



Six Property Consulting



Thame Maintenance Depot

Condition Report



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1 | EXECUTIVE SUMMARY

The five-year planned maintenance assessment for Thame Museum estimates **£170,350.00** of works to ensure the property remains wind and watertight, safe, clean and functional over the next 5 years. This estimate includes an allocation of **£144,350.00** towards items that fall below the baseline 'satisfactory' standard i.e. are considered 'poor' or 'bad'. A significant proportion of the costs through the reporting period concern the warehouse roof and required repairs to brick and blockwork. From a services perspective, significant costs are associated with the current fluorescent lighting throughout the building and upgrading these units in a phased approach over the next five years is recommended. Early attention to these items will reduce the risk of more significant damage, operational disruption and enhanced costs in the medium-long term. There is also tangible benefit to be derived through concurrent delivery of renewals/repairs if funding allows.

Building fabric | key issues

- Renewal of coverings and rainwater goods to the pitched roof over the warehouse to ensure the building remains wind and watertight to prevent further water damage and disrepair to the internal building fabric.
- Targeted repairs to external brickwork and mortar jointing.
- Carpet replacement to the admin/office space on the first floor.

Services | key issues

- The existing fluorescent lighting has limited product support and would be difficult to maintain therefore should be upgraded to LED.

Further Investigations

- A CCTV drainage survey / jetting of shared rainwater and foul outlets are recommended to ensure they are free from obstruction and running clear.
- A Refurbishment and Demolition asbestos survey should be undertaken to determine whether asbestos containing materials are present, in particular to the pitched roof profiled coverings and rainwater goods.

Estimated Costs¹

A summary breakdown by block, element and category C/D works is provided overleaf. The costs associated with poor condition items (category C/D), totalling **£144,350.00**, relate to targeted building fabric repair/renewals and the external areas.

Conclusion

The premises are generally well-maintained, with active routine maintenance and targeted improvement works evident throughout. Investment is required throughout the reporting period to bring elements of the building fabric and mechanical and electrical services to satisfactory condition, and also prolong serviceable lifecycle.

A significant proportion of costs through the reporting period are attributable to repairs to pitched roof over the warehouse. There are further early costs towards a wide range of building fabric items at the end of their serviceable life that require targeted repairs and/or replacement.

The majority of services installed are in reasonable condition however lighting upgrades during the next five years are anticipated in order to keep the premises running efficiently and cost-effectively, and meet modern standards.

Early attention to these items will reduce the risk of more significant damage, operational disruption and enhanced costs in the medium-long term. There is also tangible benefit to be derived through concurrent delivery of renewals/repairs if funding allows.

A well-planned maintenance and cyclical renewals regime should mitigate the frequency, scale and consequence of unforeseen defects and the need for reactive maintenance, as well as realise the benefits of coordinated future works in terms of cost (value for money), logistics (minimised disruption to learning), etc.

¹ All figures are exclusive of VAT, professional fees and any statutory fees that may apply. Costs are indicative only and subject to detailed site measurement, specification and procurement. They are based on the current Tender Price Index (TPI) and our experience of similar works/projects. They will however be subject to fluctuation over the reporting period, and the current condition/priority ratings and associated budgeted costs may be further influenced by external factors such as vandalism, severe weather, ongoing repair actions, maintenance, etc.

2 | INTRODUCTION

Client's brief & our scope of service

In accordance with the client's brief and our scope of service dated Monday 2nd October 2023, summarised below, we have carried out a condition survey with 5-year planned maintenance assessment for **Thame Town Council Maintenance Depot**.

- To assess the current condition of the depot and provide a 5-year planned maintenance assessment, to include a broad estimate of cost for the reporting period.
- The condition survey is to focus on significant issues that may result in the maintenance depots full or partial closure or result in significant disruption to its service provision and occupancy. As such, defects of a minor nature associated with normal wear & tear and cosmetic items shall generally be omitted from the inspection and reporting, unless it is likely that they may present a significant risk through continued inaction.
- The condition survey is to include the structure, fabric and building services to all buildings/blocks at the depot together with the external hardstanding areas.

Date of inspection and weather conditions

Our inspections was carried out on;

7th February 2024 the weather was generally sunny, dry and cold.

Limitations of survey

This report is limited to the findings of a visual inspection of the structure, fabric and externals areas of the property; we have not undertaken any intrusive inspections, opening up, or testing on any of the existing services. Roof observations were made from ground level or advantage points. We have not generally made comment on any items that are deemed to be generally routine or cyclical in nature as we would expect this to be part of a general maintenance regime for the property and its grounds. We have not had sight of any ownership or lease documentation so are unable to provide comment as to the extent of the ownership, including site boundaries, nor the liability for maintenance and the allocation of service charge contributions, etc.

The following areas/rooms of the premises were excluded from this assessment:

- Internal roof space

All other areas were available for inspection.

Refer to our standard limitations and assumptions for general commercial surveys, provided separately.

3 | DESCRIPTION OF THE PROPERTY

Depot

General: The maintenance depot is a two storey structure constructed c.1960's. The two-storey office/admin area to the front of unit is constructed of traditional brick and black cavity wall, with the rear warehouse constructed of the same nature with a supplemental assumed steel frame.

The roof to the Office/admin area is flat with mineralised felt coverings, drained via internal downpipes, whilst the warehouse area is pitched with profiled cement sheet (assumed asbestos) coverings, drained via externally run metal and cement based downpipes.

External windows and doors are factory finished upvc and metal double glazed units. Internal finishes comprise painted plastered masonry walls, plasterboard ceilings, and carpet, vinyl and tiled floor coverings. The internal doors are paint grade and laminated timber with painted joinery throughout. There are numerous toilet and washing facilities, with a kitchenette provided to the main office on the first floor fitted with cabinetry and sink.

Services: The property is naturally ventilated by way of openable windows. The heating services comprise LTHW (low temperature hot water) gas fired boiler system (located in the office area) distributed to radiators and convector heaters. Domestic water services are installed to the WCs and tea point. Domestic hot water services are served from local point of use water heater in the tea point cupboard at first floor level.

The electrical services comprise a number of distribution boards serving the local lighting and power distribution. There is lighting throughout comprising linear and compact fluorescents with local switching provided to the various offices and meeting rooms. Small power is distributed to serve cleaning sockets. A fire alarm main panel is located in reception with smoke detection and call points throughout.

4 | CONDITION & MAINTENANCE ASSESSMENT

Building Name: Thame Maintenance Depot
 Address: Unit 12, Lupton Road, Thame, OX9 3SE
 Inspection Date: 07/02/2024

Summary of works:

NOTE: REFER TO FLOOR PLAN APPENDED TO MAIN SUMMARY COVER REPORT FOR REFERENCED ROOM LOCATIONS

Block ref.	Element No.	Item No.	Element	Sub-Element	Item	Condition	Priority	Photo No.	Action	Total Cost	Year 0 (Immediate)	Year 1	Year 2	Year 3	Year 4	Year 5	Description	
1	1	1.1	Roofs	Roofs structure	Flat Roof	B	3	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	No visual access to the deck was possible. It is assumed to be a timber deck. No obvious defects or deflections were noted at the time of inspection.	
1	1	1.2	Roofs	Roof coverings and insulation	Bituminous Membrane	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Bituminous membrane present to flat roof appears to be a recent installation (within 5-8 years) in satisfactory condition and performing as intended. No signs of water ingress to the first floor office space. Small amount of lichen and moss present to the perimeter upstand, allow to clean down as part of the Councils' maintenance routine.	
1	1	1.3	Roofs	Roof coverings and insulation	Rooflight	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Single polycarbonate domed rooflight present to flat roof, no defect evident at the time of inspection. Rooflight would benefit from cyclical cleaning / maintenance to ensure it remains weathertight and free from defect.	
1	1	1.5	Roofs	Roofs drainage	Guttering, downpipes	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Flat roof drained via internally run downpipe. No visual access to determine the condition however no obvious sign of failure / water ingress from internally and externally.	
1	1	1.6	Roofs	Roofs structure	Steel rafters	D	1	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Steel roof rafters appeared to be in satisfactory condition at the time of inspection. Routine cleaning / maintenance required to prolong rafter lifecycle.	
1	1	1.7	Roofs	Roofs structure	Parapet	C	2	01 02	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Coping stones to parapet wall above roller shutter has evidence of lichen and guano present. Guano is corrosive and the coping stones should be cleaned down and treated with an anti-fungal treatment. Higher elements of the facing brick appear a newer installation and are in satisfactory condition.	
1	1	1.8	Roofs	Roof coverings and insulation	Corrugated sheet covering	D	1	03 04 05	Replace	£100,000.00	£0.00	£100,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	Profiled cement sheet coverings (assumed Asbestos containing material) showing signs of moss and lichen growth indicating they have become porous. Although performing as intended, renewal of roof coverings, fascia and rainwater outlets are recommended due to the potential health and safety risk and hazardous nature of the existing coverings. A cost has been provided in year 1.
1	1	1.9	Roofs	Roof coverings and insulation	Rooflight	D	1	06 07	Replace	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Polycarbonate rooflights present to pitched roof are showing signs of heavy degradation, moss, lichen and algae growth, reducing overall performance. Cost included for replacement in item 1.8.
1	1	1.10	Roofs	Roof coverings and insulation	Fascia	D	1	08 09	Replace	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Painted metal fascia showing signs of decoration failure with corrosion present throughout and ACM (assumed) cement fascia panels to the rear of the building, both are past their serviceable life and have been included for replacement in item 1.8.
1	1	1.11	Roofs	Roofs drainage	Guttering, downpipes	D	1	10 11	Replace	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Rainwater is drained via a combination of Upvc and ACM (Assumed) rainwater goods. Evidence of failure has resulted in water ingress to both outer and inner brick/blockwork. Allowance for full replacement has been included in item 1.8.
1	2	2.1	Floors and stairs	Ground bearing/hollow floors structure	Concrete	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Ground bearing concrete slab in satisfactory condition. No obvious signs of structural distress or defect evident.
			Floors and stairs	Staircases structure	Generally	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Timber staircase concealed by floor coverings however no indication of structural distress or defect evident.
1	2	2.2	Floors and stairs	Suspended floors structure	Timber	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Timber structure to first floor office space concealed by coverings however no obvious sign of structural distress or defect evident.
1	2	2.2	Floors and stairs	Suspended floors structure	Mezzanine, steel	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Box metal framed mezzanine floor present to warehouse area in satisfactory condition and performing as intended. Routine maintenance shall be required to ensure floor remains operational.
1	2	2.3	Floors and stairs	Floors screed and finish	Carpet, vinyl	B	3	12 13	Replace	£5,000.00	£0.00	£5,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	Carpet and vinyl coverings generally in fair condition. Carpet to the first floor office has become loose in areas, particularly where staff desk spaces, and is a potential trip hazard; allowance has been provided in year 4 for carpet renewal.
1	2	2.4	Floors and stairs	Floors screed and finish	Tiles	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Tiled floor coverings to the ground floor W/C are in satisfactory condition however showings signs of heavy staining likely due to a historic leak. Tiles would benefit from routine / cyclical cleaning and maintenance to ensure they remain free from defect.
1	3	3.1	Ceilings	Ceilings generally	Plaster/plasterboard or similar	B	4	N/A	Monitor	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Ceilings to the main entrance and first floor office areas provided with plaster/paint/aerex finish. Generally in satisfactory condition with only minor superficial cracking evident. Recommend that cracks be filled, decorated and monitored.

Block ref.	Element No.	Item No.	Element	Sub-Element	Item	Condition	Priority	Photo No.	Action	Total Cost	Year 0 (Immediate)	Year 1	Year 2	Year 3	Year 4	Year 5	Description	
1	4	4.1	External walls, windows and doors	External walls structure	Masonry	C	1	14 15 16 17 18 19	Repair	£30,000.00	£30,000.00	£0.00	£0.00	£0.00	£0.00	£0.00	Assumed cavity block and brickwork external walls, found to be generally in poor condition with numerous areas of spalled and damaged facing brickwork throughout the external walls. Previous repointing works have failed and efflorescence is evident to the front elevation adjacent to the roller shutter. Facing brick has become saturated where rainwater downpipes/discharge locations have failed, this is evident both internally and externally. Recommend repairs are carried out alongside pitched roof replacement, an allowance has been made for year 0. Materials have been stored in close contact to brickwork below damp proof course allowing the potential for moisture ingress, items should be moved away from close proximity to the building.	
1	4	4.2	External walls, windows and doors	External windows and doors	UPVC, metal	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	UPVs double glazed windows are present to the front elevation and appear to be recent installation in satisfactory condition and working order. Metal framed double-glazed entrance door in satisfactory condition and performing as intended. Solid metal emergency exit door provided to the rear elevation in satisfactory condition. Routine maintenance shall be required to ensure all doors remain fully operational, particularly important for designated emergency exits.	
1	4	4.3	External walls, windows and doors	External windows and doors	Roller shutter	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Galvanised metal roller shutter present to the front elevation appears to be in satisfactory condition. Repairs to the lower section identified. Routine maintenance shall be required to ensure door remains operational.	
1	5	5.1	Internal walls and doors	Internal walls and partitions structure	Masonry	C	1	20 21 22	Investigate	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Internal walls comprise predominantly plastered/painted masonry, found to be in satisfactory condition. Minor cracking present around several openings around windows and doors, recommendation to fill, decorate and monitor. Cracking of blockwork around steel frame in warehouse area should be repaired/rebuilt alongside external brickwork repairs, a cost has been allocated to item 4.1. Internal blockwork is saturated where rainwater goods have failed in close proximity to the roller shutter.	
1	5	5.2	Internal walls and doors	Internal walls and partitions finishes	Plaster/plasterboard or similar	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Assumed timber stud dividing wall in first floor W/C in satisfactory condition.	
1	5	5.3	Internal walls and doors	Internal doors	Timber	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Combination of laminated and paint grade internal doors all found in satisfactory condition with all nonemergency operational. Routine maintenance shall be required to ensure doors remain operational, particularly important for designated emergency exits.	
1	6	6.1	Sanitary services	Sanitary services generally	Basins, showers, sinks, urinals, WCs, plumbing etc.	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Sanitaryware and associated plumbing, where visible, found in satisfactory and serviceable condition. Routine care and maintenance shall be necessary to maintain aesthetic and hygiene.	
1	7	7.1	Mechanical services	Heat source & equipment	Gas fired LTHW boilers	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Gas fired LTHW boiler located at first floor level. The plant is of recent installation and in good condition.	
1	7	7.2	Mechanical services	Heating distribution, emitters and controls	LTHW radiators	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	LTHW radiators and distribution to radiators through out the office areas.	
1	7	7.3	Mechanical services	Hot & cold water system	Hot water and heaters	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Local electric hot water heater located below the kitchen sink in the kitchen area. Annual servicing to be observed.	
1	7	7.4	Mechanical services	Gas distribution	Steel gas pipework	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Steel gas pipework. No works anticipated.	
1	7	7.5	Mechanical services	Mechanical ventilation/air conditioning	Extract systems	C	3	N/A	Replace	£350.00	£0.00	£0.00	£0.00	£350.00	£0.00	£0.00	Through wall local extract fans installed to the WC shower areas. Product approaching the end of life allowance for replacement.	
1	8	8.2	Electrical services	Power	Wall mounted switchgear	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Distribution boards and MCB boards in reasonable condition no works envisaged during the term.	
1	8	8.3	Electrical services	Lighting system	Linear and compact fluorescents	C	3	ME01 ME02	Replace	£14,000.00	£0.00	£0.00	£0.00	£9,500.00	£4,500.00	£0.00	£0.00	The lighting is on the whole fluorescent and has limited product support. A rolling programme of replacement is recommended. Costs included in years 3 (warehouse) and 4 (office).
1	8	8.4	Electrical services	Alarms	Intruder detection and fire alarm system	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	The fire alarm system is in reasonable condition no works envisaged during the term.
1	9	9.1	Redecorations	Internal walls redecorations	Decorations, generally	B	4	N/A	Cyclical	£10,000.00	£0.00	£0.00	£0.00	£0.00	£5,000.00	£5,000.00	Painted finishes in satisfactory condition, with only general imperfections and marks through day-to-day use, wear and tear, etc. Budget allowance is made for implementing a cyclical redecoration programme, to include pre-decoration repairs, renewal of sealants, grouts, isolated minor plaster damage, etc. consider carrying out the works during a phased programme.	
1	10	10.1	Fixed furniture and fittings	Non-teaching catering kitchen fixed furniture and fittings	Washroom systems	B	4	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Laminated cubicle present to ground floor W/C and glass shower screen present to Washroom on ground floor in satisfactory condition. Routine maintenance recommended to preserve lifecycle.
1	10	10.2	Fixed furniture and fittings	Non-teaching catering kitchen fixed furniture and fittings	Cabinetry and worktops	B	3	N/A	Replace	£1,000.00	£0.00	£0.00	£0.00	£0.00	£1,000.00	£0.00	£0.00	Factory finished laminated work surfaces, base units with metal inset sink provided to the main office. Cabinets are performing as intended however are aged and should be considered for replacement in the reporting period.

Block ref.	Element No.	Item No.	Element	Sub-Element	Item	Condition	Priority	Photo No.	Action	Total Cost	Year 0 (Immediate)	Year 1	Year 2	Year 3	Year 4	Year 5	Description
1	10	10.3	Fixed furniture and fittings	Non-teaching catering kitchen fixed furniture and fittings	Shelves, storage and display boards	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Shelves, storage and display boards are in satisfactory condition.
1	10	10.4	Fixed furniture and fittings	Non-teaching catering kitchen fixed furniture and fittings	Window Blinds and Curtains	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Window blinds present to the office spaces on the ground and first floor are aged but operating as intended.
1	11	11.1	External areas	Roads and car parks	Macadam	B	3	23 24	Repair	£10,000.00	£0.00	£0.00	£10,000.00	£0.00	£0.00	£0.00	Tarmac present to the main parking/entrance area of the depot generally in satisfactory condition. Areas of degraded tarmac are present which is holding water, evident by the collection of moss and grass. Elsewhere tarmac is cracking and uneven in places. A budget cost has been allowed for in year 2 for isolated repairs.
1	11	11.2	External areas	Roads and car parks	Concrete	B	3	N/A	Routine	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Concrete path/side access route has benefited from routine maintenance and is generally in satisfactory condition. Routine maintenance shall be required to ensure area is operational.
1	11	11.2	External areas	External structures	Ramp	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Concrete ramp with steel handrail to main entrance in satisfactory condition. Routine maintenance shall be required to ensure ramp remains operational.
1	11	11.3	External areas	Boundary walls and fences	Palisade Fence	B	4	N/A	No action required	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	Galvanised steel palisade fence is present to the perimeter of the depot is in satisfactory condition.

£170,350.00 £30,000.00 £105,000.00 £10,000.00 £9,850.00 £10,500.00 £5,000.00

Note: All figures are exclusive of VAT, professional fees and any statutory fees that may apply. Costs are indicative only and subject to detailed site measurement, specification and procurement. They are based on the current Tender Price Index (TPI) and our experience of similar works/projects. They will however be subject to fluctuation over the reporting period, and the current condition/priority ratings and associated budgeted costs may be further influenced by external factors such as vandalism, severe weather, ongoing repair actions, maintenance etc.

APPENDICES



APPENDIX A



SURVEY CRITERIA

Condition Ratings: This section explains the terminology and general meaning of the condition survey. The following basic criteria have been used in the production of the database and associated survey data, in accordance with the standard DfES guidelines (as indicated in Asset Management Plans Section 3: Condition Assessment) for recording condition and repairs and maintenance planning data.

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

Supplementary designation assigned in addition to 'B' and 'C' where full replacement is required. For example, a boiler may be assessed as "Cx" if the surveyor judges it to be in poor condition but is aware that it is obsolete and that it will no longer be possible to get the necessary spare parts due to its age.

Priority Ratings

Having identified what is wrong our surveyors have allocated a priority to indicate when works should be done. In the first instance the Priority ratings are designed to comply with DfES guidelines. In practice the school may find it necessary or desirable to change the order in which they address individual defects in line with educational or operational need. The following priority ratings are recommended by DfES in the context of a five year planning period.

1. Priority 1

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

2. Priority 2

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

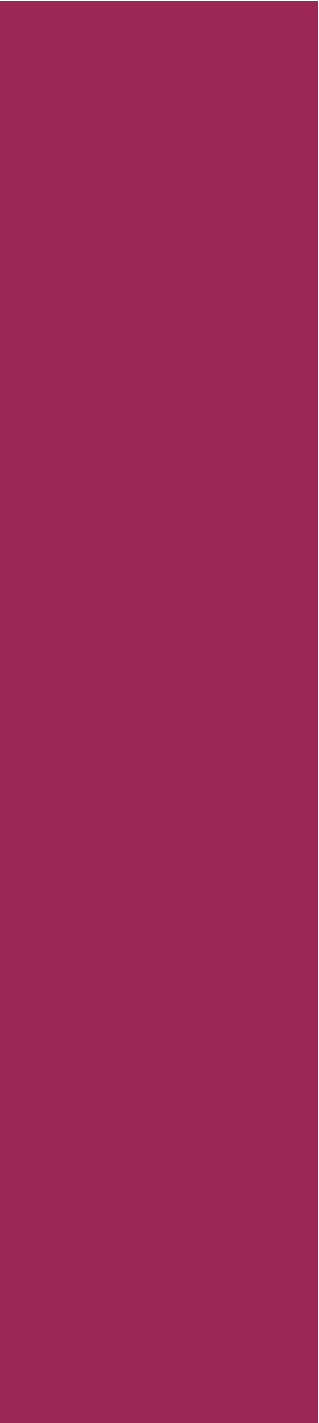
3. Priority 3

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

4. Priority 4

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

APPENDIX B





01: Lichen and Guano build up to coping stones.



02: Lichen and Guano build up to coping stones.



03: Profiled cement roof coverings (assumed ACM) to warehouse roof.



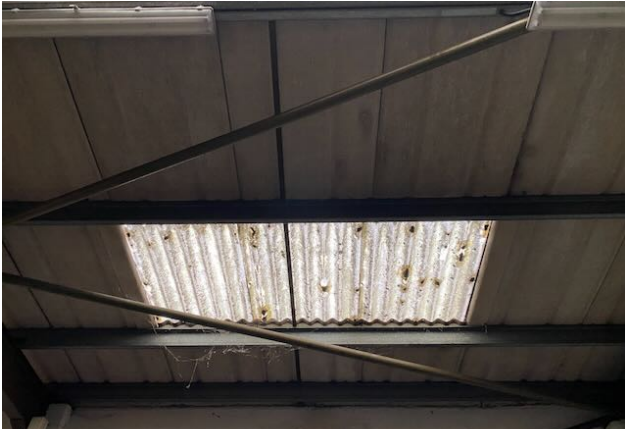
04: Moss build up to ridge of warehouse roof.



05: Corrosion to metal fascia sheets.



06: Discolouration and moss build up to rooflight above warehouse.



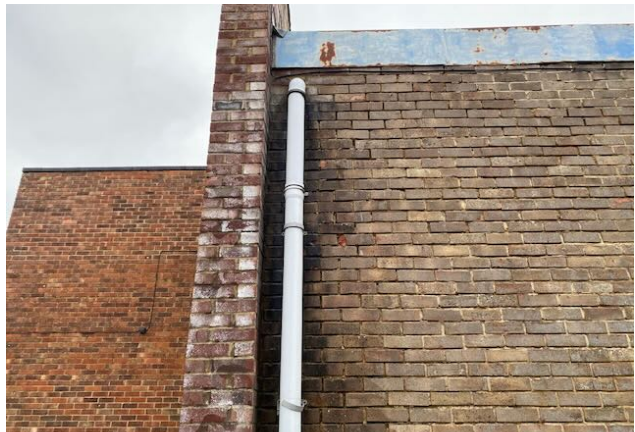
07: Discolouration and moss to rooflight above warehouse.



08: Failed downpipes and corroded metal fascia sheets.



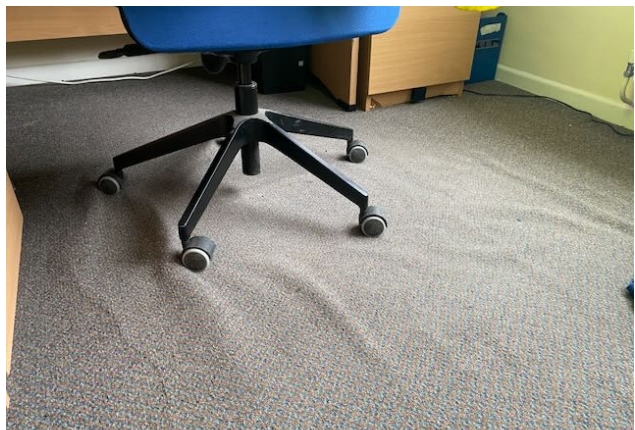
09: Corrosion to metal fascia sheets.



10: Saturated brickwork due to guttering/ downpipe failure.



11: Failed downpipes in need of replacement (assumed ACM).



12: Worn/defective carpet to office on first floor.



13: Worn/defective carpet to office on first floor.



14: Previous repointing works are in poor condition.



15: Spalling brickwork as a result of failed roof coverings.



16: Saturated/stained brickwork due to failure in roof drainage.



17: Efflorescence evident adjacent to roller shutter.



18: Failed rainwater outlet causing saturated brickwork.



19. Spalled low level brickwork at rear of the warehouse.



20. Saturated clockwork as a result of failed rainwater outlets.



21. Failure of clockwork joints around steel frame.



22. Failure of clockwork joints around steel frame.



23. Tarmac parking space in poor condition.



24. Tarmac parking space in poor condition.



ME01 Warehouse lighting in need of replacement.



ME02 Office lighting in need of replacement.

Original full resolution images available via Sharepoint:

https://sixpc.sharepoint.com/:f/g/EjPD5Vn5kDVCqa55TuMh0LIBx9-LUDGIZTTCNDAwSR_etg?e=kZpsqS

