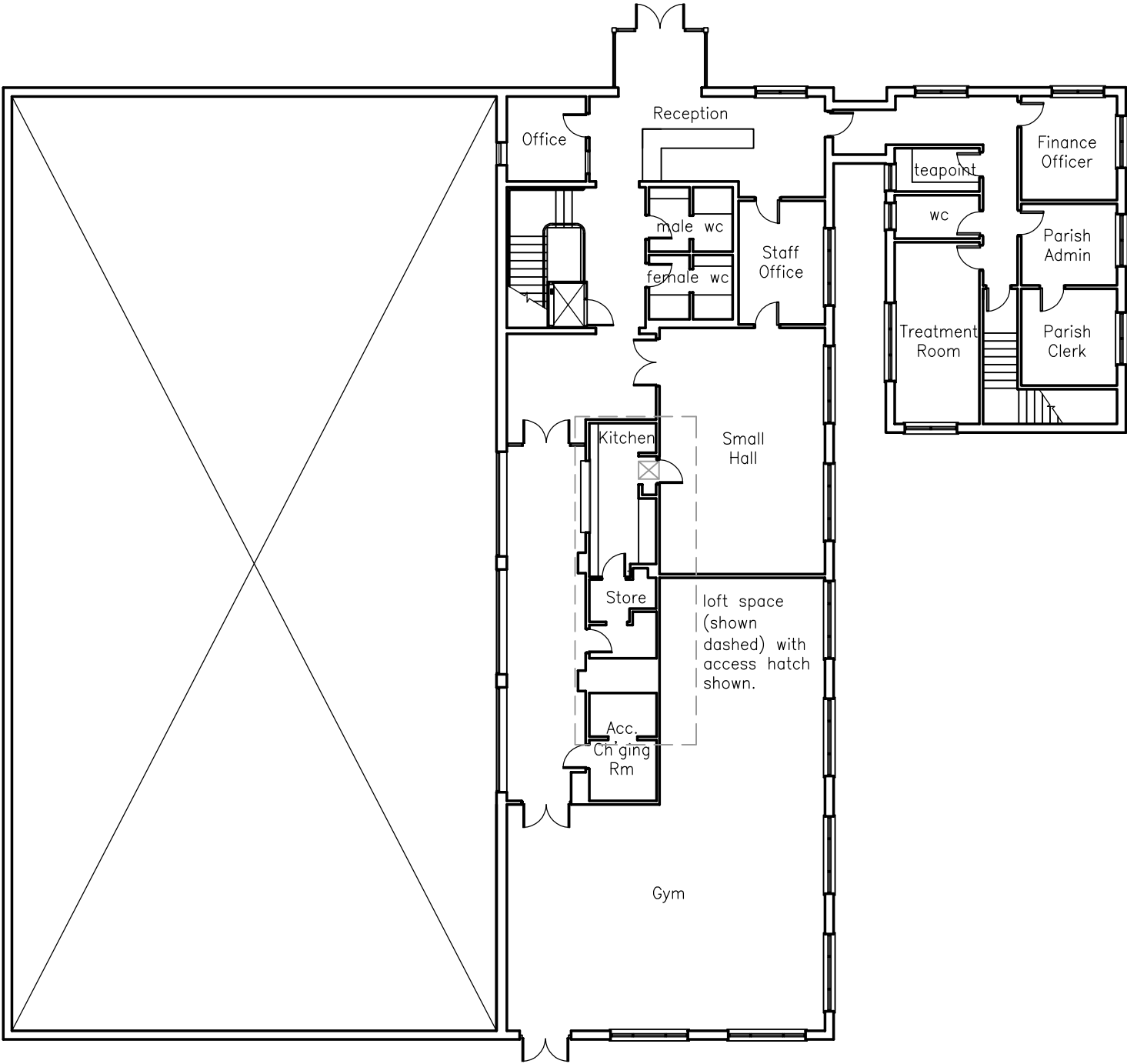
29.5	Water Softener System	Water filtration system identified in lower ground floor cleaners cupboard.	B	<p>Service and maintain filtration system in accordance with manufactures guidance.</p> <p>Weekly - Check salt levels. Salt level should always be above the water level.</p> <p>Maintenance cost not applicable as works completed in-house.</p>	-	-	-	-	-	-
29.6	Waste water disposal	Underground drainage, assumed to be a combination of clay and plastic pipes.	B	<p>The underground drainage provisions should be checked and a CCTV survey should be undertaken every 2 years. Any repair works required following the inspection should be undertaken as necessary.</p>	3		£500.00	£500.00	£1,000.00	£1,000.00
29.7	Emergency Lighting	We note that emergency lighting is installed to each floor.	B	<p>The emergency lighting system should be periodically checked and inspected in accordance with the service provider's recommendations. This should include a monthly check, servicing and annual full discharge to test the batteries.</p>	3	£160.00	£320.00	£480.00	£800.00	£800.00
29.8	Passenger Lift	The Lifting Operations and Lifting Equipment Regulations 1998 (LOLER) places obligation on persons 'in control' of a premise to manage the risks associated with lifting equipment, such as lift installed at the property, and/or operations to ensure the safety of any persons who may be affected.	B	<p>The lifts should receive regular maintenance under a service contract which should include periodic inspections as recommended by the service contract provider. Typically this would include six-monthly inspections.</p> <p>We have not included costs for this item. Refer to your service contract.</p>	3	-	-	-	-	-

29.9	Air-Conditioning System	Air conditioning is provided to rooms on the upper floor.	B	Conduct annual servicing of air-conditioning system in accordance with manufactures guidance.	3	£600.00	£1,200.00	£1,800.00	£3,000.00	£3,000.00
30	Hot Water Cylinders	Hot water cylinders are positioned in rear plant room.	B	Undertake regular legionella's testing to cylinders in accordance with manufacturers guidance.	3	£200.00	£400.00	£600.00	£1,000.00	£1,000.00
30.1	STATUTORY COMPLIANCE									
30.2	Fire Safety	The Regulatory Reform (Fire Safety) Order 2005 places and obligation on persons 'in control' of premises to manage the risk associated with fire to ensure the safety of any persons on or affected by the premises. We have not been provided with any documentation related to fire safety.	B	Commission a specialist consultant to undertake a Fire Risk Assessment and action all associated recommendations. (Note further costs may be incurred for actioning the recommended works).	1	£400.00				
30.3	Equality	The Equalities Act 2010 provides a legal framework to promote and protect the right for equality which incorporates several pieces of legislation, including the Disability Discrimination Act 1995. The act can in certain circumstances require property owners to make reasonable adjustments to a premises to provide equal access for all persons. We have not been provided with any documentation related to accessibility. We have not assessed the building's compliance with this legislation.	B	Commission a specialist consultant to undertake an Access Audit and action all associated recommendations. (Note further costs may be incurred for actioning the recommended works).	1	£750.00				

30.4	Asbestos	<p>Asbestos is a naturally occurring silicate mineral which historically has been used in building materials, but the use of which is now illegal. The material was used in the construction of buildings up until it was banned in 2000. It is therefore possible that this property may contain asbestos containing materials based on it's age.</p> <p>Inhalation of asbestos fibres can lead to a range of asbestos related health conditions.</p> <p>The Control of Asbestos Regulations 2012 place obligations on the premises 'duty holder' to manage the risk associated with asbestos or asbestos containing materials to ensure the safety of any persons who may be affected.</p> <p>We have not been provided with any documentation related to asbestos.</p>	B	<p>Commission a specialist consultant to undertake a Management Asbestos Management Survey and action all associated recommendations.</p> <p>(Note further costs may be incurred for actioning the recommended works).</p> <p>Refurbishment and Demolition Surveys must also be undertaken whenever any work is to be undertaken to the building that will involve disturbance of the building fabric.</p>	1	£600.00				
30.5	General Health and Safety	<p>The Health and Safety at Work etc. Act 1974 places an obligation on persons 'in control' of premises to ensure the health and safety of building users and those employed to undertake any work to the building.</p>	B	<p>Commission a specialist consultant to undertake a Health & Safety Audit and action all associated recommendations. (Note further costs may be incurred for actioning the recommended works).</p>	1	£500.00		£500.00		£500.00

APPENDIX A

Floorplans



UPPER FLOOR LEVEL

NOTES:

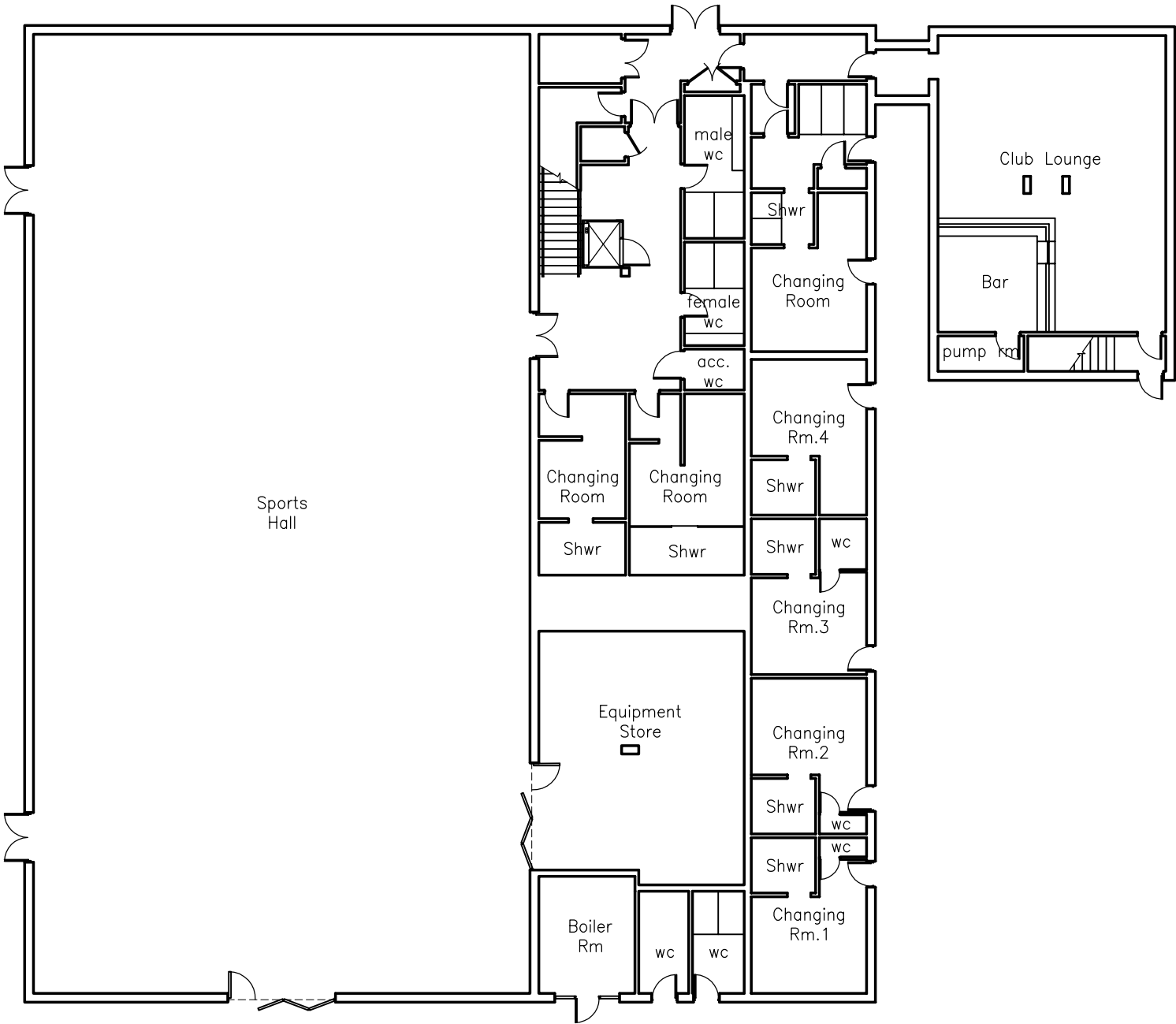
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For the avoidance of doubt, we wish to clarify that all designs and any costings derived from them, are subject only to all reasonable skill and care.

Do not scale from this drawing, check all dimensions on site. Subject to statutory approval & site survey.

All walls to be removed ONLY AFTER contractors own satisfactory structural advice sought.



LOWER GROUND FLOOR

Rev	Revision	By	Date
Status			
<input type="checkbox"/>	= Preliminary/Information	<input type="checkbox"/>	= Approval/Comment
<input type="checkbox"/>	= Contract	<input type="checkbox"/>	= As Built
<input type="checkbox"/>	= Construction	<input type="checkbox"/>	= Building Control

K

NIGHT

ARCHITECTURAL

DESIGN

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Client
**GANG WARILY RECREATION
& COMMUNITY CENTRE**

Project
**NEWLANDS ROAD
FAWLEY
SOUTHAMPTON
SO45 1GA**

Drawing
EXISTING PLANS

Scale	1:200@A3			Date	OCT 2010		
Project no.	Sequential	Bldg/Floor	Detail	Rev			
KAD	01	A	EX	C			