Planned Preventative Maintenance

One Station Square,
Cambridge
CB1 2GA

T: 01223 368771

Heckington Pavilion & Playing Fields,
Howell Rd,
Heckington,
Sleaford
NG34 9RX

On behalf of Heckington Parish Council

13th December 2024

CONTENTS

Appendices

1. Summary

1.1 Instructions

Carter Jonas was instructed by Heckington Parish Council to undertake a Planned Preventative Maintenance survey relating to Heckington Pavilion & Playing Fields, Howell Rd, Heckington, Sleaford NG34 9RX. The report covers the common parts of the building, mechanical and electrical installations, and external elements that the Landlord is responsible for. The report is intended as a high-level management tool to forecast the likely expenditure over a 5-year period and estimate the repair cost required over this term. Recommended works are given a priority rating to advise on the urgency under which they are required. The schedule is located in Appendix 2.

1.2 Basis of costs

The costs provided in the schedule are budget estimates only and make no allowance for VAT, professional fees or statutory fees. The minimum cost for any single item of work is £50. The schedule typically excludes any works that may be deemed improvements; however, where applicable, improvements should be considered at the same time as repairs or maintenance as, in some instances, this can reduce the overall cost. The schedule does not include costs for normal cyclical maintenance such as cleaning or regular gutter clearance. The first year is taken as being the year commencing 2022. Prices are included on a current cost basis and have not been adjusted for inflation. The budget costs are not contractors' tender prices and it is envisaged that the budget cost will be revised when specifications are agreed and tenders are received.

1.3 Use of Schedule

The schedule has been broken down internally on a room-by-room basis, mechanical and electrical appliances and external elements that include roofs, windows, walls, and general external areas where applicable.

Each item in the schedule has been categorised with a condition grading and priority. The condition gradings are as follows:

a. **as new**
b. **serviceable/good**
c. **useable**
d. **further investigation/work required**

The priority ratings are listed 1 – 5 with 1-urgent work and 5-being the lowest priority:

1. **Urgent**
2. **Essential**
3. **Desirable**
4. **Long term work**
5. **No target**

These keys are also listed at the foot of each page of the schedule. Generally, items identified as being high priority will be required in their specified year. Lower priority items can be brought forward or deferred as budgets suit.

Budget figures distributed to each item should be reviewed in its respective year and updated to make allowance for inflation.

We have attempted to balance out the works over the term of the schedule so that expenditure is reasonably consistent throughout the term. There will likely, be items that can be

deferred or brought forward to suit the budget available each year.

It has been assumed that where feasible, the works will be grouped to allow efficient utilisation of access equipment.

1.4 Conclusions and Recommendations

The main items are listed below for your convenience. There are however other, more minor, matters which have been referred to elsewhere in the report.

The property is considered to be in fair condition generally, however there are a number recommendations relating to life safety within the report that must be addressed as soon as possible.

2. General

2.1 Instructions

The purpose of this report is to advise on the condition and state of repair of the property. This inspection has been carried out in accordance with the Conditions of Engagement, a copy of which has been appended to this report.

2.2 Limitations

This report is provided for the private and confidential use of the client. The surveyor accepts responsibility to the client alone that the report is prepared with the skill, care and diligence to be expected of a competent Chartered Surveyor but accepts no responsibility whatsoever to any person other than the client. The report shall not be reproduced in part or in whole or relied upon by third parties without the prior written consent of Carter Jonas (and such persons rely upon the report at their own risk).

Directions right or left, front or rear, are taken as if you are facing the property from the front elevation, orientate to the compass points and to any features such as road, stream etc. All measurements and dimensions referred to herein are approximate or nominal only and should not be relied upon where accuracy is required.

We have not carried out any specific inspection in relation to invasive species.

2.3 Extent of Report

The report should be construed as a comment upon the overall condition of the property and the quality of its structure, but not an inventory of every single defect, many of which would not significantly affect the property's value. The inspection has been restricted to those parts of the structure which where accessible, exposed or uncovered at the time of inspection. Thus, we have not opened up any concealed surfaces by removing timber boxing or hatches nor raised any floorboards or floor coverings.

The property was fully occupied during our inspection, and the majority of the house's floors were covered with carpet or other floor finishes. Certain rooms had excessive chattels, which prevented the surveyor from seeing parts of the property. These factors restricted the inspection, and, therefore, we are unable to report that any unexposed or inaccessible parts of the property are free from defects.

3. Overview of Planned Maintenance

3.1 Summary of Key Points

We recommend the report is read in full, however we highlight a number of key points at a glance below. Costs include contingency, OHP, and professional fees:

Priority 1 works
£ 120,025 of Priority one works have been identified including:
- Electrical testing and works including install of missing emergency lighting, DB board
- Window replacement
- Roof Replacement
- RWP Replacement

Priority 2 works
£ 81,310 of essential work including:
- Electrical works
- Redecoration
- Door redecoration
- ACM testing and managing
- Following CCTV, undertake ground works

Priority 3 works
£ 134,080 of work including:
- Decoration and finishes
- Floor finishes Replacement
- External Surfaces Works
- Fire Escape works

Priority 4 works
£ 32,420 of work including:
- Door replacement
- Window replacement
- Ongoing general repairs

Summary of Condition
- Roof Replacement
- Electrical works
- Floor finishes Replacement
- Compliance Works
- External Surfaces Works
- Fire Escape works
- Window/Door replacement

Total Expenditure
£367,835 over a 5 year period. The cost excludes VAT, contingency, and professional fees.

4. General Description

4.1 Description of Property

The precise construction date of the main property is not known. However, it is thought that the 2-storey property was constructed in the late 1970s/1980s, and the single-storey extension was constructed in approximately June 1982 (this is assumed with a date scribed into a concrete step at the roof void entrance, and discussions with a workman on site).

The main building is constructed are of traditional brick cavity construction with pitched and tiled roofs, 2nr gable walls with brick dentils course covering the facia. It was noted there was a small single poly flat roof over the store/lobby/toilet. The rainwater goods are a black uPVC profile gutter/hoppers, with black uPVC square downpipes. The soffit and facia are white uPVC material. The construction of the single-story extension is similar. However, it was noted that the facia board from the building to the front of the building covers a much larger area, and this may be due to the design of the roof trusses. There was a lead flashing detail to the gable

wall of the main building, to cover the junction with the single storey building.it was unclear whether there was a cavity try within the cavity at these sections. There was also a makeshift porch enclosure to the rear, constructed from timber members with a polycarbonate roof covering.

The windows and doors to the property are generally white uPVC, with double-glazed units throughout. The exceptions are a door (a former fire exit) to the lobby outside of the toilets and a large and small single-glazed timber window to the ground-floor rear changing room, currently covered with a polycarbonate covering. There is also a timber door and frame to the kitchen store.

It was also noted that a number of light grey uPVC soil and vent pipes (SVP) were located externally at various elevations.

There is an additional galvanized escape stairs located on the south elevation, allowing egress from the dance studio located on the first floor. This included galvanized treads/handrails/string. There is also a concrete slab to the bottom of the staircase.

The ground conditions to the rear elevation were a mixture of concrete slab, soil, and brick. The ground conditions to the side elevation, were soil/uneven paving slabs and the ground conditions to the front elevations was tarmac.

It was noted there was a lot of rubbish and debris stored to the rear of the building.

Some graffiti to the external walls to the rear.

Internally, the common parts of the main building predominantly have concrete floors finished with a combination of carpet, sheet vinyl or laminate. Internal walls are typically masonry that has been plastered and decorated. Internal doors through the common parts were generally timber doors, although there is a uPVC door between the Function room and the seating area.

Heating – A new heating was provided by a newly installed electric-fired boiler located in the ground floor boiler room.

4.2 Scope of Service and Limitations

This schedule concerns the building fabric and external areas, which are all the tenant's responsibility.

Whilst the survey was a thorough inspection, it is based on a visual inspection of the readily accessible areas of the property only, and no steps were taken to expose elements of the structure otherwise concealed, or to remove surface finishes for examination of underlying elements.

A building surveyor has inspected the M&E services and commented on their age and condition. No testing of the services has been undertaken, and we cannot confirm that they are free from defects. Should a more detailed analysis be required, we recommend that a building Service Engineer undertake this.

5. Compliance

5.1 Electrical

- Mains Electricity—The building's existing power supplies appear to be in working order; please refer to the EiCR Report. Although the installation appears to be satisfactory, the EiCR Report contains a number of recommendations that should be addressed. We would highly recommend that the following works are undertaken, a new inspection is undertaken following the works, and regular testing is applied inline with the Requirements for Electrical Installations, IET Wiring Regulations.

- Protective devices for the DB 2 AND DB 3 may be unsuitable should the installation method change.
- Poor neutral extension within DB1 C3
- No emergency lighting in celler C3
- DB3 CCT 10. MULTIPLE CIRCUITS WIRED INTO ONE MCB C3
- 6.13 Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522) is recommended for improvement.
- 6 7.2 Cables correctly supported throughout their run (521.10.202; 522.8.5) is recommended for
- improvement.
- 7.13 Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527) is recommended for improvement.
- 9.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: List number and location of luminaires inspected (separate page) (527.2) is recommended for improvement.

We have allowed for the PS costs within our budget.

5.2 Gas

Natural Gas—The gas supply enters the property at a meter point on the front elevation. There is exposed gas pipework on the rear elevation, and it is unclear whether this system is live. The client state that the system was capped off at a point near the main entrance. This, of course, cannot be verified, and it is our advice that a Gas Safety specialist is appointed to confirm whether the pipework is live and instruct them to undertake any work necessary, such as the removal of the gas pipework. We have allowed for the survey costs within our budget.

5.3 Asbestos

We have not undertaken an asbestos assessment to establish the presence of any asbestos-containing materials (ACMs), and we understand that an asbestos management survey or register is currently not in place. We recommend that for the safe operation of the building and before any works are undertaken, that a targeted asbestos survey be undertaken. We have allowed for the survey costs within our budget.

Costs to remove any existing asbestos within the building have not been allowed for, and this should be considered as additional following a review of the management or refurbishment surveys.

5.4 Legionella

Mains Water – It appears the incoming cold-water supply is Potable water via a dedicated fiscal water meter. There is no legionella testing in place, and given the business provides food and drink services and washing facilities to the general public, we would highly recommend legionella testing be undertaken and a regular testing regime put in place. We have allowed for the survey costs within our budget.

5.5 Fire Precautions

We have not undertaken a fire risk assessment; however, we have viewed the Health Safety and Fire risk assessment provided by Arion. These have been commented upon within the report where obvious fire hazards were seen. We recommend that the fire risk assessment is reviewed following the findings from the PPM survey to ensure that the building meets the necessary statutory fire protection requirements. We have not reviewed the travel distances from within the separate demises to a relative place of safety and consider this to be outside of the scope of this report; however, we do note that the Arion report considers the travel distances to be within their expected parameters. We have not had sight of fire risk assessments for the tenant demises and recommend that they be reviewed so that the fire strategy for the entire building can be checked to ensure that it is adequate. No costs have been allowed for this. It was noted during the survey that general coverage of fire detection does not appear to be sufficient with some potentially high-risk areas that do not have detection. Therefore, recommendations have been made to review the system's general coverage.

5.6 Energy Performance

We have not undertaken a formal assessment of the energy performance of the building or provided any modelling to advise on potential changes that may be required should the threshold for acceptable EPCs be increased. Both of these matters are outside the scope of this report. Recommendations have however been made within the report where elements of the building are reaching the ends of their useful lives to replace with more energy efficient alternatives, for example the lighting.

No EPCs were provided by the client. However, a search based on https://www.gov.uk/find-energy-certificate and the postcodes for the property was undertaken. Unfortunately, there were none available, and we therefore recommend this undertaken.

6. Date of Report

The inspection was carried out on 26th November 2024.

7. Weather

The weather at the time of our inspection was Dry and Sunny. The temperature was approximately 12°C max.

8. Tenure

It is assumed that the property is leasehold tenure but we have not had sight of the title deeds and, therefore, no comment can be made on any unusual or onerous restrictions, encumbrances or outgoings.

Your legal advisor will also be able to advise you as to the implications of the Title, encumbrances or outgoings, if any, concerning the property.

8.1 Dampness

Random tests were taken using a handheld moisture meter to the base of the external walls and to internal ground floor partitions. We did not note any adverse readings where we were able to test. Nevertheless, the presence of rising damp should be closely monitored.

8.2 Woodworm, Dry Rot and Other Timber Defects

We found no evidence of timber decay, beetle infestation or dry rot in the property at the time of our inspection. Nevertheless, this should be kept under constant review.

Signed by …… Date: …20…/…12…/…2024……

Alan Doherty FRICS
Chartered Building Surveyor, Architecture & Building Consultancy
For and on behalf of Carter Jonas LLP

E: alan.doherty@carterjonas.co.uk
T: 01223 346641
M: 07765 745103

Reviewed by …… Date: ……/……/……

MRICS
Associate Partner, Architecture & Building Consultancy
For and on behalf of Carter Jonas LLP

E: name@carterjonas.co.uk
T:
M:

APPENDIX 1: CARTER JONAS CONDITION OF ENGAGEMENT

Carter Jonas

Carter Jonas
One Station Square
Cambridge
CB1 2GA
T: 07765 745103

Your ref: xxx
Our ref: 2419.01

Heidi Wilson
Acting Clerk & RFO
Heckington Parish Council
Council Chambers
St Andrews Street
Heckington, Sleaford
Lincolnshire
NG34 9RE

Date: 14/11/2024

Dear Heidi

PREVENTATIVE PLANNED MAINTENANCE – FEE PROPOSAL

Thank you for your instruction to undertake a survey of the property noted below. The client has indicated, there are some items of concern to the Heckington Pavilion, and therefore they require an inspection to highlight any further maintenance issues, including compliance.

This Fee Proposal ("Proposal") should be read in conjunction with our Terms of Engagement ("Terms") and the Building Survey Terms and Conditions ("Building Terms") which are available in the Terms & Conditions section at the foot of our website (www.carterjonas.co.uk), or by request. The Proposal sets out the agreement between the parties. Any subsequent changes will be discussed with you and where appropriate a new Letter or written confirmation of agreed variations will be issued.

Our services **Condition & Planned Maintenance Report**

We will provide a brief summary report advising on the general condition of the main building fabric and internal areas.

This will include a Preventative Planned Maintenance Report (PPM) to advise you of the necessary repairs, maintenance, replacement, redecoration and potential improvements required to the external fabric immediately in the next year followed by a 2-5 year periods.

Each item would be given condition and priority codes based on a coloured traffic light system:

Condition Grade		Priority Rating	
A	**Good** Performing as intended and operating efficiently	**1**	**Urgent Work** that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation

B	**Satisfactory** Performing as intended but exhibiting minor deterioration	**2**	**Essential Work** required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk to health and safety of occupants and/or remedy a less serious breach of legislation
C	**Poor** Exhibiting major defects and/or not operating as intended	**3**	**Desirable Work** required within 3 – 5 years that will prevent deterioration of the fabric or services and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation
D	**Bad** Life expired and/or serious risk of imminent failure	**4**	**Long Term Work** required outside the first five years of the planned maintenance period, that will prevent deterioration of the fabric or services

Our inspection will review the following building elements.

- Main walls and structure, rainwater goods, external doors and windows, internal floors and internal loadbearing walls.
- We will additionally provide brief comment with regards to the internal fabric, fixtures and finishes.
- External areas and boundaries will be included in our report. We are not aware of any notable out-buildings.

Other elements will be included as follows:

Roof survey	We recommend use of a drone to record the condition of the roof and roof structure. This will incur an additional charge.
CCTV Underground Drainage Survey	We will instruct and manage a specialist surveyor to supply a CCTV unit team, with forward facing CCTV camera equipment, to the above site address. They will CCTV, trace and locate the relevant drainage on site, as per the information & plans provided. The surveyor will assess the condition and layout of all relevant & accessible underground foul and storm water drainage on site, undertake drain tracing, where relevant, with the use of a combination of sonar radio-detection equipment and/ or drain dye/ flush testing. You will be provided with digital copies of the recorded CCTV survey footage, inclusive of a written report to National Coding Standards. We will provide a report summary with our advice and recommendations and a manually marked up site plan (plan to be provided by you) showing the surveyed drainage layout.

	Basic manhole information cards can also be provided, if required. This will incur an additional charge. Please note, if there is jetting through or repairs required, this will incur an additional charge.

The property

We have been instructed to provide a report of:

- Heckington pavilion Howell Rd, Heckington, Sleaford NG34 9RX.
- The property consists of a 2-story and single storey, traditional brick cavity construction, with a concrete roof covering property.

Access

We will make arrangements with the centre manager to access the building/s. Please provide the contact details as soon as possible.

Fees and expenses

The agreed fees will be as shown below:

Brief Condition and PPM report	£1900.00
Roof survey	£650.00
CCTV Underground Drainage Survey	£715.00
Environmental Assessment	Not included
RCA Report	Not included
Total	**£3,265.00**

Fees are exclusive of VAT and reasonable disbursements.

Works outside of the agreed scope will be charged at our standard hourly rate shown below plus agreed disbursements and expenses. Rates for litigation, arbitration and expert witness instructions are subject to separate agreement.

STAFF GRADE	Per hour (ex VAT)
Partner	£ 330
Associate Partner/Consultant	£ 260
Associate	£ 230
Senior surveyor/Planner/Negotiator	£ 200
Surveyor/Planner/Negotiator	£ 170
Assistant surveyor/Planner/Graduate	£ 140
Senior administrator/PA/Office Manager	£ 130
Administrator/Secretary	£ 110

Fees are payable within 14 days of the date of the invoice. For the avoidance of doubt, all fees raised will remain due unless otherwise confirmed in writing by Carter Jonas unless you are following the disputed debts procedure as outlined in the Terms.

Invoicing instructions

To ensure that we issue invoices correctly we would like to confirm that invoices will be addressed as follows:

Heckington Parish Council
Council Chambers
St Andrews Street
Heckington, Sleaford
Lincolnshire
NG34 9RE

Email for invoice to be sent to (if applicable): heckingtonparishcouncil@outlook.com

Please advise us as soon as possible by email if:

- The invoice details are incorrect.
- You intend to assign a purchase order number.
- You require a supplier form to be completed to facilitate the payment of invoices.

Cyber crime and payments to us

Cyber crime and illegal scams are regrettably an increasing risk for us all and often affect email accounts and/or amendments to bank details. Carter Jonas cannot accept any liability for losses incurred by any such scams and we would bring your attention to section 3 of the Terms which highlights the potential risks of frauds being perpetrated in the name of Carter Jonas and how to avoid these. Please also refer to our website notice for guidance on how to stay secure including paying particular attention to the email addresses of unsolicited emails, verifying the identities of recipients before sending sensitive information, having up-to-date antivirus software, and calling us if you have any doubts about the authenticity of a communication.

Specifically, we can confirm that we will never change our bank account details via email. If you intend to make a payment to us electronically and are in any doubt about the bank details, please contact us first to verify our account details. Carter Jonas will not accept liability for any payments into an incorrect account.

The Report

Our inspection will be undertaken by an experienced FRICS/MRICS Chartered Building Surveyor. The inspection will take 1 day(s) assuming access is provided to all parts of the building. We have allowed 21 days for the preparation of the report.

Our report will include an Executive Summary, accompanied by prioritised costings for planned repairs with identification drawings and photographs for each of the buildings. The PPM report will be prepared using Microsoft Excel which should offer you the maximum flexibility to interrogate and adapt the data for your internal reporting and planning purposes.

The Surveyor will advise by means of a written report as to his/her opinion of the visible condition and state of repair of the subject property. The Report should be construed as a comment upon the overall condition of the property and is not an

inventory of every single defect, particularly if they are not considered to be of major structural significance or would not significantly affect the market value of the property.

You are advised to read the whole of the report and to fully appreciate its contents before proceeding into a legally binding agreement to purchase or lease the property, since if telephone advice is given before issuing the report it will not always be possible to relate all relevant matters.

The Report will not purport to express an opinion about or to advise upon condition of uninspected parts and should not be taken as making any implied representation or statement about such parts.

The Report will advise you of all tests or further investigation that we recommend should be carried out.

Our reports will contain budget costs for the works. These will be Day One costs based on up-to-date pricing literature provided by the Building Cost Information Service (BCIS) or information obtained from recently tendered projects where the information is comparable. We will clearly show ancillary and associated costs such as Main Contractor's Preliminaries, Contingencies and Professional Fees in a summary table. All costs quoted will be exclusive of VAT.

Accessibility and general assumptions

We will carry out such inspections and enquiries that are, in our professional judgement, appropriate and possible in the particular circumstances. Your attention is brought to the following matters where applicable:

Title	We will not inspect Title Deeds or undertake any Title searches. If there is any doubt about Title your solicitors should be instructed to advise us.
Municipal Information	Unless instructed to make formal town planning and/or other municipal enquiries, we will rely upon verbal information obtained from the Local Planning Authority which will be assumed to be correct, or in the absence of detailed information, assume that the current use is not in contravention of planning control. No formal search of planning registers will be made and no responsibility can be accepted for any mis-statement or omission in information supplied to us at the time of our enquiries.
Statutory/Bye-Law Requirements	It is assumed that the Property meets all statutory requirements in respect of planning, building regulations, environmental, employment, fire, health and safety matters and that any Fire Certificate for the Property is neither dependent nor conditional upon consents or licences from adjoining property owners.
Utilities	It is assumed that the services are in working order and meet all statutory bye-law or other requirements.
Site	It is assumed that unless otherwise advised by you, that site investigations will not reveal any factors which could materially impact on our professional opinion of the Property or on its value. This would include, but is not limited to: – adverse ground or land drainage conditions.

	– any abnormal infrastructure costs.
Contamination	It is assumed that, unless otherwise stated, – no contaminative or potentially contaminative uses have ever been carried out on the Property; and – there is no potential for contamination of the subject property from past or present uses of the Property or from any neighbouring property.
Pollution Provisions	Please note we will not provide an environmental assessment. We do not carry out any soil tests or make any other investigations into the nature or condition of the soil or the existence or likelihood of contamination, pollution or seepage, either on the Property or on neighbouring or adjacent property.

Limitation of Liability It is our Policy to exclude and/or limit our liability to Clients in certain situations. Please read the "Limit of Liability" section in our Terms.

Data Protection For the purpose of this Proposal, and unless agreed otherwise, the parties acknowledge that Carter Jonas shall be a Controller and you shall be a Processor in respect of its processing of personal data in connection with the provision of the services set out in this Letter; the obligations in the Terms shall apply accordingly.

I trust you will find all in order but please do not hesitate to call me about this Proposal or our Terms. To confirm your acceptance of this Proposal please sign in the box below, otherwise your continuing instructions will amount to acceptance of this Proposal and the Terms.

Yours sincerely,

Alan Doherty
Partner

E: Alan.Doherty@carterjonas.co.uk
M: 07765 745 103

I/We instruct Carter Jonas in accordance with the terms detailed within this Letter.		
Signature	Date	
	Name	
	Position	

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Yours sincerely,

A. Doherty

Alan Doherty
Partner

E: Alan.Doherty@carterjonas.co.uk
M: 07765 745 103

I/We instruct Carter Jonas in accordance with the terms detailed within this Letter.		
Signature	Date	20/11/2024
	Name	HEIDI WILSON
	Position	CLERK / RFO.

APPENDIX 2: PREVENTATIVE MAINTENANCE SCHEDULE

Planned Preventative Maintenance Report
Heckington Pavilion Playing Fields,
Howell Rd,
Heckington,
Sleaford
NG34 9RX

No	Location	Element	Description / Comment	Condition	Priority	Recommendation	2025	2026	2027	2028	2029	Total
INTERNAL												
1.0	**Room 1 Function Room**											
1.01	Room 1 Function Room	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a vinyl finish. The floor covering is worn, with some imperfections showing through the floor, but in a fair to good condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	5900				5900	**£11,800**
1.02	Room 1 Function Room	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, which has been, decorated with grey/white emulsion paint. The condition of the walls is good, with minor paintwork imperfections.	C	3	It is recommended that the walls are prepared and redecorated.	850		850		850	**£2,550**
1.03	Room 1 Function Room	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a artex finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the ceiling is tested for ACM, and redecorated.	500		500		500	**£1,500**
1.04	Room 1 Function Room	Windows	There are several uPVC windows (3 nr) at a high level with uPVC cill. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.			2600			**£2,600**
1.05	Room 1 Function Room	Doors	There is a single external uPVC door, which is labelled as fire escape. The condition of the doors is fair with minor damage around the leading edges of the doors.	B	3	No works are recommended.						**£0**
1.06	Room 1 Function Room	Doors	There are a pair of uPVC doors with vision panels at a high level. The condition of the doors is fair with minor damage around the leading edges of the doors. The doors are unsuitable for internal use, and should be replaced with a suitable set of timber doors.	D	2	It is recommended to replace these doors with a more suitable door and frame.	600		150			**£750**
1.07	Room 1 Function Room	Electrics	Number of double gang power points, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
1.08	Room 1 Function Room	Lighting	Number of contained light fittings. Number of wall lights, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
1.09	Room 1 Function Room	Emergency Lighting	Number of surface fixed bulk heads, suppiled by surface fixed contaiment/cbaling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
1.10	Room 1 Function Room	Heating	Number of white double panelled raditors, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational. .	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
1.11	Room 1 Function Room	Fire	Fire alam sounder, final call point installed in this room, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
2.0	**Room 2 Mens WC**											
2.01	Room 2 Mens WC	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in good condition.	B	3	Deep clean the floor and remove any stains.	300		300		300	**£900**
2.02	Room 2 Mens WC	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part ceramic tiled. The condition of the walls is good, with minor paintwork imperfections.	C	3	It is recommended that the walls are redecorated.	200		200		200	**£600**
2.03	Room 2 Mens WC	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the walls are prepared and redecorated.	50		50		50	**£150**
2.04	Room 2 Mens WC	Windows	There are a number of 2nr uPVC window with uPVC cill and obscured glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.			1700			**£1,700**
2.05	Room 2 Mens WC	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	B	3	It is recommended that the doors are eased, adjusted, and redecorated.	150		150		150	**£450**
2.06	Room 2 Mens WC	Fixtures & Fittings	The WCs are white ceramic WCs with a plastic toilet seat, and the basins are white ceramic WHBs. Both are operational and in good condition. The washroom system appears to be sound, and the matching vanity units are also in good condition.	C	5	No works are recommended.						**£0**
2.07	Room 2 Mens WC	Electrics	Number of double gang power points, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
2.08	Room 2 Mens WC	Lighting	Number of contained light fittings, supplied by surface fixed containment/cabling painted to suit, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
2.09	Room 2 Mens WC	Heating	Number of white double panelled radiators, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational, corrosion and dents noted in the panel.	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
2.10	Room 2 Mens WC	Fire	Fire alam sounder, installed in this room, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
3.0	**Room 3 Lobby**											
3.01	Room 3 Lobby	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a tiled finish. The floor/grout covering appears in good condition, but requires a deep clean.	B	3	Deep clean the floor and remove any stains.	120		120		120	**£360**
3.02	Room 3 Lobby	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is good, with minor paintwork imperfections. External vent noted in wall.	C	3	It is recommended that the walls are prepared and redecorated.	150		150		150	**£450**
3.03	Room 3 Lobby	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with an artex finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the ceiling is tested for ACM, and redecorated.	150		150		150	**£450**
3.04	Room 3 Lobby	Door	There is an external fire egress door to the exterior, still includes a panic bar and connection to fire alarm. The client noted this door had been removed in the fire strategy, due to external conditions. The condition of the doors is fair.	C	4	It is recommended that the doors are eased, adjusted, and redecorated.	150		150		150	**£450**
3.05	Room 3 Lobby	Door	There is a white timber flush panel door into the function room. Door appears to be in fair condition.	B	3	It is recommended that the doors are eased, adjusted, and redecorated.	150		150		150	**£450**

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Planned Preventative Maintenance Report
Heckington Pavilion Playing Fields,
Howell Rd,
Heckington,
Sleaford
NG34 9RX

No	Location	Element	Description / Comment	Condition	Priority	Recommendation	2025	2026	2027	2028	2029	Total
3.06	Room 3 Lobby	Electrics	Number of double gang power points, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
3.07	Room 3 Lobby	Lighting	Number of contained light fittings. Number of wall lights, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
3.08	Room 3 Lobby	Emergency Lighting	Surface fixed bulk head above exit door, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
3.09	Room 3 Lobby	Heating	Surface fixed 22mm copper pipe at high level painted to suit, appeared to be operational. .	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
4.0	**Room 4 Female WC**											
4.01	Room 4 Female WC	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in good condition.	B	3	Deep clean the floor and remove any stains.	150		150		150	**£450**
4.02	Room 4 Female WC	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is good, with minor paintwork imperfections.	C	3	It is recommended that the walls are prepared and redecorated.	260		260		260	**£780**
4.03	Room 4 Female WC	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the ceiling is prepared and redecorated.	80		80		80	**£240**
4.04	Room 4 Female WC	Windows	There are a number of 2nr uPVC window with uPVC cill and obscured glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.			1700			**£1,700**
4.05	Room 4 Female WC	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	B	3	It is recommended that the doors are eased, adjusted, and redecorated.	120		120		120	**£360**
4.06	Room 4 Female WC	Fixtures & Fittings	The WCs are white ceramic WCs with a plastic toilet seat, and the basins are white ceramic WHBs. Both are operational and in good condition. The washroom system appears to be sound, and the matching vanity units are also in good condition.	C	5	No works are recommended.						**£0**
4.07	Room 4 Female WC	Electrics	Number of double gang power points, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
4.08	Room 4 Female WC	Lighting	Number of contained light fittings, supplied by surface fixed containment/cabling painted to suit, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
4.09	Room 4 Female WC	Heating	Number of white double panelled radiators, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational. .	D	2	A provisional sum has been allowed for any remedial work.	150	150	150	150	150	**£750**
4.10	Room 4 Female WC	Fire	Fire alarm sounder, installed in this room, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
5.0	**Room 5 Lounge**											
5.01	Room 5 Lounge	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a vinyl finish. The floor covering has some imperfections showing through the floor but is in fair condition.	B	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	4500		150		150	**£4,800**
5.02	Room 5 Lounge	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with grey emulsion paint. The condition of the walls is fair, with minor paintwork imperfections.	C	3	It is recommended that the walls are prepared and redecorated.	800		800		800	**£2,400**
5.03	Room 5 Lounge	Wall	The wall was removed by the previous tenants. It is unclear whether there is any restraint in place to stop the wall from moving.	C	3	Commission a structural egineers report.	900					**£900**
5.04	Room 5 Lounge	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a Artex finish, which has been, decorated with white emulsion paint. The condition of the ceiling is fair, with various cracks noted.	C	2	It is recommended that the ceiling is tested for ACM, and redecorated.	1200		700		700	**£2,600**
5.05	Room 5 Lounge	Ceiling	Following the ACM report, and the structural engineers report, any rectification work should be capture here.	C	2	A provisional sum has been allowed for any remedial work.	1500					**£1,500**
5.06	Room 5 Lounge	Windows	There is a uPVC window with uPVC cill. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.			6000			**£6,000**
5.07	Room 5 Lounge	Doors	There are timber flush doors into the store room. This door is not considered a fire egress door, and therefore, the owner should consult with the fire risk assessor on whether the travel distances are adequate. The condition of the doors is fair.	B	3	It is recommended that the doors are eased, adjusted, and redecorated.	150		150		150	**£450**
5.08	Room 5 Lounge	Roller Shutter Door	There was a crème roller shutter door/hatch, leading into the function room. This door was not tested during the survey, the owner should consult with the fire risk assessor on whether this is fire rate and adequate. The condition of the doors is good.	C	5	No works are recommended. Check any servicing agreements.						**£0**
5.09	Room 5 Lounge	Electrics	Number of double gang power points, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
5.10	Room 5 Lounge	Lighting	Number of contained light fittings, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
5.11	Room 5 Lounge	Emergency Lighting	Number of surface fixed bulk heads, suppiled by surface fixed contaiment/cbaling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
5.12	Room 5 Lounge	Heating	Number of white double panelled raditors, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational. .	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
5.13	Room 5 Lounge	Fire	Fire alam sounder, final call point installed in this room, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
6.0	**Room 6 Kitchen**											

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Planned Preventative Maintenance Report
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Heckington,
Sleaford
NG34 9RX

No	Location	Element	Description / Comment	Condition	Priority	Recommendation	2025	2026	2027	2028	2029	Total
6.01	Room 6 Kitchen	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a vinyl finish. The floor covering has some imperfections showing through the floor but is in fair condition.	B	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	2000				2000	**£4,000**
6.02	Room 6 Kitchen	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint. The condition of the walls is good, with minor paintwork imperfections.	C	3	It is recommended that the walls are prepared and redecorated.	600		600		600	**£1,800**
6.03	Room 6 Kitchen	Wall	The wall was removed by the previous tenants. It is unclear whether there is any restraint in place to stop the wall from moving.	C	3	It is recommended that this is inspected by a structural engineer. The cost of inspection has been allowed in an earlier item.	1200					**£1,200**
6.03	Room 6 Kitchen	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a Artex finish, which has been, decorated with white emulsion paint. The condition of the ceiling is fair, with various cracks noted.	C	2	It is recommended that the cracking is inspected by a structural engineer. The cost of inspection has been allowed in an earlier item.	1500					
6.04	Room 6 Kitchen	Ceiling	Following the ACM report, and the structural engineers report, any rectification work should be capture here.	C	2	A provisional sum has been allowed for any remedial work.	1500					**£1,500**
6.05	Room 6 Kitchen	Windows	There is a uPVC window with uPVC cill. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.			1700			**£1,700**
6.06	Room 6 Kitchen	Doors	There are timber flush doors into the store room. This door is not considered a fire egress door, and therefore, the owner should consult with the fire risk assessor on whether the travel distances are adequate. The condition of the doors is fair.	B	3	It is recommended that the doors are eased, adjusted, and redecorated.	150		150		150	**£450**
6.07	Room 6 Kitchen	Fixtures & Fittings	There are a number of fixtures and fittings, including stainless stain worktops and cooker. All are operational and in good condition.	D	2	Clear any used chattels from the room.						**£0**
6.08	Room 6 Kitchen	Electrics	Number of double gang power points, appeared to be operational. There are also a number of distribution boards in this room.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
6.09	Room 6 Kitchen	Lighting	Number of fluorecent light fittings and spot light fitting, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included. The light fittings may not be suitable for the kitchen working environment, and the client may wish to consider replacement.	150	150	150	150	150	**£750**
6.10	Room 6 Kitchen	Emergency Lighting	Number of surface fixed bulk heads, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
6.11	Room 6 Kitchen	Heating	Number of white double panelled radiators, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational. .	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
6.12	Room 6 Kitchen	Fire	Fire alarm sounder installed in this room, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
6.13	Room 6 Kitchen	Ventilation	There was a stainless steel cooker extract fan located above the cooker.	D	2	The cooker extract fan did not appear to extract externally, and it is assumed it was re-circulating only. We would recommend a venltilation hole (with lintel) is created in the wall, and the air ducted outside.	150	150	150	150	150	**£750**
7.0	**Room 7 Store Room 1**											
7.01	Room 7 Store Room 1	Floor	The floor is presumed to be constructed from cast in-situ concrete. The floor covering had some imperfections on the floor, but in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	400				400	**£800**
7.02	Room 7 Store Room 1	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part ceramic tiled. The condition of the walls is good, with minor paintwork imperfections.	C	3	It is recommended that the walls are prepared and redecorated.	250		250		250	**£750**
7.03	Room 7 Store Room 1	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the ceiling is tested for ACM, and redecorated.	60		60		60	**£180**
7.04	Room 7 Store Room 1	Doors	There is a single timber door. The condition of the doors is fair with minor damage around the leading edges of the doors.	C	4	It is recommended that the doors are eased, adjusted, and redecorated.	140		140		140	**£420**
7.05	Room 7 Store Room 1	Doors	There is a single timber door. The condition of the doors is fair with minor damage around the leading edges of the doors.	B	3	No works are recommended.						**£0**
8.0	**Room 8 Boiler Room**											
8.01	Room 8 Boiler Room	Floor	The floor is presumed to be constructed from cast in-situ concrete. The floor covering had some imperfections on the floor, but in fair condition.	C	3	This is back of house, and no works are recommended.						**£0**
8.02	Room 8 Boiler Room	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part ceramic tiled. The condition of the walls is good, with minor paintwork imperfections.	C	3	This is back of house, and no works are recommended.						**£0**
8.03	Room 8 Boiler Room	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	This is back of house, and no works are recommended.						**£0**
8.04	Room 8 Boiler Room	Doors	There is a single external timber door. The condition of the doors is fair with minor damage around the leading edges of the doors.	C	4	This is back of house, and no works are recommended.						**£0**
8.05	Room 8 Boiler Room	Electrics	Number of double gang power points, appeared to be operational. There are also a number of distribution boards in this room.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
8.06	Room 8 Boiler Room	Lighting	light fittings did not appeared to be operational. White light switches, supplied by surface fixed containment, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included. The light fittings may not be suitable for the kitchen working environment, and the client may wish to consider replacement.	150	150	150	150	150	**£750**
8.07	Room 8 Boiler Room	Heating	A newly installed electric boiler was located in this room, which fed surface fixed 22mm copper pipe, appeared to be operational. .	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
8.08	Room 8 Boiler Room	Fire	Fire alarm sounder installed in this room, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
8.09	Room 8 Boiler Room	Fire	Fire alarm sounder installed in this room, appeared to be operational.			Check EiCR report, for any improvement works. PS included.						**£0**
9.0	**Room 9 Corridor**											

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9.01	Room 9 Corridor	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a brown carpet finish, there is alsao a loose barrier matt at the external door. The floor covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	1300				1300	
9.02	Room 9 Corridor	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion grey paint. The condition of the walls is good, with minor paintwork imperfections. It was noted there was some chipbopard store in this room.	C	3	It is recommended that the walls are prepared and redecorated.	750		750		750	
9.03	Room 9 Corridor	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white vinyl paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the ceiling is prepared and redecorated.	170		170		170	
9.04	Room 9 Corridor	Doors	There is a single external uPVC door, which is labelled as fire escape. The condition of the doors is fair.	C	5	No works are recommended.						
9.05	Room 9 Corridor	Doors	There is a white timber glazed fire door. Door/edges appears to be in fair condition.	C	2	It is recommended that the doors are eased, adjusted, and redecorated.	140		140		140	
9.06	Room 9 Corridor	Electrics	Number of double gang power points, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	
9.07	Room 9 Corridor	Lighting	Number of contained light fittings, supplied by surface fixed containment/cabling in white uPVC, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	
9.08	Room 9 Corridor	Emergency Lighting	Number of surface fixed bulk heads, suppiled by surface fixed contaiment/cbaling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	
9.09	Room 9 Corridor	Heating	Number of white double panelled radiators, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational, corrosion and dents noted in the panel.	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	
9.10	Room 9 Corridor	Fire	Fire alam sounder and fial exit call points, installed in this room, appeared to be operational. Fire Extigushers fixed to the wall (serviced 09.02.24).	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	
10.0	**Room 10 WC**											
10.01	Room 10 WC	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey vinyl finish. The floor covering appears in good condition.	C	3	Deep clean the floor and remove any stains.	150		150		400	**£700**
10.02	Room 10 WC	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is good, with minor paintwork imperfections.	C	3	It is recommended that the walls are prepared and redecorated.	200		200		200	**£600**
10.03	Room 10 WC	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the ceiling is prepared and redecorated.	60		60		60	**£180**
10.04	Room 10 WC	Windows	There are a number of 1nr uPVC window with uPVC cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.	1700					**£1,700**
10.05	Room 10 WC	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	2	It is recommended that the doors are eased, adjusted, and redecorated.	140		140		140	**£420**
10.06	Room 10 WC	Fixtures & Fittings	The WCs are white ceramic WCs with a plastic toilet seat, and the basin are white ceramic WHB with pedistal. Both are operational and in good condition. There was staining noted, at the junction between floor and WC.	C	5	No works are recommended.						**£0**
10.07	Room 10 WC	Electrics	Number of double gang power points, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
10.08	Room 10 WC	Lighting	Number of contained light fittings, supplied by surface fixed containment/cabling painted to suit, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
10.09	Room 10 WC	Heating	Number of white double panelled radiators, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational, corrosion and dents noted in the panel.	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
10.10	Room 10 WC	Fire	Fire alam sounder, installed in this room, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
11.0	**Room 11 Shower Room**											
11.01	Room 11 Shower Room	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey vinyl finish. The floor covering appears in good condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.			500			**£500**
11.02	Room 11 Shower Room	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, and washroom systems. The room did contain white ceramic spashback tiling. The condition of the walls is good, with minor paintwork imperfections.	C	3	It is recommended that the washroom system be replaced in the future.			2000			**£2,000**
11.03	Room 11 Shower Room	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the ceiling is prepared and redecorated.	70		70		70	**£210**
11.04	Room 11 Shower Room	Windows	There are a number of 1nr timber window with clear polycarbonate fixed. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.	850				850	**£1,700**
11.05	Room 11 Shower Room	Doors	There is a white timber flush door. Door/edges appears to be in fair condition.	C	2	It is recommended that the doors are eased, adjusted, and redecorated.	140		140		140	**£420**
11.06	Room 11 Shower Room	Electrics	Number of double gang power points, appeared to be operational. There are also a number of distribution boards in this room.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
11.07	Room 11 Shower Room	Lighting	There was contained a light fitting, and appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included. The light fittings may not be suitable for the working environment, and the client may wish to consider replacement.	150	150	150	150	150	**£750**
11.08	Room 11 Shower Room	Heating	Number of white double panelled radiators, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational, corrosion and dents noted in the panel.	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
11.09	Room 11 Shower Room	**NOTE, theere was a shower room attached to this room, but it could not be surveyed, as there was too much junk to be moved.**		D	2	Clear junk and discard from site.	150	150	150	150	150	**£750**

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Planned Preventative Maintenance Report
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No	Location	Element	Description / Comment	Condition	Priority	Recommendation	2025	2026	2027	2028	2029	Total
12.0	**Room 12 Store Room 2**											
12.10	Room 12 Store Room 2	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.						**£0**
12.11	Room 12 Store Room 2	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.						**£0**
12.12	Room 12 Store Room 2	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.						**£0**
12.13	Room 12 Store Room 2	Windows	There are a number of 1nr timber window with cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk. The metal mesh on the exterior should also be redecorated.						**£0**
12.14	Room 12 Store Room 2	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	3	Replace door						**£0**
12.15	Room 12 Store Room 2	Electrics	Number of double gang power points, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
12.16	Room 12 Store Room 2	Lighting	Number of contained light fittings, supplied by surface fixed containment/cabling in white uPVC, appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
12.17	Room 12 Store Room 2	Emergency Lighting	Number of surface fixed bulk heads, suppiled by surface fixed contaiment/cbaling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
12.18	Room 12 Store Room 2	Heating	Number of white double panelled radiators, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational, corrosion and dents noted in the panel.	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
12.19	Room 12 Store Room 2	Fire	Fire alam sounder and fial exit call points, installed in this room, appeared to be operational. Fire Extigushers fixed to the wall (serviced 09.02.24).	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
13.0	**Room 13 Garage/Store**											
13.01	Room 13 Garage/Store	Floor	The floor is constructed from cast insitu concrete, and the finish is concrete and in fair condition, although the room is obscured by tenant's chattels.	C	3	Deep Clean the floor/WC	150					**£150**
13.02	Room 13 Garage/Store	Wall	The walls are constructed from blockwork. They appear to be in fair condition and are not decorated.	C	3	Due to the infrequency of use, redecoration of the walls has not been included.						**£0**
13.03	Room 13 Garage/Store	Ceiling	The soffit is constructed from cast insitu concrete and finished with some form of boarding. The condition appears to be in fair condition, although it is suspected the board may contain ACM. It is not known whether this is correctly fire stopped.	C	3	It is recommended that the board is check for ACM						**£0**
13.04	Room 13 Garage/Store	Doors	There was a metal up-and-over garage door. The garage door was extremely difficult to operate, and when it reached the tipping point, it snaped back. This was an health and safety issue.	C	3	We recommend the door is replaced. We have allowed for a replacement garage door, but the client may choose to change the room used or the door design.	3000					**£3,000**
14.0	**Room 14 Changing Room Lobby**											
14.01	Room 14 Changing Room Lobby	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	250		250		250	**£750**
14.02	Room 14 Changing Room Lobby	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	170		170		170	**£510**
14.03	Room 14 Changing Room Lobby	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	50		50		50	**£150**
14.04	Room 14 Changing Room Lobby	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	3	Replace door	1200				1200	
15.0	**Room 15 Accessible WC**											
15.01	Room 15 Accessible WC	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey vinyl finish. The floor covering appears in good condition.	C	3	Deep clean the floor and remove any stains.	600				600	**£1,200**
15.02	Room 15 Accessible WC	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is good, with minor paintwork imperfections.	C	3	It is recommended that the walls are prepared and redecorated.	250		250		250	**£750**
15.03	Room 15 Accessible WC	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	It is recommended that the ceiling is prepared and redecorated.	80		80		80	**£240**
15.04	Room 15 Accessible WC	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	3	It is recommended that the doors are eased, adjusted, and redecorated.	140		140		140	**£420**
15.05	Room 15 Accessible WC	Electrics	Number of double gang power points, appeared to be operational. There are also a number of distribution boards in this room.	D	2	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	
15.06	Room 15 Accessible WC	Lighting	There was contained a light fitting, and appeared to be operational. White light switches, supplied by surface fixed containment/cabling painted to suit, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included. The light fittings may not be suitable for the working environment, and the client may wish to consider replacement.	150	150	150	150	150	**£750**
15.07	Room 15 Accessible WC	Heating	Number of white double panelled radiators, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational, corrosion and dents noted in the panel.	D	2	Check the Gas safe/Electrical engineers reports, for any improvement works. PS included.	150	150	150	150	150	**£750**
16.0	**Room 16 Changing Room**											
16.01	Room 16 Changing Room	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	950				950	**£1,900**

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16.02	Room 16 Changing Room	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	350		350		350	**£1,050**
16.03	Room 16 Changing Room	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	130		130		130	**£390**
16.04	Room 16 Changing Room	Windows	There are a number of 1nr timber window with cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk. The metal mesh on the exterior should also be redecorated.	850		850		850	**£2,550**
16.05	Room 16 Changing Room	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	3	Replace door and decorate	1200		130		130	**£1,460**
16.06	Room 16 Changing Room	Drainage	There is a cast-iron drainpipe that runs through the office space and on a 90° bend there is a patch repair to the drain. The repair appears to be watertight.	C	3	The 90° bend would benefit from being renewed.						**£0**
17.0	**Room 17 Shower Room**											
17.01	Room 17 Shower Room	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	600				600	**£1,200**
17.02	Room 17 Shower Room	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	300		300		300	**£900**
17.03	Room 17 Shower Room	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	90		90		90	**£270**
17.04	Room 17 Shower Room	Windows	There are a number of 1nr timber window with cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk. The metal mesh on the exterior should also be redecorated.	850				850	**£1,700**
17.05	Room 17 Shower Room	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	3	Replace door	1200					**£1,200**
18.0	**Room 18 Changing Room Lobby**											
18.01	Room 18 Changing Room Lobby	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	150				150	**£300**
18.02	Room 18 Changing Room Lobby	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	140		140		140	**£420**
18.03	Room 18 Changing Room Lobby	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	30		30		30	**£90**
18.04	Room 18 Changing Room Lobby	Windows	There are a number of 1nr timber window with cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk. The metal mesh on the exterior should also be redecorated.	850				850	**£1,700**
18.05	Room 18 Changing Room Lobby	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	3	Replace door	1200					**£1,200**
19.0	**Room 19 Shower Room**											
19.01	Room 19 Shower Room	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	400				400	**£800**
19.02	Room 19 Shower Room	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	220		220		220	**£660**
19.03	Room 19 Shower Room	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	60		60		60	**£180**
19.04	Room 19 Shower Room	Windows	There are a number of 1nr timber window with cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk. The metal mesh on the exterior should also be redecorated.						**£0**
19.05	Room 19 Shower Room	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	5	Replace door						**£0**
20.0	**Room 20 Changing Room**											
20.01	Room 20 Changing Room	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	960				960	**£1,920**
20.02	Room 20 Changing Room	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	340		340		340	**£1,020**
20.03	Room 20 Changing Room	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	130		130		130	**£390**

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20.04	Room 20 Changing Room	Windows	There are a number of 1nr timber window with cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk. The metal mesh on the exterior should also be redecorated.	850				850	**£1,700**
20.05	Room 20 Changing Room	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	3	Replace door and decorate	1200		130		130	**£1,460**
21.0	**Room 21 WC**											
21.01	Room 21 WC	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	170		170		170	**£510**
21.02	Room 21 WC	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	150		150		150	**£450**
21.03	Room 21 WC	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	40		40		40	**£120**
21.04	Room 21 WC	Windows	There are a number of 1nr timber window with cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk. The metal mesh on the exterior should also be redecorated.	850				850	**£1,700**
21.05	Room 21 WC	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	3	Replace door	850					**£850**
22.0	**Room 22 Store**											
22.01	Room 22 Store	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey tiled finish. The floor/grout covering appears in fair condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	180		180		180	**£540**
22.02	Room 22 Store	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint and part white ceramic tiled. The condition of the walls is fair, with paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	160		160		160	**£480**
22.03	Room 22 Store	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	50		50		50	**£150**
22.04	Room 22 Store	Windows	There are a number of 1nr timber window with cill and clear glazing. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk. The metal mesh on the exterior should also be redecorated.						**£0**
22.05	Room 22 Store	Doors	There is a white timber flush panel door. Door/edges appears to be in fair condition, door does not appear to be painted.	C	5	Replace door						**£0**
23.0	**Room 23 Stairwell 1**											
23.01	Room 23 Stairwell 1	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a grey carpet finish, and black nosings. The floor covering appears in poor condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	400		400		400	**£1,200**
23.02	Room 23 Stairwell 1	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, decorated with white emulsion paint. There is a white timber string to both sides of the stair, and a metal handrail to both sides. The condition of the walls is good, with minor paintwork imperfections.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	230		230		230	**£690**
23.03	Room 23 Stairwell 1	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, which has been, decorated with white emulsion paint. The condition of the ceiling is good, with minor paintwork imperfections.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	80		80		80	**£240**
23.04	Room 23 Stairwell 1	Windows	There are a number of 1nr uPVC window. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.	850					**£850**
24.0	**Room 24 Dance studio**											
24.01	Room 24 Dance studio	Floor	The floor is presumed to be constructed from cast in-situ concrete, with a spring timber varnised finish. The floor covering is worn in places, with some imperfections showing, but in a fair to good condition.	C	3	Consider replacing the floor finish, including latex the floor and removing imperfections to ensure a smooth finish.	5800		150		5800	**£11,750**
24.02	Room 24 Dance studio	Wall	The room's walls are presumed to be constructed from masonry with a plaster finish, which has been, decorated with white emulsion paint. The condition of the walls is good, with minor paintwork imperfections. It was noted, where the EL was upgarded, this left areas of unpainted wall.	C	3	Consider replacing the wall finish, including removing imperfections to ensure a smooth finish.	800		800		800	**£2,400**
24.03	Room 24 Dance studio	Ceiling	The room's ceiling are presumed to be constructed from plasterboard with a smooth plaster finish, decorated with white emulsion paint. The condition of the ceiling is fair, with some damp stains and various cracks noted.	C	3	Consider replacing the ceiling finish, including removing imperfections to ensure a smooth finish.	700		700		700	**£2,100**
24.04	Room 24 Dance studio	Windows	There are several uPVC windows (5 nr) at a high level with uPVC cill. The condition of the windows is fair given their age. It was also noted that the windows did not contain any trickle ventilation, which may lead to a lack of ventilation and this condensation.	C	4	It is recommended replacing these windows with more thermally efficient and including trickle ventilation, to reduce any condensation risk.	4250					**£4,250**
24.05	Room 24 Dance studio	Doors	There is a single external metal fire escape door, which is labelled as fire escape. The condition of the doors is good.	C	3	No works required						**£0**
24.06	Room 24 Dance studio	Electrics	Number of double gang power points, appeared to be operational.	D	1	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**

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24.07	Room 24 Dance studio	Lighting	Number of fluroscent light fittings, and a number of wall lights, all appeared to be operational. White light switches, supplied by surface fixed containment/cabling white uPVC, appeared to be operational.	D	1	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
24.08	Room 24 Dance studio	Emergency Lighting	Number of surface fixed bulk heads, suppiled by surface fixed contaiment/cbaling painted to suit, appeared to be operational.	D	1	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
24.09	Room 24 Dance studio	Heating	Number of white double panelled raditors, fed from surface fixed 22mm copper pipe, painted to suit, appeared to be operational. .	D	1	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
24.10	Room 24 Dance studio	Fire	Fire alam sounder, final call point installed in this room, appeared to be operational.	D	1	Check EiCR report, for any improvement works. PS included.	150	150	150	150	150	**£750**
25.0	**Room 25 1st Roof Void**											
25.01	Room 25 1st Roof Void	Insulation	The insulation coverage to this area in GIA and depth is inadequate.	D	2	Clear away the existing insulation and discard it from the site. Allow for the installation of new insulation, to provide coverage and depth to the latest Building Regulations. Ensure all light fittings and electrical cabling are adequately covered, to prevent any overheating.	5400					**£5,400**
25.02	Room 25 1st Roof Void	Insulation	The current walkway through the roof void appears stable albeit does not allow for any insulation expansion.	D	2	Allow removal of the existing walkway and discard from site, allow for the formation of a walkway from the dance studio and to the 2nd roof void. To ensure the newly installed insulation is not compressed.	6000					**£6,000**
25.03	Room 25 1st Roof Void	Insulation	It was noted most pipework, had the old material used as insulation. We are also unsure, whetehr this material is ACM.	D	2	Allow for undertaaking an ACM inspection of this mateial. Allow for removal and discarding from site. Allow for fitting of new foam insulation to reduce heat loss.	inc					**£0**
25.04	Room 25 1st Roof Void	Roof Trusses	During the survey, it was noted there was significant movement of the roof trusses. It was noted some trusses were 200mmm out of plumb.	D	1	It is recommended that the movement is inspected by a structural engineer, and a report is provided with recommendations.	1000					**£1,000**
25.05	Room 25 1st Roof Void	Roof Trusses	Review the structural engineers report, and undertake any necessary works.	D	1	It is recommended that the roof is fully stripped (down And including the roofinmg felt), The trusses are re-aligned, binders and diagonal bracing is installed, roof membrane/battens installed, and the roof is then reroofed.	8000					**£8,000**
25.06	Room 25 1st Roof Void	Fire Break	A fire break has been erected within the roof zone to separate the 1st and 2nd Roof Voids. We have observed several issues, which may lead to fire and smoke rendering between the sections, thus rendering the fire break as inadequate. For example, there are large gaps between the wall and the top of the ceiling.	D	1	Undertake a Fire Risk Assessment, and undertake any recommended work. PS included for remedial works.	inc					**£0**
25.07	Room 25 1st Roof Void	Fire Break	Review the Fire Risk Assessors report, and undertake any necessary works.	D	1	PS for maintenance works	2000					**£2,000**
25.08	Room 25 1st Roof Void	Lighting	Number of light fittings to the 1st roof void, but nothing within the 2nd roof void, all appeared to be operational. White light switches, supplied by surface fixed containment/cabling white uPVC, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included for proving lighting to the 2nd roof void.	1500					**£1,500**
25.09	Room 25 1st Roof Void	Fire	it was noted there was lots cables, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	1500					**£1,500**
25.10	Room 25 1st Roof Void	General	There is a lot of junk stored in the roof space, and most of it looks as if it is never used. This is	D	2	Clear away all items and discard from site unused items.	800					**£800**
26.0	**Room 26 2nd Roof Void**											
26.01	Room 26 2nd Roof Void	Insulation	The insulation coverage to this area in GIA and depth is inadequate.	D	2	Clear away the existing insulation and discard it from the site. Allow for the installation of new insulation, to provide coverage and depth to the latest Building Regulations. Ensure all light fittings and electrical cabling are adequately covered, to prevent any overheating.	inc					**£0**
26.02	Room 26 2nd Roof Void	Insulation	The current walkway through the roof void appears stable albeit does not allow for any insulation expansion.	D	2	Allow removal of the existing walkway and discard from site, allow for the formation of a walkway from the dance studio and to the 2nd roof void. To ensure the newly installed insulation is not compressed.	inc					**£0**
26.03	Room 26 2nd Roof Void	Insulation	It was noted most pipework, had the old material used as insulation. We are also unsure, whetehr this material is ACM.	D	2	Allow for undertaaking an ACM inspection of this mateial. Allow for removal and discarding from site. Allow for fitting of new foam insulation to reduce heat loss.	inc					**£0**
26.04	Room 26 2nd Roof Void	Roof Trusses	During the survey, it was noted there was significant movement of the roof trusses. It was noted some trusses were 200mmm out of plumb.	D	1	It is recommended that the movement is inspected by a structural engineer, and a report is provided with recommendations.	inc					**£0**
26.05	Room 26 2nd Roof Void	Roof Trusses	Review the structural engineers report, and undertake any necessary works.	D	1	It is recommended that the roof is fully stripped (down And including the roofinmg felt), The trusses are re-aligned, binders and diagonal bracing is installed, roof membrane/battens installed, and the roof is then reroofed.	inc					**£0**
26.06	Room 26 2nd Roof Void	Fire Break	A fire break has been erected within the roof zone to separate the 1st and 2nd Roof Voids. We have observed several issues, which may lead to fire and smoke rendering between the sections, thus rendering the fire break as inadequate. For example, there are large gaps between the wall and the top of the ceiling.	D	1	Undertake a Fire Risk Assessment, and undertake any recommended work. PS included for remedial works.	inc					**£0**
26.07	Room 26 2nd Roof Void	Fire Break	Review the Fire Risk Assessors report, and undertake any necessary works.	D	1	PS for maintenance works	inc					**£0**

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Sleaford
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No	Location	Element	Description / Comment	Condition	Priority	Recommendation	2025	2026	2027	2028	2029	Total
26.08	Room 26 2nd Roof Void	Lighting	Number of light fittings to the 1st roof void, but nothing within the 2nd roof void, all appeared to be operational. White light switches, supplied by surface fixed containment/cabling white uPVC, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included for proving lighting to the 2nd roof void.	inc					**£0**
26.09	Room 26 2nd Roof Void	Fire	it was noted there was lots cables, appeared to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	inc					**£0**
26.10	Room 26 2nd Roof Void	General	There is a lot of junk stored in the roof space, and most of it looks as if it is never used. This is provided uneccesaryy extra load to the roof structure.	D	2	Clear away all items and discard from site unused items.	inc					**£0**
MECHANICAL AND ELECTRICAL												
27.0	**Electrical**											
27.01	Generally	Lighting	Generally, the lighting is a combination of LED contained, wall lights, spots and fluorescent tubes. This is as a result of a maintenance programme where the maintenance contractor has been strategically changing older fittings with LED as parts become exhausted. Generally the kitchen and changing rooms remain fluorescent tubes	D	2	Check EiCR report, for any improvement works. PS included.	1000		1000		1000	**£3,000**
27.02	External Lighting	General external lighting	External lighting was noted on the west, east, and north elevations. All appear	D	2	Check EiCR report, for any improvement works. PS included.	1000					**£1,000**
27.03	Generally	Electrical small power	The small power appears adequate.	D	1	Check EiCR report, for any improvement works. PS included.	1500					**£1,500**
27.04	Generally	Electrical small power	The building's existing power supplies appear to be in working order; please refer to the EiCR Report. Although the installation appears to be satisfactory, the EiCR Report contains a number of recommendations that should be addressed.	D	1	We would highly recommend that the following works are undertaken: **1.** Protective devices for the DB 2 AND DB 3 may be unsuitable should the installation method change. **2.** Poor neutral extension within DB1 C3 **3.** No emergency lighting in cellar C3 **4.** DB3 CCT 10. MULTIPLE CIRCUITS WIRED INTO ONE MCB C3 **5.** 6.13 Cable installation methods/practices with regard to the type and nature of installation and external influences (Section 522) is recommended for improvement. **6.** 7.2 Cables correctly supported throughout their run (521.10.202; 522.8.5) is recommended for improvement. **7.** 7.13 Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527) is recommended for improvement. **8.** 9.6 Cable entry holes in ceiling above luminaires, sized or sealed so as to restrict the spread of fire: List number and location of luminaires inspected (separate page) (527.2) is recommended for improvement.	2500					**£2,500**
27.05	Generally	Fire Alarm	Fire alarm appears to be operational.	D	2	Check EiCR report, for any improvement works. PS included.	1000					**£1,000**
27.06	Generally	Access Control	Basic system serving selected doors.	D	2	Check EiCR report, for any improvement works. PS included.	1000					**£1,000**
28.0	**Gas**											
28.01	Gas Supply	Generally	The gas supply enters the property at a meter point on the north elevation. There is also an exposed gas pipework on the rear elevation, and it is unclear whether this system is live. The client stated that the system was capped off at a point near the main entrance, which cannot be verified.	D	1	It is our advice that a Gas Safety specialist is appointed to confirm whether the pipework is live and provide any recommendations.	200					**£200**
28.02	Gas Supply	Generally	Following a review of Gas Safety specialist advice, undertake any necessary work	D	1	Undertake any work necessary, such as making safe the existing gas supply, the removal of the gas pipework, and logging any works in the O&M manual on site, in case there is any future requirements.	800					**£800**
29.0	**Water and Plumbing Installations**											
29.01	Incoming cold water supply	Incoming Cold water supply	TBC	D	2	Maintenance only through the term.	200					**£200**
29.02	Water generally - kitchenettes and toilets	Domestic hot water provision	This is provided by the new electric boiler.	D	2	Future replacement of point of use water heater allowed.					2200	**£2,200**
30.0	**Central Heating and Hot Water**											
30.01	Boiler Room (Rm 6)	Boiler and heating plant and equipment	The existing electric boiler which was replaced recently.	A	5	No works included						**£0**
30.02	Boiler Room (Rm 6)	Heating pipework	Copper pipework was installed to radiators; it was noted in the roof pipework had old cloth insulation.	D	2	Replace with foam insualtion	400					**£400**
30.03	Boiler Room (Rm 6)	Heating controls	Very limited existing controls.	D	2	Existing controls should be removed and replaced as part of the boiler replacement	300					**£300**
31.0	**Ventilation**											

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31.01	Generally	Ventilation	There was a stainless steel cooker extract fan located above the cooker.	D	2	The cooker extract fan did not appear to extract externally, and it is assumed it was re-circulating only. We would recommend a venltilation hole (with lintel) is created in the wall, and the air ducted outside.	900					**£900**
31.02	Generally	Ventilation	There did not appear to be any mechanical ventilation systems installed for the toilets/showers. It was noted there were two outlets on the single-storey roof, which may serve some ventilation purposes.	D	1	Review all WC/shower extract fan requirements, and instigate a progamme of extract fan installations.	1800					**£1,800**
31.03	Generally	Ventilation	There was a flue located on the roof for the wood burner in the lounge, and this ducted up through the roof void. This appeared operational.	D	1	All items require servicing and testing - remedial work required as needed	1000					**£1,000**
32.0	**Drainage**											
32.01	Drainage	CCTV Report	The CCTV Report has indicated cracked drain, scale build up, several blockages, roots etc	D	2	We recommend cleaning/jetting the drain, installing a patch liner, replacing sections of the drain, and removal of roots	800					**£800**
32.02	Drainage	CCTV Report	The CCTV Report has indicated rainwater pipes 1, 2 & 3, do not connect into the Rainwater Drainage syatem	D	2	We recommend excavating and delaying new pipework to connect to the rainwater drainage system. Include for any making good.	1200					**£1,200**
32.03	Drainage	CCTV Report	The CCTV Report has indicated rainwater pipes 1, 2 & 3, do not connect into the Rainwater Drainage syatem	D	2	Allowance for new soakaway	3200					**£3,200**
EXTERNAL												
33.0	**Roof Area 1**											
33.01	Roof Area 1	Roof Covering	The roof covering to Area 1 is a clay tiled roof. The condition of the tiled roof is fair with localised and isolated areas of broken tiles. This is indicative of the roof covering nearing its useful end of life.	D	1	It is recommended that consideration is given to replacing the roof covering when the roof structure works are undertaken to roof 2. Provisional Sum allowed.	18000					**£18,000**
33.02	Roof Area 1	Roof Covering	The roof covering has a significant amount of detritus/moss throughout, but mainly on the southern-facing elevation. The detritus will likely enter the rainwater goods, blocking/overflowing them and stopping them from discharging the rainwater.	D	1	It is recommended that the roof is thoroughly swept down on a cyclical basis and the loose moss is removed.		150	150	150	150	**£600**
33.03	Roof Area 1	Rainwater Goods	The rainwater goods are black uPVC and run around the fron and rear of the building. The condition of the rainwater goods is typically fair. The rainwater goods are starting to reach the end of their lives with colour degradation underneath the gutters and a number of loose brackets causing the gutters to drop. It was also noted, there was a large amount of moss collected in the gutter.	D	1	It is recommended that the rainwater goods are overhauled and any loose or damaged brackets or sections of the guttering or downpipe, which are damaged, should be repaired to leave the system in repair in the short term and replaced in the long term. Future maintenance should also be included.	4000	150	150	150	150	**£4,600**
33.04	Roof Area 1	Fascia	The white uPVC fascia board behind the rainwater goods is in a fair condition.	D	1	It is recommended that the fascia is removed and reinstated later in the term, along with new guttering.	250					**£250**
33.05	Roof Area 1	Verge	The roof verge consisted of clay tiles, cement and a board (which we suspect is asbestos), the verge was was in a fair condition. It was noted there were several cracks through the verge detail.	D	1	It is recommended that the verge is tested for ACM and is reinstated later with a cement mix.	150					**£150**
34.0	**Roof Area 2**											
34.01	Roof Area 2	Roof Covering	The roof covering to Area 2 is a clay tiled roof. The condition of the tiled roof is fair with localised and isolated areas of broken tiles. The ridge was in fair condition, but it was noted the ridge tile at the gable wall, was loose, it was also noted there was isoated areas of slipped tiles. This is indicative of the roof covering nearing its useful end of life.	D	1	It is recommended that consideration is given to replacing the roof covering when the roof structure works are undertaken. Provisional Sum allowed.	46000					**£46,000**
34.02	Roof Area 2	Roof Covering	The roof covering has a significant amount of detritus/moss throughout, but mainly on the southern-facing elevation. The detritus will likely enter the rainwater goods, blocking/overflowing them and stopping them from discharging the rainwater. There is also significant movement on this roof, which has caused a large gap to form between this roof and the gable wall, and water ingress into the building.	D	1	It is recommended that the roof is thoroughly swept down on a cyclical basis and the loose moss is removed.		150	150	150	150	**£600**
34.03	Roof Area 2	Rainwater Goods	The rainwater goods are black uPVC and run around the fron and rear of the building. The condition of the rainwater goods is typically fair. The rainwater goods are starting to reach the end of their lives with colour degradation underneath the gutters and a number of loose brackets causing the gutters to drop. The hopper to the south elevation was also blocked, and the rainwater goods to the 2 storey building, were leaking (which was evident on the brickwork at the external stairs).	D	1	It is recommended that the rainwater goods are overhauled and any loose or damaged brackets or sections of the guttering or downpipe, which are damaged, should be repaired to leave the system in repair in the short term and replaced in the long term. Future maintenance should also be included.	5100	150	150	150	150	**£5,700**
34.04	Roof Area 2	Fascia	The white uPVC fascia board behind the rainwater goods is in a fair condition.	D	1	It is recommended that the fascia is removed and reinstated later in the term, along with new guttering.	250					**£250**
34.05	Roof Area 2	Other Structures	There are 1No. boiler flue, 2nr vents penetrating the roof section. It was noted 1nr vents had a flash band repair around it and therefore we suspect there was a leak at some point in the past, there is some makeshift polycarbonate roof covering on these vents.	D	1	It is recommended that both boiler flues are checked if they are operational, and consideration given to removing these or replacing these. Provisional Sum.	150					**£150**
35.0	**Roof Area 3**											
35.01	Roof Area 3	Roof Covering	The roof covering to Area 3 is a flat bitumen roof. The condition of the roof is fair with localised areas of ponding. Due to access we could not assess the upstand to the main roof. This is indicative of the roof covering nearing its useful end of life.	D	1	Clear detritus from the area. An allowance has been made to patch repair the roof if required. Access is provided within the section for Area 2.	2000					**£2,000**
35.02	Roof Area 3	Roof Covering	The roof covering has a significant amount of detritus and moss throughout. The detritus will likely enter into the rainwater goods, blocking them and stopping the rainwater goods from discharging the rainwater.	D	1	It is recommended that the roof is thoroughly swept down on a cyclical basis and the loose moss is removed.		150	150	150	150	
35.03	Roof Area 3	Rainwater Goods	The rainwater goods are black uPVC and run along rear of the building. The condition of the rainwater goods is typically fair. The rainwater goods are starting to reach the end of their lives with colour degradation underneath the gutters and a number of loose brackets causing the gutters to drop. The hopper to the south elevation was also blocked.	D	1	It is recommended that the rainwater goods are overhauled and any loose or damaged brackets or sections of the guttering or downpipe, which are damaged, should be repaired to leave the system in repair in the short term and replaced in the long term. Future maintenance should also be included.	1200	150	150	150	150	

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36.0	**Roof Area 4**											
36.01	Roof Area 4	Roof Covering	The roof covering to Area 4 is a clear plastic polycarbonate roof covering. Vegetation is present on the roof covering, having falling from the main roof.	D	2	Allow for full removal and discarding from site. If required, allow for replacement with a structure that remains weather tight.	800					**£800**
37.0	**North Elevation**											
37.01	North Elevation	Walls	The walls are constructed from predominantly beige brickwork/flush mortar joints and an assumed cavity wall. The condition of the walls is typically fair to good, with isolated areas of cracks and spalling brickwork. Minor penetration holes in the brickwork were also observed. It was also noted that the ground level to DPC Velvel was less than the recommended 150mm, and this can happen over time when external areas are covered over.	D	3	It is recommended that spalling bricks are cut out and replaced. The minor penetration holes should be filled in and repaired. Repointing allowed for in year 5.	1200				500	**£1,700**
37.02	North Elevation	Windows	The windows are a mixture of uPVC-framed, double-glazed windows and timber single-glazed windows, as noted in the room description. There was also metal mesh externally, over the single glazed windows. The condition of the windows appears to be fair/poor.	C	4	See internal rooms						**£0**
37.03	North Elevation	Doors	The doors are a mixture of uPVC-framed, double-glazed doors and timber single-glazed/chipboard doors, as noted in the room description. The condition of the doors appears to be fair/poor.	C	4	See internal rooms						**£0**
37.04	North Elevation	Soffit	The soffit to the lower roof, are formed in uPVC and are large. The condition of the soffit is fair, it was noted there was water dripping from the underside, which we presume rain water has enter the structure and drips out underneath.	D	3	It is recommended that the panelling is opened up, to determine where the leak is coming from and rectfy it.	300					**£300**
37.05	North Elevation	External Surfaces	There is tarmacadam outside the front elevation. It was noted that some of the downpipes either discharge onto the tarmac, or there is a large hole around the rainwater outlet. The condition of the tarmac appears to be fair.	D	3	It is recommended that repairs are undertaken. Provisional sum allowed for repairs.	800					**£800**
37.06	North Elevation	Lighting	There was a securtiy lighting and 2nr flood lights on the elevation, and appeared operational.	D	3	Clear away all items and discard from site unused items.	400					
38.0	**East Elevation**											
38.01	East Elevation	Walls	The walls are constructed from predominantly beige brickwork/mortar joints (mix of concave and flush) and an assumed cavity wall. The condition of the walls is typically fair to good, with isolated areas of cracks and spalling brickwork. Minor penetration holes in the brickwork were also observed. A large crack was noted between the brick wall and the cloak verge of the roof.	D	3	It is recommended that spalling bricks are cut out and replaced. The minor penetration holes should be filled in and repaired. Repointing allowed for in year 5.	1200				1600	**£2,800**
38.02	East Elevation	Windows	The windows are uPVC framed, double glazed windows, as noted in the room description. The condition of the windows appears to be fair.	C	4	See internal rooms						**£0**
38.03	East Elevation	Soffit	The soffit to the lower roof, are formed in uPVC and are large. The condition of the soffit is fair, it was noted there was water dripping from the underside, which we presume rain water has enter the structure and drips out underneath.	D	3	It is recommended that the panelling is opened up, to determine where the leak is coming from and rectfy it.						**£0**
38.04	East Elevation	External Surfaces	There is tarmacadam outside the front elevation. It was noted that some of the downpipes either discharge onto the tarmac, or there is a large hole around the rainwater outlet. The condition of the tarmac appears to be fair.	D	3	It is recommended that repairs are undertaken. Provisional sum allowed for repairs.	300	300	300	300	300	**£1,500**
38.05	East Elevation	Lighting	There was a securtiy lighting and 1nr flood light on the elevation, and appeared operational.	D	3	Clear away all items and discard from site unused items.	1500	1500	1500	1500	1500	**£7,500**
38.06	East Elevation	General	There was a satellite dish and security alarm/camera at a high level and an electric 450v plug and water tap at a low level, but we are unsure if these were operational. There was also a disused gas bottle, debris and sheds.	D	3		400	400	400	400	400	**£2,000**
39.0	**South Elevation**											
39.01	South Elevation	Walls	The walls are constructed from predominantly beige brickwork/mortar joints and an assumed cavity wall. The condition of the walls is typically fair to good, with isolated areas of missing pointing (behind the broken downpipe/tap), and minor penetration holes in the brickwork.	D	3	The minor penetration holes should be filled in and repaired. Rake out and repoint joints. Repointing allowed for in year 5.	1200				5000	**£6,200**
39.02	South Elevation	Windows	The windows are uPVC framed, double glazed windows, as noted in the room description. The condition of the windows appears to be fair.	C	4	See internal rooms						**£0**
39.03	South Elevation	Soffit	The soffit to the lower roof, are formed in uPVC and are large. The condition of the soffit is fair, it was noted there was water dripping from the underside, which we presume rain water has enter the structure and drips out underneath.	D	3	It is recommended that the panelling is opened up, to determine where the leak is coming from and rectfy it.	400					**£400**
39.04	South Elevation	External Surfaces	The external surface to this elevation are a mix of brick/concrete/soil. It was noted the condition of the brick/concrete was very poor, with brickwork loose and several large cracks in the concrete surface. The downpipes either discharge (sealed) underground) or there is a large hole around the rainwater outlet. As noted in the gas section, there appears to be a freestanding pipe which is indicated as gas.	D	3	It is recommended that this area is completely re-landscaped. Provisional sum allowed for repairs.	1500					**£1,500**
39.05	South Elevation	Fire Escape	On this elevation, there was a galvanized fire escape and a concrete pad that allowed access from the dance studio. The staircase was in fair condition, with isolated areas of corrosion, moss from the roof, and green staining (from other rainwater leaking issues).	D	3	Clean down, remove any corrosion, and treat with an anti-rust inhibitor.	400					**£400**
39.06	South Elevation	General	There is a lot of junk stored at this rear elevation, and most of it looks as if it is never used. This provides an unnecessary storage of material, which blocks any movement.	D	3	Clear away all items and discard from site unused items.	400					**£400**
40.0	**West Elevation**											

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40.01	West Elevation	Walls	The walls are constructed from predominantly beige brickwork/mortar joints and an assumed cavity wall. The condition of the walls is typically fair to good with isolated areas of minor penetration holes in the brickwork was also observed. There was some staining around the garage opening	D	3	The minor penetration holes should be filled in and repaired. Repointing allowed for in year 5.	1200				1500	**£2,700**
40.02	West Elevation	Windows	The windows are uPVC framed, double glazed windows, as noted in the room description. The condition of the windows appears to be fair.	C	4	See internal rooms						
40.03	West Elevation	Soffit	The soffit to the lower roof, are formed in uPVC and are large. The condition of the soffit is fair, it was noted there was water dripping from the underside, which we presume rain water has enter the structure and drips out underneath.	D	3	It is recommended that the panelling is opened up, to determine where the leak is coming from and rectfy it.	350					
40.04	West Elevation	External Surfaces	The outside areas were mainly soil, but there was a collection of loose/uneven paving slabs. It was noted that some of the downpipes either discharge onto the tarmac, or there is a large hole around the rainwater outlet. The condition of this area was poor.	D	3	It is recommended that repairs are undertaken. Provisional sum allowed for repairs.	300	300	300	300	300	
40.05	West Elevation	Lighting	There was a security lighting on the elevation, and it appeared operational. There appeared to be a bulk head above the exit door, but we are not sure this was operational.	D	3	Clear away all items and discard from site unused items.	400	400	400	400	400	
40.06	West Elevation	Doors	There was a uPVC exit door (from the corridor), and a metal up-and-over garage door. The garage door was extremely difficult to operate, and when it reached the tipping point, it snaped back. This was an health and safety issue.	D	3	We recommend the door is replaced. We have allowed for a replacement garage door, but the client may choose to change the room used or the door design.	3500					
40.07	West Elevation	General	There was a satellite dish at a high level, but we are unsure if this was operational. A lot of junk, containers are stored at this elevation, and most of it looks as if it is never used. This provides unnecessary storage of material, which blocks any movement.	D	3		200	200	200	200	200	
40.08	West Elevation	Securty	There was a security camera at the corner of the front elevation, but we are unsure if this was operational.	D	3		100	100	100	100	100	
41.0	**Compliance**											
41.01	Compliance	Electrical	You nee to undertak regular checks on this system.	D	1	It is recommended that testing is undertaken on a regular basis.	500		500		500	**£1,500**
41.02	Compliance	Gas	You nee to undertak regular checks on this system.	D	1	It is recommended that testing is undertaken on a regular basis.	500					**£500**
41.03	Compliance	Asbestos	We understand there is asbestos management plan in place. We suspect there is a possibility of material containing ACM, eg the cloaked eaves, the artex ceilings, the boarding to the ceiling within the garage/store and the pipework insulation material. This is not an exhaustive list, of items that should be checked.	D	1	It is recommended that testing is undertaken on a regular basis.	880	880	880	880	880	**£4,400**
41.04	Compliance	Legionella	You need to manage, prevent, or control any risks of Legionella, identifying and assessing the sources of that risk. You also need to make sure a suitable and sufficient Legionella Risk Assessment is carried out and accurate records of the findings are kept.	D	1	It is recommended that testing is undertaken on a regular basis.	750	750	750	750	750	**£3,750**
41.05	Compliance	Fire risk assessment	Fire Risk Assessments ensure that you meet your legal obligations imposed by the Regulatory Reform (Fire Safety) Order 2005. You have a legal obligation and responsibility to ensure the fire safety of your premises.	D	1	It is recommended that testing is undertaken on a regular basis.	775	775	775	775	775	**£3,875**
41.06	Compliance	Energy Performance	We have checked, and there is no EPC currently in place. This is a legal requirement for property to be sold or let. It may be a requirement for your landlord.	D	1	It is recommended that testing is undertaken on a regular basis.	250					**£250**
41.07	Compliance	PAT testing	PAT Testing (Portable Appliance Testing) ensures your electrical appliances are safe and compliant with regulations. All portable appliances with a 3-pin domestic plug must be regularly tested to ensure safety. Non-compliance can lead to prosecution, fines up to £5000, and up to 6 months imprisonment.	D	1	It is recommended that testing is undertaken on a regular basis.	500	500	500	500	500	**£2,500**
						Totals	**£219,205**	**£16,205**	**£49,205**	**£16,205**	**£68,265**	**£343,255**

Condition Key
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Priority Key
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5 = No Target

Planned Preventative Maintenance Report
Heckington Pavilion Playing Fields,
Howell Rd,
Heckington,
Sleaford
NG34 9RX

No	Element	Year / Cost (£)					
		2025	2026	2027	2028	2029	Total
INTERNAL							
1.0	Room 1 Function Room	8,600	750	4,850	750	8,000	£ **22,950**
2.0	Room 2 Mens WC	1,550	850	3,250	850	1,550	£ **8,050**
3.0	Room 3 Lobby	1,570	750	4,300	750	1,550	£ **8,920**
4.0	Room 4 Female WC	1,210	750	4,000	750	1,250	£ **7,960**
5.0	Room 5 Lounge	9,800	750	1,450	750	1,300	£ **14,050**
6.0	Room 6 Kitchen	7,850	750	3,150	750	1,300	£ **13,800**
7.0	Room 7 Store Room 1	850	750	3,150	750	1,450	£ **6,950**
8.0	Room 8 Boiler Room	600	600	3,000	600	1,300	£ **6,100**
9.0	Room 9 Corridor	3,110	750	1,810	750	3,110	£ **9,530**
10.0	Room 10 WC	2,850	600	3,000	600	1,300	£ **8,350**
11.0	Room 11 Shower Room	1,660	600	3,000	600	1,300	£ **7,160**
12.0	Room 12 Store Room 2	750	600	3,000	600	1,300	£ **6,250**
13.0	Room 13 Garage/Store	3,150	600	3,000	600	1,300	£ **8,650**
14.0	Room 14 Changing Room Lobby	1,670	850	3,250	850	1,550	£ **8,170**
15.0	Room 15 Accessible WC	1,520	850	3,250	850	1,550	£ **8,020**
16.0	Room 16 Changing Room	3,480	850	3,250	850	1,550	£ **9,980**
17.0	Room 17 Shower Room	3,040	850	3,250	850	1,550	£ **9,540**
18.0	Room 18 Changing Room Lobby	2,370	850	3,250	850	1,550	£ **8,870**
19.0	Room 19 Shower Room	680	850	3,250	850	1,550	£ **7,180**
20.0	Room 20 Changing Room	1,550	850	3,250	850	1,550	£ **8,050**
21.0	Room 21 WC	1,550	850	3,250	850	1,550	£ **8,050**
22.0	Room 22 Store	1,550	850	3,250	850	1,550	£ **8,050**
23.0	Room 23 Stairwell 1	1,550	850	3,250	850	1,550	£ **8,050**
24.0	Room 24 Dance studio	1,250	850	2,950	850	1,250	£ **7,150**
25.0	Room 25 1st Roof Void	1,170	850	2,870	850	1,170	£ **6,910**
26.0	Room 26 2nd Roof Void	1,270	850	2,970	850	1,270	£ **7,210**
MECHANICAL AND ELECTRICAL							
27.0	Electrical	1,000	0	0	0	0	£ **1,000**
28.0	Gas	1,000	0	0	0	0	£ **1,000**
29.0	Water and Plumbing Installations	200	0	0	0	2,200	£ **2,400**
30.0	Central Heating and Hot Water	3,700	0	0	0	0	£ **3,700**
31.0	Ventilation	3,700	0	0	0	0	£ **3,700**
32.0	Drainage	2,800	0	0	0	0	£ **2,800**
EXTERNAL		22,400	300	300	300	300	£ **23,600**
33.0	Roof Area 1	22,400	300	300	300	300	£ **23,600**
34.0	Roof Area 2	51,500	300	300	300	300	£ **52,700**
35.0	Roof Area 3	3,200	300	300	300	300	£ **4,400**
36.0	Roof Area 4	800	0	0	0	0	£ **800**
37.0	North Elevation	2,700	0	0	0	500	£ **3,200**
38.0	East Elevation	3,400	2,200	2,200	2,200	3,800	£ **13,800**
39.0	South Elevation	2,300	0	0	0	500	£ **2,800**
40.0	West Elevation	3,400	2,200	2,200	2,200	3,800	£ **13,800**
41.0	Compliance	4,155	2,905	3,405	2,905	3,405	£ **16,775**

Sub-Total	£ 194,855	£ 28,655	£ 91,255	£ 28,655	£ 60,605	£ **404,025**
Contingency at 10%	£ 19,486	£ 2,866	£ 9,126	£ 2,866	£ 6,061	£ 40,403
Contractors OHP @ 15%	£ 32,151	£ 4,728	£ 15,057	£ 4,728	£ 10,000	£ 66,664
Total Works Cost	£ 246,492	£ 36,249	£ 115,438	£ 36,249	£ 76,665	£ 511,092
Professional fees @ 15%	£ 36,974	£ 5,437	£ 17,316	£ 5,437	£ 11,500	£ 76,664
TOTAL Excluding VAT	**£ 283,465**	**£ 41,686**	**£ 132,753**	**£ 41,686**	**£ 88,165**	**£ 587,755**
TOTAL Including VAT	**£ 340,158**	**£ 50,023**	**£ 159,304**	**£ 50,023**	**£ 105,798**	**£ 705,306**

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Planned Preventative Maintenance Report
Heckington Pavilion Playing Fields,
Howell Rd,
Heckington,
Sleaford
NG34 9RX

No	Element	Year / Cost (£)					Total
		2025	2026	2027	2028	2029	
1.0	Urgent (Priority 1)	100,805	4,555	5,055	4,555	5,055	**£ 120,025**
2.0	Essential (Priority 2)	41,920	8,200	10,470	8,200	12,520	**£ 81,310**
3.0	Desirable (Priority 3)	64,040	3,200	18,590	3,200	45,050	**£ 134,080**
4.0	Long Term Work (Priority 4)	12,190	0	14,840	0	5,390	**£ 32,420**
5.0	No Target (Priority 5)	0	0	0	0	0	**£ -**

Sub-Total	£ 218,955	£ 15,955	£ 48,955	£ 15,955	£ 68,015	**£ 367,835**
Contingency at 10%	£ 21,896	£ 1,596	£ 4,896	£ 1,596	£ 6,802	£ 36,784
Contractors OHP @ 15%	£ 36,128	£ 2,633	£ 8,078	£ 2,633	£ 11,222	£ 60,693
Total Works Cost	£ 276,978	£ 20,183	£ 61,928	£ 20,183	£ 86,039	£ 465,311
Professional fees @ 15%	£ 41,547	£ 3,027	£ 9,289	£ 3,027	£ 12,906	£ 69,797
TOTAL Excluding VAT	**£ 318,525**	**£ 23,211**	**£ 71,217**	**£ 23,211**	**£ 98,945**	**£ 535,108**
TOTAL Including VAT	**£ 382,230**	**£ 27,853**	**£ 85,461**	**£ 27,853**	**£ 118,734**	**£ 642,130**

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APPENDIX 3: PHOTOGRAPHIC SCHEDULE

Photo (1)

Photo (2)

Photo (3)

Photo (4)

Photo (5)

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Photo (9)

Photo (10)

Photo (11)

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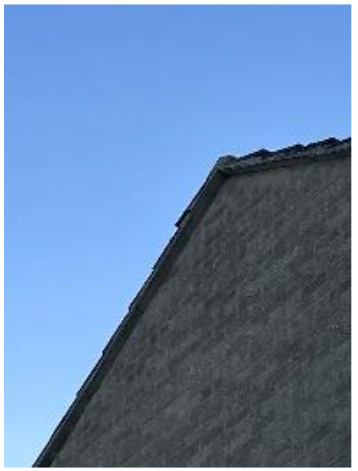

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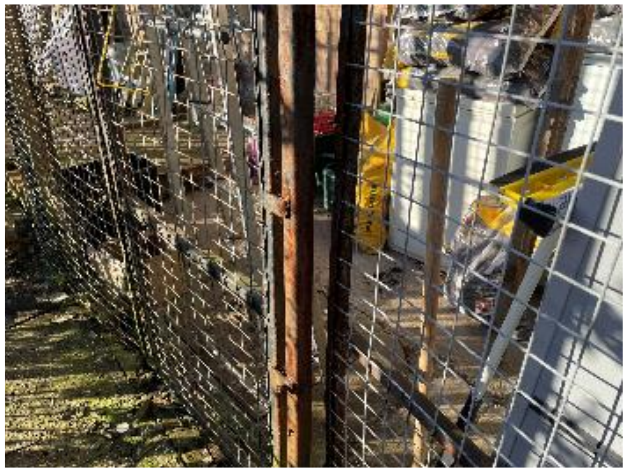

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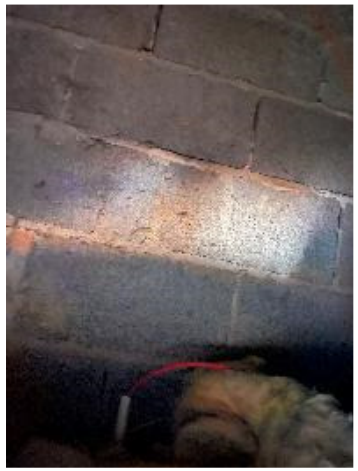

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APPENDIX 4: DRONE SURVEY

Drone Photo (1)

Drone Photo (2)

Drone Photo (3)

Drone Photo (4)

Drone Photo (5)

Drone Photo (6)

Drone Photo (7)

Drone Photo (8)

Drone Photo (9)

Drone Photo (10)

Drone Photo (11)

Drone Photo (12)

Drone Photo (13)

Drone Photo (14)

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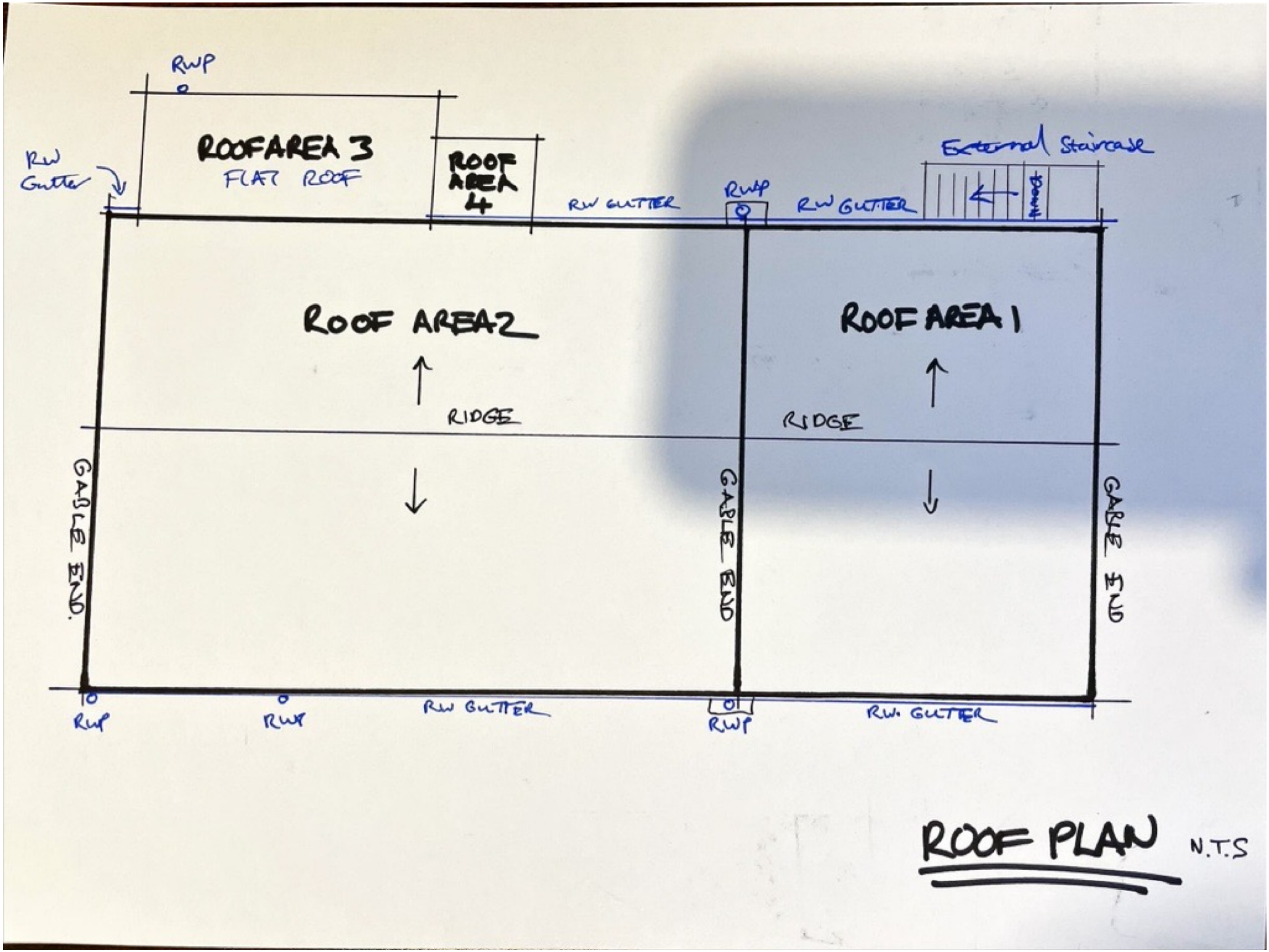
Drone Photo (20)

APPENDIX 5: ROOF PLAN



ROOF PLAN N.T.S

APPENDIX 6: CCTV SURVEY

Drainco Services

Drainage Investigation Report

Site Address:
Heckington Sports Pavilion
Heckington
Sleaford

Date of Investigation:

5th & 10th December 2024

Our Ref:
DSN6203

Report Summary and Recommendations

The pavilion is served by a combined mains system constructed from 100mm and 150mm diameter clay and uPVC drains. Some rainwater pipes connect onto the system but rainwater pipes 1, 2 & 3 do not. These drains are inaccessible.

The contact on site informed us that the drains at the rear block intermittently and we carried out a CCTV survey of all of the accessible drains.

The following drains were found to be clear, flowing and in good condition:

Survey 1 – Inspection Chamber 1 to Soil & Vent Pipe
Survey 2 – Inspection Chamber 1 to Inspection Chamber 2
Survey 4 - Inspection Chamber 2 to WC
Survey 5 - Inspection Chamber 3 to Manhole 1
Survey 22 – Manhole 6 to Manhole 5a
Survey 23 – Manhole 6 to Manhole 7
Survey 24 – Manhole 7 to Main Sewer

The following drains have defects or require comment:

Survey 3 - Inspection Chamber 2 to Inspection Chamber 3
We observed water running through the drain which was slow to flow away. This will be mostly due to some scale in inspection chamber 3. We recommend this is removed and the drain flow tested.

Survey 6 – Manhole 1 towards Soil & Vent Pipe
The soil & vent pipe joins onto this drain which appears to be redundant beyond the junction. This section is blocked with silt / soil.
We recommend cleaning the drain, confirming it is redundant and sealing it off.

Survey 7 - Manhole 1 to Internal Gully
The CCTV survey found a crack and defective joint. At 4.38m there is an unknown junction with the pipe protruding into the internal gully drain.
The crack could be covered without excavating by installing a patch liner.

Survey 8 – Manhole 1 towards Rainwater Pipe 6
This drain is blocked with silt at 1.42m. We recommend cleaning the drain and completing the CCTV survey.

Survey 9 – Manhole 1 to Manhole 2
A small amount of water was ran through the system to see if and where any would hold up. In this drain the water slows and deepens in two places indicating the drain has poor levels and may have sunk slightly. Intermittent blockages are likely. We found some minor roots but visibility was reduced due to the standing water.
The drain will need to be replaced to improve it's level including two unknown junctions.

Survey 10 – Manhole 2 towards Gully
This drain is blocked with silt at 0.83m. We recommend cleaning the drain and completing the CCTV survey.

Survey 11 – Manhole 2 to WC
This drain has a crack and water is holding up from 3.50m to the rest-bend. If the toilet does block the drain will need to be replaced to correct levels.

Survey 12 – Manhole 2 towards Building
At 4.62m the drain has been capped off. The drain appears to be 'live' because there are two unknown junctions. We suggest further investigations to confirm the drain is in use. If not it should be sealed off in the manhole.

Survey 13 – Manhole 2 to Manhole 3
We found that water is slow to flow through this drain most likely due to a slight issue with levels. It I larger 150mm diameter which may be too large.
The drain will need to be replaced using 100mm diameter pipe and the two junctions will need to be replaced as part of the works.

Survey 14 – Manhole 3 to WC1
There is an open joint but the pipe has a plastic seal. We did not find any signs of blockages.

Survey 15 – Manhole 3 through redundant
This drain is redundant and should be sealed off in the manhole.

Survey 16 – Manhole 3 upstream
This drain has a crack and is blocked with silt at 4.38m. The drain should be cleaned and sealed off in the manhole if it is redundant.

Report Summary and Recommendations

Survey 17 – Manhole 3 to WC2
The CCTV survey found some defective joints with the first appearing to have dropped. If the toilet blocks the drain will need to be replaced.

Survey 18 – Manhole 4 to Manhole 3
The water running through the system slows and deepens but probably not enough to cause blockages.

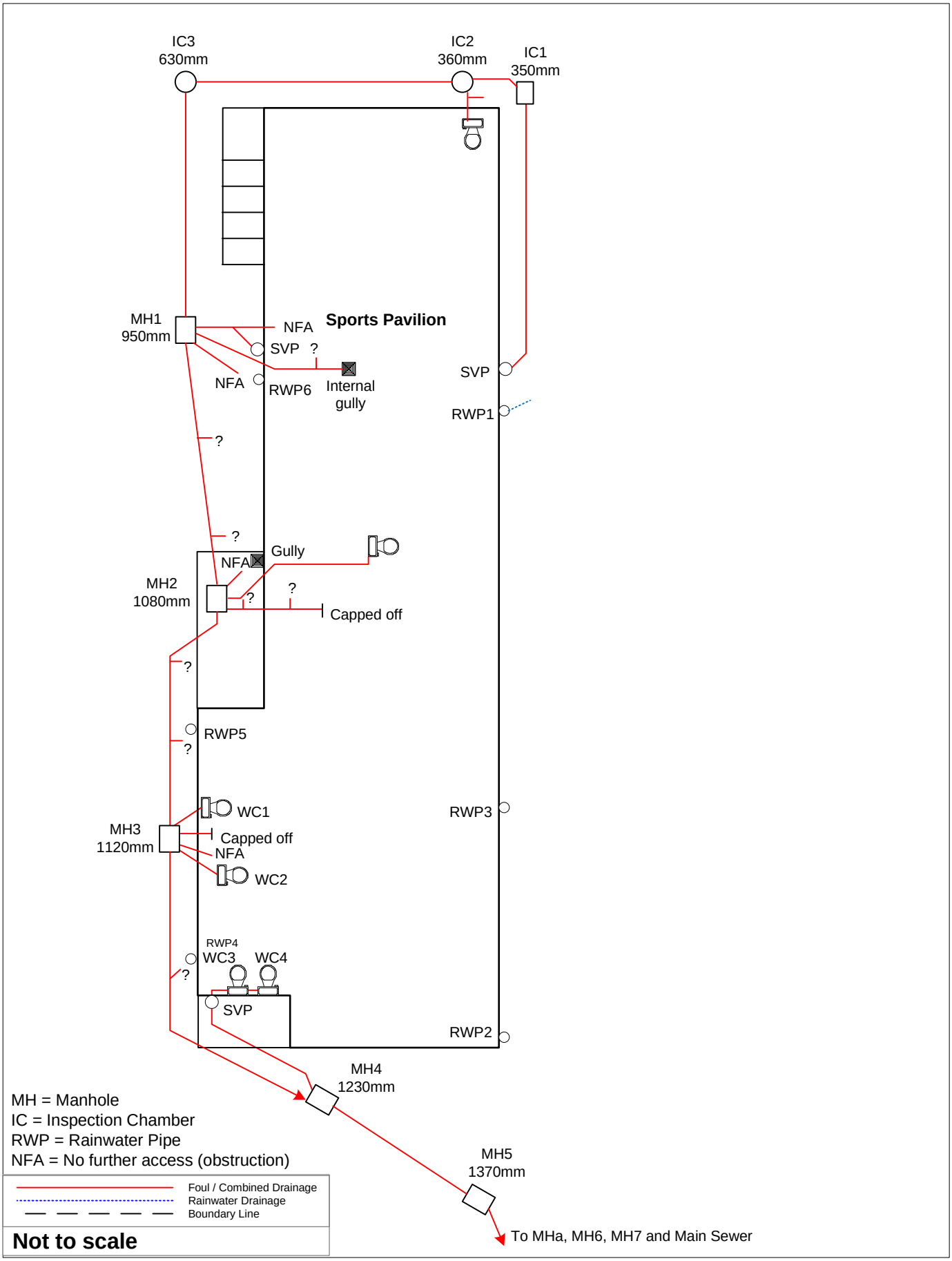
Survey 19 – Manhole 4 to WC4
There is a lump of scale at 1.65m which should be removed by high pressure water jetting.

Survey 20 – Manhole 4 to Manhole 5
The CCTV survey found an area with cracks and roots. We recommend this is covered by installing a patch liner.

Survey 21 – Manhole 5 towards Manhole 5a
There is some debris and an area with multiple cracks. Water was seen entering the drain through the cracks. The drain is a long way from the building but if required the damage could be covered by installing a patch liner.

We trust the foregoing is satisfactory, however if we can be of any further assistance please do not hesitate to contact this office.

Underground Drainage Plan



DSN6203 – Heckington Sports Pavilion, Heckington

Manhole Condition

Manholes

Manhole	Depth in mm	Condition and comments
IC1	350	Good condition
IC2	360	Good condition
IC3	630	Good condition
MH1	950	Good condition
MH2	1080	Good condition
MH3	1120	Good condition
MH4	1230	Good condition
MH5	1370	Minor roots

CCTV Survey

Survey No.	1	**Drain Run:**	Inspection Chamber 1 to Soil & Vent Pipe		
Diameter:	100mm	**Pipe Material:**	uPVC	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Inspection Chamber 1**	**Start Survey**
8.29	Pipe bends right	Sharply
9.34	**Soil & Vent Pipe**	**Survey Ends**

CCTV Survey

Survey No.	2	**Drain Run:**	Inspection Chamber 1 to Inspection Chamber 2		
Diameter:	100mm	**Pipe Material:**	uPVC	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Inspection Chamber 1**	**Start Survey**
1.54	**Inspection Chamber 2**	**Survey Ends**

CCTV Survey

Survey No.	3	**Drain Run:**	Inspection Chamber 2 to Inspection Chamber 3		
Diameter:	100mm	**Pipe Material:**	uPVC	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Inspection Chamber 2**	**Start Survey**
7.81	Standing water	20% of diameter
8.75	Standing water continues	20% of diameter
8.87	Scale **Inspection Chamber 3**	20% of diameter **Survey Ends**

CCTV Survey

Survey No.	4	**Drain Run:**	Inspection Chamber 2 to WC		
Diameter:	100mm	**Pipe Material:**	uPVC	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Inspection Chamber 2**	**Start Survey**
0.36	Small diameter junction	
0.71	Rest-bend	
0.95	**WC**	**Survey Ends**

CCTV Survey

Survey No.	5	**Drain Run:**	Inspection Chamber 3 to Manhole 1		
Diameter:	100mm	**Pipe Material:**	uPVC	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Inspection Chamber 3**	**Start Survey**
8.51	**Manhole 1**	**Survey Ends**

CCTV Survey

Survey No.	6	**Drain Run:**	Manhole 1 towards Soil & Vent Pipe		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole 1**	**Start Survey**
0.47	100mm junction at 3 o'clock	Soil & Vent Pipe
0.83	Silt	20% of diameter
1.66	Silt increases	40% of diameter
1.89	**No further access due to silt** *The drain is likely redundant beyond the junction*	**Survey Terminated**

CCTV Survey

Survey No.	7	**Drain Run:**	Manhole 1 to Internal Gully		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole 1**	**Start Survey**
1.07	Crack	Circumferential
4.38	100mm junction at 12 o'clock	Unknown
4.85	Open and misaligned joint	Medium
5.21	**Internal Gully**	**Survey Ends**

CCTV Survey

Survey No.	8	**Drain Run:**	Manhole 1 towards Rainwater Pipe 6		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Rainwater

Meter Counter	Observations	Remarks
0.00	**Manhole 1**	**Start Survey**
1.30	Silt	30% of diameter
1.42	Silt increases **No further access due to silt** *The drain is assumed to connect to RWP6*	80% of diameter **Survey Terminated**

DSN6203 – Heckington Sports Pavilion, Heckington

CCTV Survey

Survey No.	9	**Drain Run:**	Manhole 1 downstream to Manhole 2		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Combined

Meter Counter	Observations	Remarks
0.00	**Manhole 1**	**Start Survey**
0.71	Material changes	uPVC
0.83	Material changes	Clay
2.13	Standing water	10% of diameter
3.31	Standing water increases	30% of diameter
4.38	Standing water increases	50% of diameter
5.09	100mm junction at 9 o'clock Standing water reduces	Unknown 40% of diameter
5.20	Roots Standing water reduces	Fibrous 20% of diameter
6.74	Standing water reduces	10% of diameter
7.69	100mm junction at 9 o'clock Standing water increases	Unknown 30% of diameter
8.99	Standing water reduces	20% of diameter
9.34	Standing water reduces	10% of diameter
9.58	**Manhole 2**	**Survey Ends**

CCTV Survey

Survey No.	10	**Drain Run:**	Manhole 2 towards Gully		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole 2**	**Start Survey**
0.47	Silt	40% of diameter
0.83	**No further access due to silt**	**Survey Terminated**

CCTV Survey

Survey No.	11	**Drain Run:**	Manhole 2 to WC		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole 2**	**Start Survey**
2.37	Crack	Circumferential
3.50	Standing water	10% of diameter
4.73	Standing water increases	20% of diameter
5.09	Standing water continues Pipe bends left	20% of diameter Sharply
5.44	Rest-bend	
5.68	**WC**	**Survey Ends**

CCTV Survey

Survey No.	12	**Drain Run:**	Manhole 2 towards Building		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole 2**	**Start Survey**
0.48	100mm junction at 9 o'clock	Unknown
2.37	100mm junction at 9 o'clock	Unknown
4.35	Rest-bend	
4.62	**The drain has been capped off**	**Survey Ends**

CCTV Survey

Survey No.	13	**Drain Run:**	Manhole 2 downstream to Manhole 3		
Diameter:	150mm	**Pipe Material:**	Clay	**Drain Type:**	Combined

Meter Counter	Observations	Remarks
0.00	**Manhole 2**	**Start Survey**
0.47	Pipe bends right Standing water	Sharply 20% of diameter
21.3	Pipe bends left Standing water continues	Sharply 20% of diameter
2.84	Standing water continues	20% of diameter
4.97	100mm junction at 10 o'clock	Unknown
6.98	100mm junction at 10 o'clock	Possible RWP
10.64	**Manhole 3**	**Survey Ends**

CCTV Survey

Survey No.	14	**Drain Run:**	Manhole 3 to WC1		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole**	**Start Survey**
0.47	Open joint	Medium
1.18	Rest-bend	
1.65	**WC1**	**Survey Ends**

CCTV Survey

Survey No.	15	**Drain Run:**	Manhole 3 upstream through redundant		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Redundant

Meter Counter	Observations	Remarks
0.00	**Manhole 3** Cement	**Start Survey** 30% of diameter
0.71	Open joint	Medium
0.94	Rest-bend	
1.65	**The drain has been capped off**	**Survey Ends**

CCTV Survey

Survey No.	16	**Drain Run:**	Manhole 3 upstream		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole 3**	**Start Survey**
2.25	Crack	Circumferential
4.14	Rest-bend	
4.38	Silt **No further access due to silt** *The drain is likely redundant*	30% of diameter **Survey Terminated**

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CCTV Survey

Survey No.	17	**Drain Run:**	Manhole 3 to WC2		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole 3**	**Start Survey**
0.47	Open and misaligned joint	Medium
1.66	Open and misaligned joint	Medium
1.89	Open and misaligned joint	Medium
2.25	**WC2**	**Survey Ends**

CCTV Survey

Survey No.	18	**Drain Run:**	Manhole 4 upstream to Manhole 3		
Diameter:	150mm	**Pipe Material:**	Clay	**Drain Type:**	Combined

Meter Counter	Observations	Remarks
0.00	**Manhole 4**	**Start Survey**
1.18	Slow running water	10% of diameter
2.95	Slow running water increases	20% of diameter
4.96	Slow running water reduces 100mm junction at 2 o'clock	10% of diameter Possible RWP
10.41	Slow running water continues **Manhole 3**	10% of diameter **Survey Ends**

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CCTV Survey

Survey No.	19	**Drain Run:**	Manhole 4 to WC4		
Diameter:	100mm	**Pipe Material:**	Clay	**Drain Type:**	Foul

Meter Counter	Observations	Remarks
0.00	**Manhole 4**	**Start Survey**
1.65	Scale	20% of diameter
3.19	Material changes	uPVC
3.31	100mm junction at 12 o'clock	Soil & Vent Pipe
3.90	Pipe bends right	Sharply
4.14	100mm junction at 12 o'clock	WC3
4.96	Rest-bend	
5.44	**WC4**	**Survey Ends**

CCTV Survey

Survey No.	20	**Drain Run:**	Manhole 4 downstream to Manhole 5		
Diameter:	150mm	**Pipe Material:**	Clay	**Drain Type:**	Combined

Meter Counter	Observations	Remarks
0.00	**Manhole 4**	**Start Survey**
6.15	Crack Roots	Circumferential Fibrous
6.62	Roots **Manhole 5**	Fibrous **Survey Ends**

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CCTV Survey

Survey No.	21	**Drain Run:**	Manhole 5 downstream towards Manhole 5a		
Diameter:	150mm	**Pipe Material:**	Clay	**Drain Type:**	Combined

Meter Counter	Observations	Remarks
0.00	**Manhole 5**	**Start Survey**
4.26	Debris	20% of diameter
4.50	Standing water	10% of diameter
45.20	Cracks Water entering through cracks	Multiple
49.00	**No further access due to length of drain**	**Survey Terminated**

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CCTV Survey

Survey No.	22	**Drain Run:**	Manhole 6 upstream to Manhole 5a		
Diameter:	150mm	**Pipe Material:**	Clay	**Drain Type:**	Combined

Meter Counter	Observations	Remarks
0.00	**Manhole 6**	**Start Survey**
39.60	**Manhole 5a**	**Survey Ends**

CCTV Survey

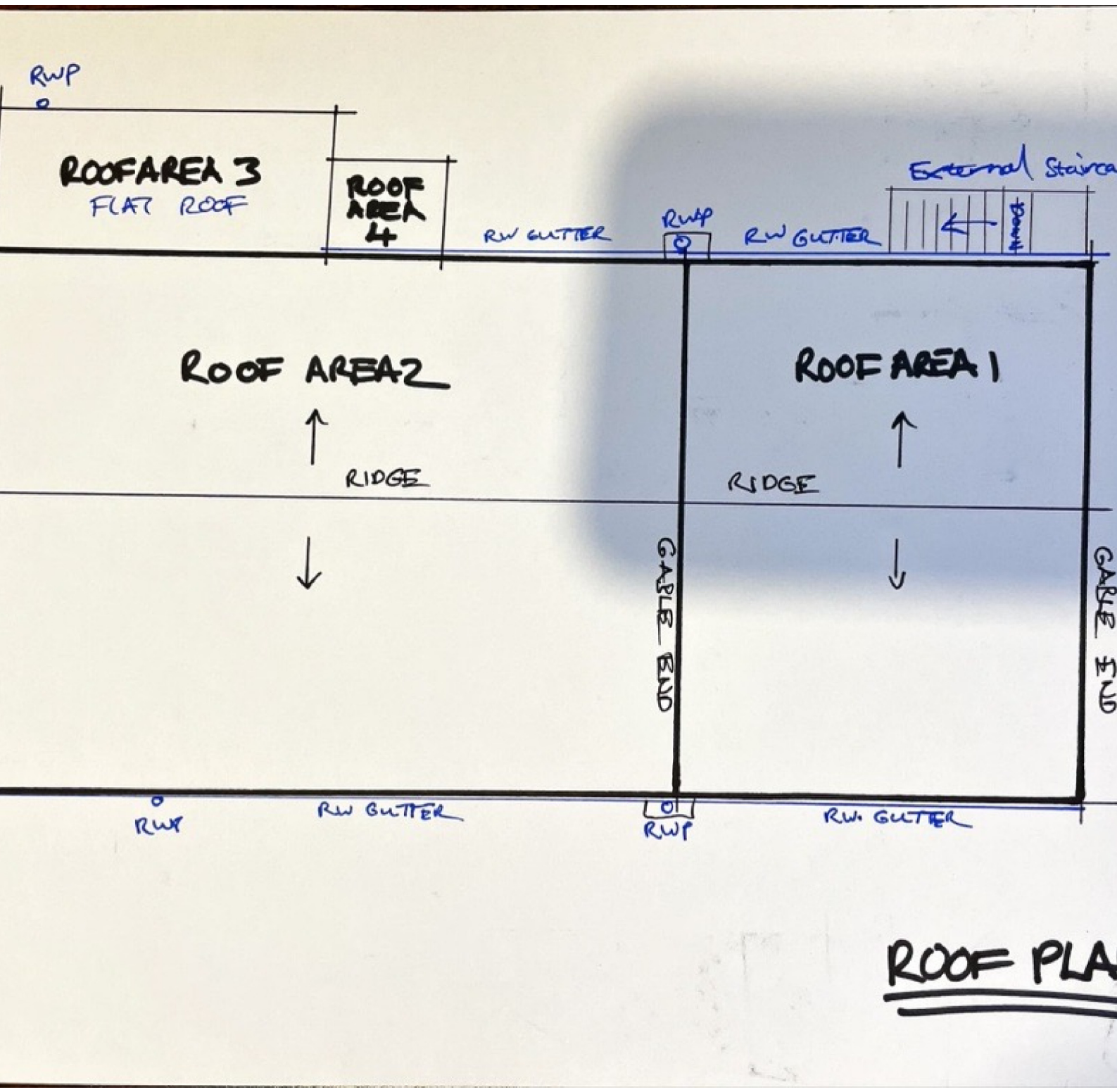
Survey No.	23	**Drain Run:**	Manhole 6 downstream to Manhole 7		
Diameter:	150mm	**Pipe Material:**	Clay	**Drain Type:**	Combined

Meter Counter	Observations	Remarks
0.00	**Manhole 6**	**Start Survey**
32.00	**Manhole 7**	**Survey Ends**

CCTV Survey

Survey No.	24	**Drain Run:**	Manhole 7 to Main Sewer		
Diameter:	150mm	**Pipe Material:**	Clay	**Drain Type:**	Combined

Meter Counter	Observations	Remarks
0.00	**Manhole 7**	**Start Survey**
12.47	**Main Sewer**	**Survey Ends**


RWP
ROOFAREA 3
FLAT ROOF
ROOF AREA 4
RW GUTTER
RWP
RW GUTTER
External Stairca
ROOF AREA 2
ROOF AREA 1
RIDGE
RIDGE
GABLE END
GABLE END
RWP
RW GUTTER
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