

Site UPRN :00648

Salisbury City Hall Malthouse Lane

Malthouse Lane
Salisbury
Wiltshire
SP2 7TU

Tel :

Fax :

Contact :

Region	0.00	Tenure	Occupied
Client	FM South	Ward/Parish	Salisbury
Status	Wiltshire Council Offices		

Current buildings and blocks on site

Reference	Name	Year built/ Category	Construction	GIA (m2)	Room area
004390	Main Building	TBC (e.g. Pre-1919, 2000+)	Building		2,340
004391	Paths	TBC (e.g. Pre-1919, 2000+)	Land		
006365	76 Fisherton Street	TBC (e.g. Pre-1919, 2000+)	Building		
Total area					2,340

Current land on site

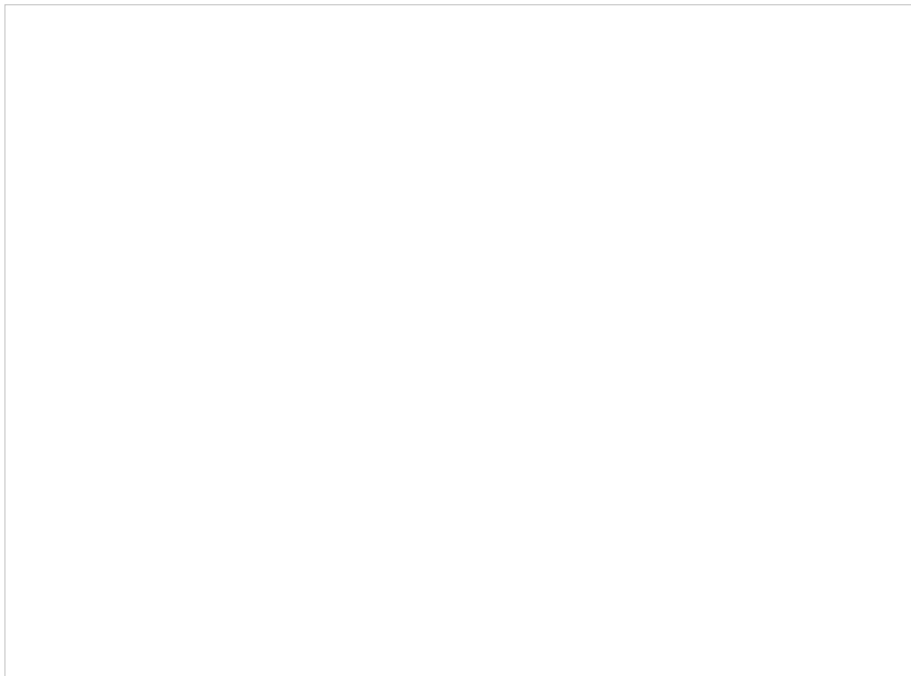
Reference	Name	Type	Area (m2)

Archived block details

Reference	Name	Year built	Construction
Total area			

Condition Survey Report

00648-Salisbury City Hall Malthouse Lane



Wiltshire Live

Printed on 03/08/2023

Condition Survey Report

Condition Survey Executive Summary

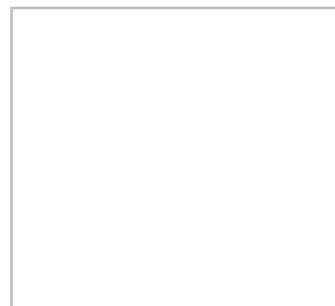
Address

Salisbury City Hall Malthouse Lane

Malthouse Lane

Salisbury

SP2 7TU



Building Survey

Last surveyed by : [REDACTED]

Survey date : **March 07, 2023**

KEY : **Condition grading**

A : Good

C : Poor

B : Satisfactory

D : Bad/Urgent work required

Priority grading

1 : Immediate work required

3 : Required within 3-5 years

2 : Required within 2 years

4 : Required from 5 years onwards

Condition Survey Report

Mechanical Survey

Last surveyed by : [REDACTED]

Survey date : March 07, 2023

Electrical Survey

Last surveyed by : [REDACTED]

Survey date : March 07, 2023

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Condition Survey Report

Site Breakdown

The following table displays details of each of the blocks on site and the construction details. The block reference should be used in conjunction with the survey details to locate elements on site

Reference	Building/Block	Construction	Construction year	GFA (m2)
004390	Main Building	Building	TBC (e.g. Pre-19	
004391	Paths	Land	TBC (e.g. Pre-19	
006365	76 Fisherton Street	Building	TBC (e.g. Pre-19	

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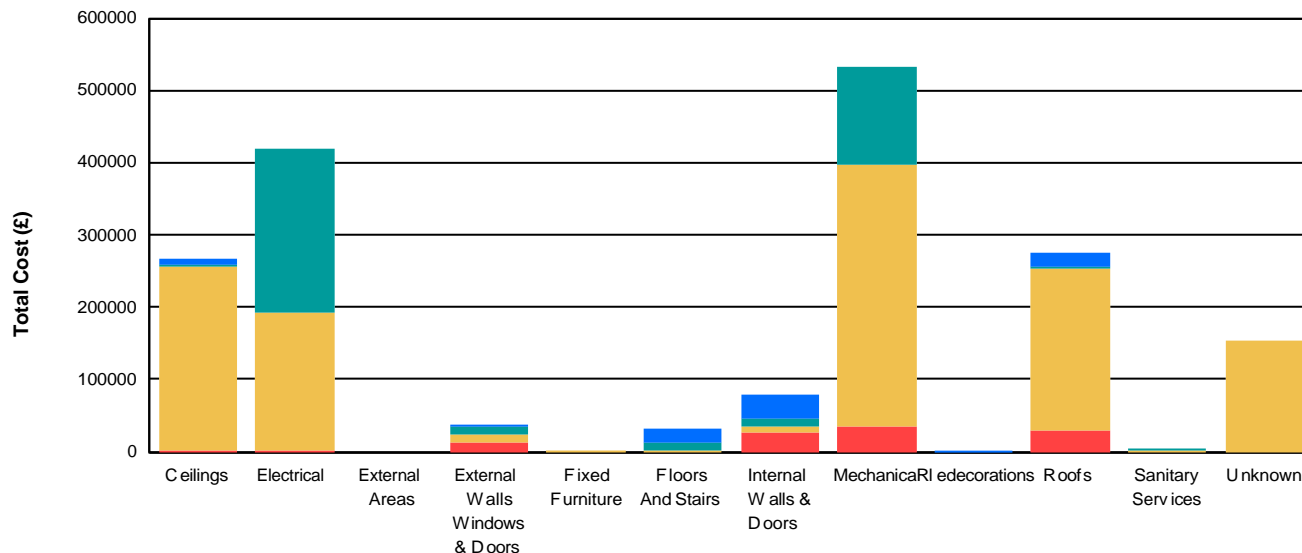
Condition Survey Report

Total Site Prioritised Costings

The chart below displays the total forecast expenditure for the whole property. Each cost is summarised against the standard element description. The costs are subtotalled by priority 1,2,3 and 4 to indicate the urgency of the work required.

Element	Priority 1	Priority 2	Priority 3	Priority 4	Total
Ceilings	£2,880.00	£253,645.00	£2,805.00	£7,600.00	£266,930.00
Electrical	£1,840.00	£190,884.08	£226,822.30	£250.00	£419,796.38
External Areas	£0.00	£0.00	£150.00	£0.00	£150.00
External Walls Windows & Doors	£11,885.00	£13,150.00	£10,145.00	£3,640.00	£38,820.00
Fixed Furniture	£0.00	£1,500.00	£0.00	£0.00	£1,500.00
Floors And Stairs	£0.00	£1,740.00	£12,182.50	£19,085.00	£33,007.50
Internal Walls & Doors	£25,261.00	£9,725.00	£11,150.00	£33,080.00	£79,216.00
Mechanical	£33,638.52	£363,640.10	£135,059.66	£200.00	£532,538.28
Redecorations	£0.00	£0.00	£0.00	£1,935.00	£1,935.00
Roofs	£29,270.00	£225,300.00	£1,800.00	£19,535.00	£275,905.00
Sanitary Services	£0.00	£2,075.00	£3,100.00	£200.00	£5,375.00
Unknown	£0.00	£155,000.00	£0.00	£0.00	£155,000.00
Total costs	£104,774.52	£1,216,659.18	£403,214.46	£85,525.00	£1,810,173.16

Cost Summary Chart



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Condition Survey Report

Total Prioritised Costings by Block

The table below displays the total forecast expenditure for each block within the property. Each cost is summarised against the standard element description. The costs are subtotalled by priority 1,2,3 and 4 to indicate the urgency of the work required.

004390 Main Building

Element	Priority 1	Priority 2	Priority 3	Priority 4	Total
Ceilings	£2,880.00	£253,645.00	£2,805.00	£7,600.00	£266,930.00
Electrical	£1,840.00	£190,884.08	£226,822.30	£250.00	£419,796.38
External Areas	£0.00	£0.00	£150.00	£0.00	£150.00
External Walls Windows & Doors	£11,885.00	£13,150.00	£10,145.00	£3,640.00	£38,820.00
Fixed Furniture	£0.00	£1,500.00	£0.00	£0.00	£1,500.00
Floors And Stairs	£0.00	£1,740.00	£12,182.50	£19,085.00	£33,007.50
Internal Walls & Doors	£25,261.00	£9,725.00	£11,150.00	£33,080.00	£79,216.00
Mechanical	£33,638.52	£363,640.10	£135,059.66	£200.00	£532,538.28
Redecorations	£0.00	£0.00	£0.00	£1,935.00	£1,935.00
Roofs	£29,270.00	£225,300.00	£1,800.00	£19,535.00	£275,905.00
Sanitary Services	£0.00	£2,075.00	£3,100.00	£200.00	£5,375.00
Unknown	£0.00	£155,000.00	£0.00	£0.00	£155,000.00
Total costs	£104,775	£1,216,659	£403,214	£85,525	£1,810,173

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
47,211	0	Mains water distribution. Pin hole water leaks Mechanical-Hot And Cold Water Distribution-Cws Distribution - >	D	2	22/23		£50,000	
47,212	0	Roofs-Flat Structure-Exposed Decking F/R - >	D	2	23/24		£225,000	
47,210	0	Structural survey to be carried out. Unknown-Not Surveyed-Not Surveyed - > Investigate	D	2	23/24		£50,000	
47,213	0	Seating needs to be recommissioned. Unknown-Not Surveyed-Not Surveyed - > Investigate	C	2	23/24		£5,000	
47,214	0	Further investigation on further fabric elements Unknown-Not Surveyed-Not Surveyed - > Investigate	D	2	23/24		£100,000	
46,626	0/001 Lobby	Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Clean 3.5 M2 Access available	B	4	31/32			
46,625	0/001 Lobby	Internal Walls & Doors-Walls And Partitions-Walls-Boarded - > Redecorate 7 M2 Access available	B	4	31/32			
46,627	0/002 Circulation Area	Electrical-Lighting Wiring-Wiring Lighting - > Replace 3 Nr Access available	D	2	23/24		£75	
46,630	0/003 Office	Ceilings-Ceilings-Ceiling Suspended - > Repair 16 M2 Access available	C	4	31/32			
46,632	0/003 Office	Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 16 M2 Access available	C	4	31/32			
46,628	0/003 Office	Internal Walls & Doors-Doors And Glazed Screens-Doors Internal - > Repair 2 LM Access available	B	3	26/27			£70
46,629	0/003 Office		C	1	22/23	£250		

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Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Investigate 1 item Access available	Damp staining on external walls Investigate possible breach of cavity or dpc and report on cause of water ingress					
46,631	0/003 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 45 M2 Access available	scuffed and damaged walls Fill minor damage and redecorate	C	4	31/32		
46,633	0/004 Managers Office Ceilings-Ceilings-Ceiling Suspended - > Renew 11 M2 Access available	Missing and damaged suspended ceiling tiles replace suspended ceiling tiles	C	4	31/32		
46,635	0/004 Managers Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 12 M2 Access available	Defective and dated floor covering Replace carpet	C	3	26/27		£600
46,637	0/004 Managers Office Internal Walls & Doors-Doors And Glazed Screens-Doors Internal - > Repair 1 item Access available	Broken door lining Repair damaged door lining	C	4	31/32		
46,636	0/004 Managers Office Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 15 LM Access available	scuffed and damaged skirtings and linings Redecorate timber skirtings, linings and architraves	B	4	31/32		
46,634	0/004 Managers Office Internal Walls & Doors-Walls And Partitions-Walls-Int Dry Lined - > Redecorate 33 M2 Access available	scuffed and damaged walls redecorate walls	C	4	31/32		
46,890	0/004 Managers Office Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of useful life Renew extract fan	C	1	22/23	£494	
46,639	0/005 Admin Ceilings-Ceilings-Ceiling Suspended - > Investigate 1 item	Damp stain on suspended ceiling tiles likely cause by oingong / historic escape of water	C	2	23/24		£50

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Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available No works - Damage caused to ceiling by escape of water, ceiling replaced in line elsewhere, monitor leak, pipework scheduled for replacement P2.						
46,638	0/005 Admin Ceilings-Ceilings-Ceiling Suspended - > Renew 14 M2 Access available	C	4	31/32			
46,641	0/005 Admin Electrical-Lighting Fittings-Lighting - > Replace 1 item Access available	B	4	31/32			
46,640	0/005 Admin Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 16 M2 Access available	C	3	26/27			£800
46,642	0/005 Admin Redecorations-Internal-Redecoration - > Redecorate 43 M2 Access available	C	4	31/32			
46,643	0/007 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Investigate 1 item Access available	C	2	23/24		£250	
46,644	0/007 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Investigate 1 item Access available	D	1	22/23	£650		
46,646	0/007 Circulation Area Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Renew 207 M2 Access available	B	4	31/32			
46,648	0/007 Circulation Area Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 67 LM	B	4	31/32			

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004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Redecorate timber skirtings, linings and architraves						
46,647	0/007 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Boarded - > Redecorate 170 M2 Access available Redecorate walls	B	4	31/32			
46,645	0/007 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Investigate 1 M2 Access available Damp staining to lower walls Hack off salt stained plaster, replaster and redecorate and monitor	C	2	23/24		£250	
46,649	0/008 Reception Office Ceilings-Ceilings-Ceiling Plastered - > Investigate 11 M2 Access available Damp staining to ceiling Point external brickwork and monitor	B	4	31/32			
46,650	0/008 Reception Office Ceilings-Ceilings-Ceiling Plastered - > Redecorate 12 M2 Access available Stained ceiling Redecorate ceiling	B	3	26/27			£240
46,653	0/008 Reception Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 4 M2 Access available dated and damaged carpet Replace carpet	B	4	31/32			
46,652	0/008 Reception Office Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 17 LM Access available scuffed timberwork Redecorate timber skirtings, linings and architraves	B	4	31/32			
46,651	0/008 Reception Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 45 M2 Access available Scuffed and dated paintwork Redecorate walls	B	4	31/32			
46,654	0/009 Storage Internal Walls & Doors-Walls And Partitions-Walls-Int Dry Lined - > Investigate 1 item Access available Minor Damp staining in localised areas Dry out space, and monitor for reoccurrence of damp	C	3	26/27			£350
46,655	0/009 Storage Internal Walls & Doors-Walls And Partitions-Walls-Int Dry Lined - > Redecorate 7.2 M2 Access available Scuffed and dated paintwork Redecorate walls	C	2	23/24		£180	
46,657	0/010 Circulation Area	C	2	23/24		£120	

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Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Ceilings-Ceilings-Ceiling Plastered - > Repair 3 M2 Access available	Damp staining to ceiling Remove salt stained plaster and refinish					
46,656	0/010 Circulation Area Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 10 M2 Access available	Defective and dated floor covering Replace worn vinyl	C	3	26/27		£550
46,659	0/011 Accessible Toilets Ceilings-Ceilings-Ceiling Plastered - > Redecorate 4 M2 Access available	Scuffed and dated paintwork Redecorate ceilings	B	4	31/32		
46,658	0/011 Accessible Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 20 M2 Access available	Scuffed and dated paintwork Redecorate walls	B	4	31/32		
46,883	0/011 Accessible Toilets Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of useful life Renew extract fan	C	2	23/24	£494	
46,661	0/012 Lobby Ceilings-Ceilings-Ceiling Plastered - > Redecorate 2 M2 Access available	Scuffed and dated paintwork Redecorate ceilings	B	4	31/32		
46,662	0/012 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 2 M2 Access available	Dated and tired floor covering Replace vinyl sheet	B	4	31/32		
46,660	0/012 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 10 M2 Access available	Scuffed and dated paintwork Redecorate walls	B	4	31/32		
46,664	0/013 Male Toilets Ceilings-Ceilings-Ceiling Plastered - > Redecorate 12 M2 Access available	Scuffed and dated paintwork Redecorate ceiling	B	4	31/32		
46,665	0/013 Male Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 12 M2 Access available	Dated and tired floor covering Replace stained vinyl sheet	C	4	31/32		
46,663	0/013 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 16 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	C	4	31/32		

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Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,886	0/013 Male Toilets Mechanical-Heating Distribution-Distribtn Main - > Renew 4 LM Access available	Excessive corrosion to heat distribution pipework Replace corroded sections of pipework	D	1	22/23	£247		
46,884	0/013 Male Toilets Mechanical-Heating Distribution-Heat Emitters - > Renew 1 Nr Access available	Hand dryer at the end of usefu life Renew hand dryer	C	1	22/23	£741		
46,885	0/013 Male Toilets Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of useful life Renew extract fan	C	2	23/24		£494	
46,667	0/014 Lobby Ceilings-Ceilings-Ceiling Plastered - > Repair 2 M2 Access available	Damp staining to ceiling Remove salt stained plaster and refinish	D	1	22/23	£80		
46,666	0/014 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 15 M2 Access available	Damp staining to walls Apply DPM tanking system, replaster and paint	D	1	22/23	£1,275		
46,670	0/015 Female Toilets Ceilings-Ceilings-Ceiling Plastered - > Redecorate 17 M2 Access available	Scuffed and dated paintwork Remove salt stained plaster and refinish	C	3	26/27			£680
46,671	0/015 Female Toilets Fixed Furniture-Non Teaching Other-Fixed Furn Non Teach - > Replace 3 LM Access available	Faulty unit Replace vanity unit	C	2	23/24		£1,500	
46,669	0/015 Female Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 17 M2 Access available	Scuffed and tired vinyl sheet Replace defective vinyl sheet	C	2	23/24		£425	
46,668	0/015 Female Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 22 M2 Access available	Damp staining to walls Apply DPM tanking system, replaster and paint	D	1	22/23	£176		
46,887	0/015 Female Toilets Mechanical-Heating Distribution-Heat Emitters - > Renew 1 Nr Access available	Excessive corrosion to heat emitter. Potential flod risk Renew heat emitter	D	1	22/23	£650		
46,889	0/015 Female Toilets		C	1	22/23	£741		

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	Mechanical-Heating Distribution-Heat Emitters - > Renew 1 Nr Access available	Hand dryer at the end of useful life Renew hand dryer					
46,888	0/015 Female Toilets Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan approaching the end of useful life Renew extract fan	B	3	26/27		£494
46,672	0/015 Female Toilets Sanitary Services-Fittings Sink-Sanitary Ware-Sink - > Replace 3 Nr Access available	Dated sinks Remove and replace sinks and taps	C	2	23/24	£1,950	
46,676	0/016 Communal Lounge Areas Ceilings-Ceilings-Ceiling Plastered - > Redecorate 86 M2 Access available	Scuffed and dated paintwork Redecorate ceilings	B	4	31/32		
46,675	0/016 Communal Lounge Areas Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 86 M2 Access available	Dated and tired floor covering Replace vinyl sheet section	B	4	31/32		
46,674	0/016 Communal Lounge Areas Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 27 LM Access available	Scuffed and dated paintwork Redecorate skirtings	B	4	31/32		
46,673	0/016 Communal Lounge Areas Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 60 M2 Access available	Scuffed and dated paintwork Redecorate walls	B	4	31/32		
46,677	0/018 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 40 M2 Access available	Damp staining to walls Apply DPM tanking system, replaster and paint	D	1	22/23	£3,400	
46,678	0/018 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 9 M2 Access available	Minor localised damage to walls Patch repair damaged walls and redecorate	C	2	23/24	£315	
46,893	0/019 Public Bar Electrical-Control Gear-Distribution Brds - > Renew 1 Nr Access available	Distribution board approaching the end of serviceable life Renew distribution board	B	2	23/24	£670	
46,679	0/019 Public Bar		C	4	31/32		

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	Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 8 M2 Access available	Dated and tired floor covering Replace vinyl sheet					
46,680	0/019 Public Bar Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 11 M2 Access available	Scuffed and dated paintwork Redecorate walls	C	4	31/32		
46,683	0/020 Storage Ceilings-Ceilings-Ceiling Exposed Deck - > Investigate 1 item Access available	Stained timber joists and timber deck below 1st floor metal stair and walkway. Cause unclear, efflorescence on internal face of wall present also. Possible timber decay requires investigation. High level access required to asses condition of timber joists and deck, if ingress is ongoing remedial works proposal required. Including intrusive investigation of roof covering above.	D	1	22/23	£500	
46,682	0/020 Storage Floors And Stairs-Floor Screed & Finish-Flooring Pvc Tile - > Replace 6 M2 Access available	Dated and tired floor covering Replace vinyl tile flooring	C	4	31/32		
46,684	0/020 Storage Internal Walls & Doors-Doors And Glazed Screens-Doors Internal - > Repair 1 item Access available	Damaged door Fix latch on door	C	4	31/32		
46,681	0/020 Storage Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 8 M2 Access available	damp staining to walls Apply DPM tanking system, replaster and paint	D	2	23/24	£680	
46,687	0/021 Cellar Floors And Stairs-Floor Screed & Finish-Flooring Pvc Tile - > Replace 6 M2 Access available	Dated and tired floor covering Replace vinyl tile flooring	C	4	31/32		
46,685	0/021 Cellar Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 10 M2 Access available	damp staining to walls Apply DPM tanking system, replaster and paint	D	2	23/24	£850	
46,686	0/021 Cellar		C	4	31/32		

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	Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 24 M2 Access available	Scuffed and dated paintwork fill minor cracking and redecorate					
46,688	0/022 Kitchen Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 33 M2 Access available	Dated and tired floor covering Replace vinyl sheet	B	4	31/32		
46,689	0/022 Kitchen Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 40 M2 Access available	Scuffed and dated paintwork Redecorate walls	B	4	31/32		
46,690	0/022 Kitchen Internal Walls & Doors-Walls And Partitions-Walls-Tiling - > Repair 1 M2 Access available	Mouldy grouting RegROUT tiling	C	4	31/32		
46,892	0/022 Kitchen Mechanical-Heating Distribution-Heat Emitters - > Renew 1 Nr Access available	Hand dryer approaching the end of useful life Renew hand dryer	B	3	26/27		£741
46,891	0/022 Kitchen Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan approaching the end of useful life Renew extract fan	B	2	23/24	£494	
46,694	0/023 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 8 M2 Access available	Dated and tired floor covering Replace carpet sheet	C	3	26/27		£360
46,692	0/023 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Repair 3 LM Access available	Faulty threshold Repair and install threshold strip to vinyl floor sheet	C	2	23/24	£165	
46,693	0/023 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 8 M2 Access available	Dated and tired floor covering Replace vinyl sheet	C	3	26/27		£240
46,691	0/023 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 43 M2 Access available	Scuffed and dated paintwork Redecorate walls	B	4	31/32		
46,696	0/026 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Repair 3 LM	Faulty threshold	C	2	23/24	£30	

KEY : Condition grading

A : Good

C : Poor

B : Satisfactory

D : Bad/Urgent work required

Priority grading

1 : Immediate work required

3 : Required within 3-5 years

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Repair and install threshold strip						
46,698	0/026 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 13 M2 Access available Replace carpet sheet	B	3	26/27			£585
46,697	0/026 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 13 M2 Access available Replace vinyl sheet	B	3	26/27			£325
46,695	0/026 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 62 M2 Access available Redecorate walls	B	4	31/32			
47,209	0/027 Hall/Theatre Ceilings-Ceilings-Ceiling Plastered - > Investigate	D	2	22/23		£250,000	
46,699	0/027 Hall/Theatre Ceilings-Ceilings-Ceiling Plastered - > Investigate 1 item Access available Crack in ceiling Due to construction of ceiling, further investigation is required to ascertain integrity	D	1	22/23	£650		
46,700	0/027 Hall/Theatre Electrical-Lighting Fittings-Lighting - > Renew 6 Nr Access available missing bulbs/covers Install missing spotlight bulbs at high level	C	4	31/32			
46,703	0/030 Cleaning Store Ceilings-Ceilings-Ceiling Plastered - > Redecorate 4 M2 Access available Scuffed and dated paintwork Redecorate ceiling	C	4	31/32			
46,704	0/030 Cleaning Store Floors And Stairs-Floor Screed & Finish-Flooring Screed - > Redecorate 4 M2 Access available Worn floor Repaint floor with epoxy paint	C	4	31/32			
46,705	0/030 Cleaning Store Floors And Stairs-Floor Screed & Finish-Flooring Screed - > Repair 1 M Access available unlevel steps Repair trip hazard to threshold (mini steps unlevel)	D	2	23/24		£25	
46,701	0/030 Cleaning Store Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Redecorate 18 M2 Access available Scuffed and dated paintwork redecorate walls	C	4	31/32			
46,702	0/030 Cleaning Store	D	3	26/27			£1,020

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 12 M2 Access available	Damp staining to walls Apply DPM tanking system, replaster and paint					
46,706	0/030 Cleaning Store Sanitary Services-Kitchens Fittings-Kit Sanitary Ware - > Repair 1 item Access available	dripping tap Repair dripping tap	C	4	31/32		
46,708	0/032 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Redecorate 30 M2 Access available	Scuffed and dated paintwork Redecorate	C	4	31/32		
46,707	0/032 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Investigate 1 M2 Access available	Minor damp ceiling to walls Hack off salt stained plaster, replaster and redecorate and monitor	D	2	23/24	£250	
46,894	0/032 Male Toilets Mechanical-Heating Distribution-Heat Emitters - > Renew 1 Nr Access available	Hand dryer approaching the end of useful life Renew hand dryer	B	3	26/27		£741
46,895	0/032 Male Toilets Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan approaching the end of useful life Renew extract fan	C	2	23/24	£494	
46,901	0/036 Boiler/Plant Electrical-Control Gear-Sub Main Distrib - > Renew 300 LM Access available	Sub mains cabling approaching the end of anticipated life cycle Renew sub mains cables	B	3	26/27		£28,914
46,897	0/038 Storage Electrical-Control Gear-Distribution Brds - > Renew 1 Nr Access available	Distribution board approaching the end of serviceable life Renew distribution board	B	2	23/24	£1,800	
46,898	0/038 Storage Electrical-Control Gear-Switchgear S/Main - > Renew 1 Nr Access available	Obsolete Federal Electric isolator Renew isolator	C	2	23/24	£1,409	
46,896	0/038 Storage Electrical-Lighting Fittings-Lighting - > Renew 6 Nr Access available	Discharge floodlights at the end of anticipated life cycle Renew floodlights	C	2	23/24	£1,800	
46,709	0/038 Storage		D	3	26/27		£250

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	External Walls Windows & Doors-Windows And Doors Glazing-Glazing Ext Window - > Replace 1 M2 Access available	Missing double glazing unit Supply and install new small double glazing unit					
46,899	0/039 Storage Electrical-Lighting Fittings-Lighting - > Renew 6 Nr Access available	Luminaires at the end of anticipated life cycle Renew luminaires	C	2	23/24	£1,800	
46,711	0/040 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate Access available	Scuffed and dated paintwork	B	4	31/32		
46,710	0/040 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 2 M2 Access available	Faulty and damaged pipework boxing pipework boxing needs to be repaired	C	4	31/32		
46,712	0/041 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate Access available	Scuffed and dated paintwork	B	4	31/32		
46,713	0/042 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate Access available	Scuffed and dated paintwork	B	4	31/32		
46,714	0/043 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate Access available	Scuffed and dated paintwork	B	4	31/32		
46,715	0/044 Lobby Ceilings-Ceilings-Ceiling Plastered - > Repair 1 M2 Access available	Damp staining to ceiling Hack off salt stained plaster and replaster area	D	2	23/24	£250	
46,900	0/047 Female Toilets Mechanical-Heating Distribution-Heat Emitters - > Renew 1 Nr Access available	Hand dryer approaching the end of useful life Renew hand dryer	B	3	26/27		£741
46,880	0/047 Female Toilets Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of useful life Renew extract fan	C	1	22/23	£494	
46,717	0/048 Circulation Area		D	2	23/24	£100	

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Ceilings-Ceilings-Ceiling Plastered - > Redecorate 4 M2 Access available	Damp staining to walls brush off and sanitise mould and dry out, then redecorate					
46,716	0/048 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 14 M2 Access available	Damp staining to walls Apply DPM tanking system, replaster and paint	D	1	22/23	£1,190	
46,879	0/050 Boiler/Plant Mechanical-Heating Controls-Plant-Controls - > Renew 1 Nr Access available	Actuator valve disconnected and assumed to have failed Renew or repair as required	D	1	22/23	£400	
46,718	0/053 Storage Ceilings-Ceilings-Ceiling Suspended - > Repair 10 M2 Access available	Evidence of water ingress at roof level replace stained ceiling tiles	B	3	26/27		£450
46,719	0/053 Storage Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 23 M2 Access available	Scuffed and dated paintwork Fill minor cracking and redecorate	B	3	26/27		£575
46,720	0/054 Kitchen Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 42 M2 Access available	Scuffed and dated paintwork Fill minor cracking and redecorate	C	3	26/27		£1,050
46,721	0/055 Female Toilets Ceilings-Ceilings-Ceiling Suspended - > Repair 3 M2 Access available	Evidence of water ingress at roof level replace stained ceiling tiles and monitor for reoccurrence	D	3	26/27		£135
46,723	0/055 Female Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Clean 3 M2 Access available	Dated and tired floor covering Deep clean vinyl sheet	C	3	26/27		£30
46,722	0/055 Female Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 16 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	C	3	26/27		£400
46,725	0/056 Circulation Area Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Clean 3 M2 Access available	Dated and tired floor covering Deep clean vinyl sheet	C	3	26/27		£30

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,724	0/056 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 16 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	C	3	26/27			£400
46,728	0/057 Female Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Clean 5 M2 Access available	Dated and tired floor covering Deep clean vinyl sheet	C	3	26/27			£50
46,727	0/057 Female Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 24 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	C	3	26/27			£600
46,726	0/057 Female Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 3 M2 Access available	Damp staining to lower walls Apply DPM tanking system, replaster and paint	D	1	22/23	£255		
46,729	0/057 Female Toilets Sanitary Services-Toilets Fittings-Sanitary Ware-Other - > Repair 1 item Access available	dripping tap Repair dripping tap	C	2	23/24		£125	
46,733	0/058 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Clean 42 M2 Access available	Dated and tired floor covering Deep clean carpet	B	3	26/27			£630
46,730	0/058 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 2 M2 Access available	Dated and tired floor covering Replace entrance mat	B	3	26/27			£300
46,732	0/058 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 73 M2 Access available	Scuffed and dated paintwork Redecorate walls	B	2	23/24		£1,825	
46,731	0/058 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 13 M2 Access available	Damp staining to lower walls Apply DPM tanking system, replaster and paint	D	1	22/23	£1,105		
46,734	0/059 Storage Ceilings-Ceilings-Ceiling Suspended - > Replace 10 M2 Access available	Damaged and missing suspended ceiling tiles Replace suspended ceiling grid and tiles	B	3	26/27			£450

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,736	0/059 Storage Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 10 M2 Access available	Dated and tired floor covering Replace carpet	C	3	26/27			£450
46,735	0/059 Storage Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 30 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	C	2	23/24		£750	
46,739	0/060 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Clean 10 M2 Access available	Dated and tired floor covering Deep clean carpet	C	4	31/32			
46,738	0/060 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 33 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	C	2	23/24		£825	
46,737	0/060 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 6 M2 Access available	Damp staining to walls around windows Remove low level p/bd and stud wall, and then replace with insulated metal studwork and p/bd finish	D	1	22/23	£900		
46,742	0/061 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Clean 12 M2 Access available	Dated and tired floor covering Deep clean carpet	C	4	31/32			
46,741	0/061 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 35 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	C	2	23/24		£875	
46,740	0/061 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 5 M2 Access available	Damp staining to walls around windows Remove low level p/bd and stud wall, and then replace with insulated metal studwork and p/bd finish	D	1	22/23	£750		
46,747	0/062 Office Ceilings-Ceilings-Ceiling Suspended - > Repair 5 M2	Damp staining to walls around windows	C	2	23/24		£750	

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Remove low level p/bd and stud wall, and then replace with insulated metal studwork and p/bd finish						
46,746	0/062 Office Ceilings-Ceilings-Ceiling Suspended - > Replace 10 M2 Access available	C	2	23/24		£450	
46,745	0/062 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 10 M2 Access available	C	2	23/24		£400	
46,744	0/062 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 30 M2 Access available	C	2	23/24		£750	
46,743	0/062 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 8 M2 Access available	D	1	22/23	£680		
46,748	1/003 Kitchen Ceilings-Ceilings-Ceiling Plastered - > Redecorate 21 M2 Access available	B	4	31/32			
46,749	1/003 Kitchen Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 5 M2 Access available	B	4	31/32			
46,924	1/003 Kitchen Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	C	2	23/24		£494	
46,752	1/004 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Redecorate 7 M2 Access available	B	4	31/32			
46,754	1/004 Circulation Area Floors And Stairs-Staircases Structure-Stairs Structure - > Redecorate 6 M Access available	B	4	31/32			

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,753	1/004 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Investigate 1 item Access available	Reinforced concrete lintel along side of stairs with <2mm crack, possibly superficial, possible structural. No evidence of significant movement. Recommend intrusive inspection by structural engineer to ascertain extent of cracking, cause, and remedial works.	D	1	22/23	£250		
46,751	1/004 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 49 M2 Access available	Significant water ingress and damp across walls and ceilings Apply DPM tanking system, replaster and paint	D	1	22/23	£4,165		
46,750	1/004 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Replace 12 M2 Access available	cracked and faulty render hack off render	D	1	22/23	£240		
46,756	1/006 Female Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 24 M2 Access available	Dated and tired floor covering replace vinyl sheet	B	4	31/32			
46,755	1/006 Female Toilets Internal Walls & Doors-Doors And Glazed Screens-Doors Internal - > Redecorate 1 item Access available	Scuffed and dated paintwork Redecorate door	C	4	31/32			
46,757	1/006 Female Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 48 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	4	31/32			
46,920	1/006 Female Toilets Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of useful life Renew extract fan	C	2	23/24		£494	
46,922	1/007 Female Toilets Mechanical-Hot And Cold Water Storage-Dhws Storage - > Renew 1 Nr Access available	Calorifier approaching end of anticipated life cycle Renew calorifier	B	3	26/27			£3,825
46,758	1/008A Accessible Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 3.5 M2 Access available	Dated and tired floor covering Replace vinyl sheet	B	4	31/32			

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,921	1/008A Accessible Toilets Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of useful life Renew extract fan	C	2	23/24		£494	
46,759	1/009 Male Toilets Ceilings-Ceilings-Ceiling Plastered - > Investigate 1 M2 Access available	Damp staining to high ceiling/walls Hack off salt stained plaster, replaster and monitor	D	2	23/24		£250	
46,764	1/009 Male Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Clean 11 M2 Access available	Dirty floor covering Deep clean vinyl sheet	B	4	31/32			
46,763	1/009 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Boarded - > Repair 5 LM Access available	Faulty pipework boxing Refix and repair boxing around radiator and pipework	C	4	31/32			
46,761	1/009 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 33 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	4	31/32			
46,760	1/009 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 7 M2 Access available	Damp staining to localised wall areas Hack off salt stained plaster, replaster and monitor	D	2	23/24		£1,750	
46,925	1/009 Male Toilets Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of anticipated life cycle Renew extract fan	C	2	23/24		£494	
46,762	1/009 Male Toilets Sanitary Services-Toilets Fittings-Sanitary Ware-Other - > Repair 1 item Access available	Running cistern Replace running urinal cistern	C	4	31/32			
46,766	1/011 Storage Ceilings-Ceilings-Ceiling Plastered - > Repair 1 item Access available	Missing loft hatch Repair and replace missing loft hatch	D	3	26/27			£850
46,765	1/011 Storage Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 5 M2 Access available	Damp staining to high ceiling/walls Apply DPM tanking system, replaster and paint	C	2	23/24		£425	

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,768	1/012 Meeting Room Ceilings-Ceilings-Ceiling Suspended - > Repair 1 item Access available	Missing fire alarm Repair and replace missing fire alarm	D	1	22/23	£250		
46,767	1/012 Meeting Room Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 86 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	4	31/32			
46,923	1/012 Meeting Room Mechanical-Air Conditioning-Air Conditioning - > Renew 2 Nr Access available	AC system at the end of serviceable life Renew AC system	C	2	23/24		£19,780	
46,772	1/014 Office Ceilings-Ceilings-Ceiling Joists - > Investigate 1 item Access available	Evidence of water and mould staining to joists ends at abutment with external wall separating office from female toilets 1/006. Possibly historic and roof above 1/006 has been replaced <15years. High level access, Investigate timbers for rot and ongoing water ingress. Unable to inspect thoroughly due to access.	D	1	22/23	£250		
46,769	1/014 Office Ceilings-Ceilings-Ceiling Suspended - > Repair 2 M2 Access available	Damaged and missing suspended ceiling tiles Patch repair 10% of ceiling tiles	B	4	31/32			
46,771	1/014 Office Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 19 LM Access available	Scuffed and dated paintwork Redecorate timber skirtings, linings and architraves	B	4	31/32			
46,770	1/014 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 157 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	4	31/32			
46,910	1/014 Office Mechanical-Air Conditioning-Air Conditioning - > Renew 1 Nr Access available	AC system beyond serviceable life Renew AC system	C	1	22/23	£9,890		
46,908	1/016 Storage		B	2	23/24		£1,340	

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Electrical-Control Gear-Distribution Brds - > Renew 2 Nr Access available	Distribution board approaching the end of serviceable life Renew distribution board					
46,907	1/016 Storage Electrical-Control Gear-Distribution Brds - > Renew 7 Nr Access available	Distribution board approaching the end of serviceable life Renew distribution board	B	2	23/24	£12,600	
46,909	1/016 Storage Electrical-Control Gear-Switchgear S/Main - > Renew 6 Nr Access available	Obsolete Federal Electric isolator Renew isolator	C	2	23/24	£8,454	
46,773	1/016 Storage Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 22 M2 Access available	Dated and tired floor covering Replace vinyl sheet	B	4	31/32		
46,774	1/017 Storage Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 13 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	4	31/32		
46,775	1/019 Meeting Room Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 176 M2 Access available	Dated and tired floor covering Lift and replace carpet	B	3	26/27		£7,040
46,776	1/019 Meeting Room Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 245 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	3	26/27		£6,125
46,927	1/019 Meeting Room Mechanical-Air Conditioning-Air Conditioning - > Renew 1 Nr Access available	AC system approaching end of anticipated life cycle Renew AC system	B	3	26/27		£9,890
46,926	1/019 Meeting Room Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of anticipated life cycle Renew extract fan	C	2	23/24	£494	
46,777	1/021 Storage Ceilings-Ceilings-Ceiling Plastered - > Redecorate 2 M2 Access available	Damp staining to ceiling Stain block and decorate	D	2	23/24	£70	
46,778	1/022 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Redecorate 17 M2	Scuffed and dated paintwork	B	4	31/32		

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available	Fill minor damage and redecorate					
46,779	1/022 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 5 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	4	31/32		
46,780	1/023 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 5 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	4	31/32		
46,781	1/024 Cloakroom Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 60 M2 Access available	Scuffed and dated paintwork Fill minor damage and redecorate	B	4	31/32		
46,903	1/024 Cloakroom Mechanical-Heating Distribution-Heat Emitters - > Renew 1 Nr Access available	Hand dryer at the end of useful life Renew hand dryer	C	2	23/24		£741
46,904	1/024 Cloakroom Mechanical-Ventilation-Vent Fans General - > Renew 1 Nr Access available	Extract fan at the end of useful life Renew extract fan	C	2	23/24		£494
46,782	1/025 Cloakroom Ceilings-Ceilings-Ceiling Plastered - > Investigate 4 M2 Access available	Water staining on boarded ceiling within corner area. Staining tracks along plasterboard joint line. Likely cause is historic/ongoing water ingress. No clear cause. Recommended to inspect within ceiling void to identify source of staining. Make good following investigations. Unable to visually inspect behind boarded ceiling.	C	2	23/24		£1,000
46,783	1/025 Cloakroom Ceilings-Ceilings-Ceiling Plastered - > Redecorate 10 M2 Access available	Scuffed and dated paintwork Patch redecorate ceiling	B	4	31/32		
46,905	1/027 Storage Electrical-Control Gear-Distribution Brds - > Renew 1 Nr Access available	Distribution board approaching the end of serviceable life Renew distribution board	B	2	23/24		£1,800
46,784	1/030 Toilets		D	2	23/24		£35

KEY : Condition grading

A : Good

C : Poor

B : Satisfactory

D : Bad/Urgent work required

Priority grading

1 : Immediate work required

3 : Required within 3-5 years

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Ceilings-Ceilings-Ceiling Plastered - > Investigate 1 item Access available	Damp staining to ceiling Clean off flaking and damaged paint, monitor for reoccurring damp					
46,785	1/030 Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 4 M2 Access available	Scuffed and dated paintwork Patch redecorate walls	B	4	31/32		
46,786	1/031 Changing Room Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 6 M2 Access available	Damp staining to high level/ceiling Apply DPM tanking system, replaster and paint	C	1	22/23	£510	
46,788	1/032 Changing Room Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Clean 9 M2 Access available	Dirty carpet Deep clean carpet	B	2	23/24		£135
46,789	1/032 Changing Room Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 9 M2 Access available	Damp staining to high level/ceiling Apply DPM tanking system, replaster and paint	C	1	22/23	£765	
46,787	1/032 Changing Room Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 4 M2 Access available	Scuffed and dated paintwork Patch redecorate walls	B	4	31/32		
46,790	1/033 Common Room Internal Walls & Doors-Walls And Partitions-Walls-Expsed Block - > Repair 34 M2 Access available	Damp staining to walls Apply DPM tanking system, replaster and paint	D	1	22/23	£2,890	
46,902	1/033 Common Room Mechanical-Ventilation-Vent Fans General - > Renew 4 M2 Access available	Ductwork insulation detached Repair ductwork insulation	C	1	22/23	£200	
46,941	1F All Areas Electrical-Fire Alarms-Systems Fire Alarm - > Renew 368 M2 Access available	Fire alarm wiring and accessores at the end of anticipated life cycle Renew wiring and accessories	C	2	23/24		£10,006
46,937	1F All Areas Electrical-Lighting Fittings-Lighting - > Renew 460 M2	Back of house luminaires at the end of anticipated life cycle	C	2	23/24		£13,685

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Renew old fluorescent lighting						
46,938	1F All Areas Electrical-Lighting Fittings-Lighting Emergency - > Renew 920 M2 Access available Renew emergency luminaires	C	2	23/24		£27,370	
46,940	1F All Areas Electrical-Lighting Wiring-Wiring Lighting -> Renew 920 M2 Access available	B	3	26/27			£36,377
46,939	1F All Areas Electrical-Power Wiring-Wiring Power - > Renew 920 M2 Access available	B	3	26/27			£28,419
46,942	1F All Areas Mechanical-Heating Distribution-Distribtn Main - > Renew 920 M2 Access available	B	2	23/24		£56,838	
46,943	1F All Areas Mechanical-Heating Distribution-Heat Emitters - > Renew 920 M2 Access available	B	2	23/24		£33,654	
46,944	1F All Areas Mechanical-Hot And Cold Water Distribution-Cws Distribution - > Renew 184 M2 Access available	B	3	26/27			£4,784
46,945	1F All Areas Mechanical-Hot And Cold Water Distribution-Dhws Distribution - > Renew 184 M2 Access available	B	3	26/27			£4,784
46,791	2/001 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Investigate 2 M2 Access available	D	2	23/24		£70	
46,792	2/002 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Redecorate 30 M2 Access available	B	4	31/32			
46,793	2/003 Toilets	C	3	26/27			£193

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 3.5 M2 Access available	Dated and tired floor covering					
		Lift and replace vinyl sheet					
46,794	2/004 Changing Room Internal Walls & Doors-Walls And Partitions-Walls-Expsed Block - > Repair 7 M2 Access available	Minor damp areas to external walls	D	1	22/23	£595	
		Apply DPM tanking system, replaster and paint					
46,795	2/005 Changing Room Internal Walls & Doors-Walls And Partitions-Walls-Expsed Block - > Repair 9 M2 Access available	Minor damp areas to external walls	D	1	22/23	£765	
		Apply DPM tanking system, replaster and paint					
46,797	2/008 Recording Studio External Walls Windows & Doors-Windows And Doors Glazing-Glazing Ext Window - > Repair 1 M Access available	Failed glazing bead	C	4	31/32		
		Replace faulty glazing bead					
46,798	2/008 Recording Studio Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 1 M2 Access available	Dated and tired floor covering	C	4	31/32		
		Patch replace floor covering					
46,796	2/008 Recording Studio Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 1 M2 Access available	Hole in walls	B	4	31/32		
		Repair minor hole in walls					
46,800	2/009 Recording Studio Ceilings-Ceilings-Ceiling Suspended - > Repair 2 M2 Access available	Damaged and missing suspended ceiling tiles	B	4	31/32		
		Replace suspended ceiling tiles					
46,799	2/009 Recording Studio Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 8 M2 Access available	No visual access due to green screen. Assumed damp as neighboring walls	C	1	22/23	£680	
		Apply DPM tanking system, replaster and paint					
46,919	2/009 Recording Studio Mechanical-Air Conditioning-Air Conditioning - > Renew 1 Nr Access available	AC system beyond serviceable life	C	1	22/23	£9,890	
		Renew AC system					
46,801	2/010 Storage Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 2 M2 Access available	Damp staining to external walls	D	1	22/23	£170	
		Apply DPM tanking system, replaster and paint					

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Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,802	2/010 Storage Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 6 M2 Access available	Cracking in brickwork Repoint internal brickwork and monitor	C	3	26/27			£510
46,806	2/011 Office Ceilings-Ceilings-Ceiling Joists - > Investigate 1 item Access available	Possible rotten timbers Further investigation required of ceiling void to ascertain integrity of ceiling joists/roof deck. Make good following inspection. Unable to visual inspection ceiling void space.	D	1	22/23	£250		
46,805	2/011 Office External Walls Windows & Doors-Windows And Doors Glazing-Glazing Ext Window - > Repair 6 LM Access available	Faulty silicone sealant Reseal window with appropriate sealant	C	2	23/24		£750	
46,804	2/011 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 14 M2 Access available	Dated and tired floor covering Lift and replace carpet	C	2	23/24		£560	
46,803	2/011 Office Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 9 M2 Access available	Damp staining to external walls Apply DPM tanking system, replaster and paint	D	1	22/23	£765		
46,912	2/012 Storage Electrical-Control Gear-Switchgear S/Main - > Renew 3 Nr Access available	Obsolete Federal Electric isolator Renew isolator	C	2	23/24		£4,227	
46,807	2/012 Storage Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 4 M2 Access available	Damp staining to external walls Apply DPM tanking system, replaster and paint	D	1	22/23	£340		
46,913	2/012 Storage Mechanical-Hot And Cold Water Distribution-Dhws Pumps - > Renew 1 Nr Access available	DHWS pump approaching end of anticipated life cycle Renew pump	B	2	23/24		£900	
46,911	2/012 Storage Mechanical-Hot And Cold Water Storage-Dhws Storage - > Renew 1 Nr Access available	Calorifier approaching end of anticipated life cycle Renew calorifier	B	3	26/27			£3,825

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building			Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,809	2/013 Recording Studio Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 10 M2 Access available	Dated and tired floor covering Replace floor covering	B	4	31/32			
46,808	2/013 Recording Studio Internal Walls & Doors-Walls And Partitions-Walls-Boarded - > Repair 5 M2 Access available	Ripped carpet wall covering Restick and repair carpet audio/studio wall coverings	B	4	31/32			
46,914	2/013 Recording Studio Mechanical-Air Conditioning-Air Conditioning - > Renew 1 Nr Access available	AC system at the end of serviceable life Renew AC system	C	1	22/23	£9,890		
46,813	2/014 Storage Ceilings-Ceilings-Ceiling Suspended - > Investigate 1 item Access available	Evidence of water ingress on exterior facing walls that progresses into the ceiling void. Ceiling void requires investigation to check integrity of ceiling joists/roof deck, within rooms 2/009, 2/010, 2/011, 2/014 Further investigation required of ceiling void to ascertain water ingress and integrity of ceiling joists/roof deck. Make good following inspection. Unable to visual inspection ceiling void space.	D	1	22/23	£250		
46,811	2/014 Storage Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 22 M2 Access available	Dated and tired floor covering Clean carpet	B	4	31/32			
46,812	2/014 Storage Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 1 M Access available	Missing window board Install window board	D	3	26/27			£50
46,810	2/014 Storage Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Repair 15 M2 Access available	Damp staining to external walls Apply DPM tanking system, replaster and paint	D	1	22/23	£1,275		
46,918	2/014 Storage Mechanical-Air Conditioning-Air Conditioning - > Renew 1 Nr Access available	AC system at the end of serviceable life Renew AC system	C	2	23/24		£9,890	
46,915	2/015 Boiler/Plant		B	2	23/24		£1,340	

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Electrical-Control Gear-Distribution Brds -> Renew 2 Nr Access available	Distribution board approaching the end of serviceable life Renew distribution board					
46,916	2/015 Boiler/Plant Electrical-Control Gear-Switchgear S/Main -> Renew 2 Nr Access available	Obsolete Federal Electric isolator Renew isolator	C	2	23/24	£2,818	
46,815	2/015 Boiler/Plant External Walls Windows & Doors-Windows And Doors Glazing-Glazing Ext Door -> Repair 2 M2 Access available	Broken windows Repair and reglazed small high level windows	C	2	23/24	£900	
46,814	2/015 Boiler/Plant Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick -> Repair 8 M2 Access available	Damp staining to external walls Apply DPM tanking system, replaster and paint	D	1	22/23	£680	
46,917	2/015 Boiler/Plant Mechanical-Ventilation-Vent Fans General -> Renew 1 Nr Access available	Extract fan beyond anticipated life cycle Renew extract fan	C	2	23/24	£494	
46,816	2/016 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick -> Repair 5 M2 Access available	Damp staining to external walls Apply DPM tanking system, replaster and paint	D	1	22/23	£425	
46,817	2/017 Storage Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick -> Repair 9 M2 Access available	Damp staining to external walls Apply DPM tanking system, replaster and paint	D	1	22/23	£765	
46,950	2F All Areas Electrical-Fire Alarms-Systems Fire Alarm -> Renew 56 M2 Access available	Fire alarm wiring and accessories at the end of anticipated life cycle Renew wiring and accessories	C	2	23/24	£1,523	
46,946	2F All Areas Electrical-Lighting Fittings-Lighting -> Renew 70 M2 Access available	Back of house luminaires at the end of anticipated life cycle Renew old fluorescent lighting	C	2	23/24	£2,083	
46,947	2F All Areas Electrical-Lighting Fittings-Lighting Emergency -> Renew 140 M2	Emergency lighting at the end of anticipated life cycle	C	2	23/24	£4,165	

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Renew emergency luminaires						
46,949	2F All Areas Electrical-Lighting Wiring-Wiring Lighting -> Renew 140 M2 Access available	B	3	26/27			£5,536
	Lighting wiring and accessories approaching the end of anticipated life cycle Renew wiring and accessories						
46,948	2F All Areas Electrical-Power Wiring-Wiring Power -> Renew 140 M2 Access available	B	3	26/27			£4,325
	Small power wiring and accessories approaching the end of anticipated life cycle Renew wiring and accessories						
46,951	2F All Areas Mechanical-Heating Distribution-Distribtn Main -> Renew 140 M2 Access available	B	2	23/24		£8,649	
	LTHW distribution pipework at the end of anticipated life cycle Renew pipework throughout						
46,952	2F All Areas Mechanical-Heating Distribution-Heat Emitters -> Renew 140 M2 Access available	B	2	23/24		£5,121	
	Steel radiators at the end of anticipated life cycle Renew radiators throughout						
46,953	2F All Areas Mechanical-Hot And Cold Water Distribution-Cws Distribution -> Renew 28 M2 Access available	B	3	26/27			£728
	Distribution pipework approaching the end of anticipated life cycle Renew pipework throughout						
46,954	2F All Areas Mechanical-Hot And Cold Water Distribution-Dhws Distribution -> Renew 28 M2 Access available	B	3	26/27			£728
	Distribution pipework approaching the end of anticipated life cycle Renew pipework throughout						
46,878	Boiler Room Mechanical-Heating Distribution-Services Support -> Renew 2 Nr Access available	B	3	26/27			£1,977
	Expansion vessels approaching end of anticipated life cycle Renew expansion vessels						
46,877	East Elevation (malthouse lane) External Walls Windows & Doors-Walls Structure-Structure - Frame -> Redecorate 18 LM Access available	C	4	31/32			
	Rusting and worn steel posts Redecorate RSJ posts						
46,869	East Elevation (malthouse lane) Roofs-Flat Drainage-F/R Rwp Metal -> Service 32 LM Access available	C	1	22/23	£2,400		
	Maintenance of rainwater goods Paint all cast iron RWGs, then clean out and generally maintain all RWGs						
46,872	East Elevation (malthouse lane) Roofs-Flat Drainage-F/R Rwp Pvc -> Repair 7 LM	D	1	22/23	£455		
	Leaking UPVC rainwater goods						

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Repair leaking UPVC downpipe and gutter						
46,874	East Elevation (malthouse lane) Roofs-Pitched Coverings And Insulation-P/R Cover-Asbestos - > Replace 78 M2 Access available Asbestos roof covering Remove and replace asbestos roof covering with concrete tile and batten	B	4	31/32			
46,875	East Elevation (malthouse lane) Roofs-Pitched Coverings And Insulation-P/R Fascia-Barge Brd - > Redecorate 14 LM Access available Worn fascias and soffits Redecorate fascias and soffits	B	4	31/32			
46,876	East Elevation (malthouse lane) Roofs-Pitched Coverings And Insulation-P/R Fascia-Barge Brd - > Redecorate 9 LM Access available Worn timber bargeboards and fascias Redecorate barge boards and timber on canopies	B	4	31/32			
46,873	East Elevation (malthouse lane) Roofs-Pitched Drainage-P/R Gutters Metal - > Clean 42 LM Access available Box gutters require cleaning Clean out and maintain box gutters	B	1	22/23	£1,050		
46,871	East Elevation (malthouse lane) Roofs-Pitched Other-Rooflights P/R - > Repair 1 item Access available Water ingress around Velux rooflight Refix velux roof light flashings	C	1	22/23	£500		
46,870	East Elevation (malthouse lane) Sanitary Services-Drainage-Drains - S&V Pipes - > Redecorate 30 LM Access available SVP pipe requires repainting Cast iron SVP require painting to prevent further corrosion	B	3	26/27			£1,650
46,624	entrance lobby Ceilings-Ceilings-Ceiling Boarded - > Investigate 1 item Access available Water staining to high level wall Investigate and inspect possible of rotten timbers, make good following investigation Unable to visually inspect behind ceiling	B	2	23/24		£250	
46,882	External Electrical-Lighting Fittings-Lighting Attch Ext - > Renew 7 Nr Access available Wall mounted fluorescent bulkheads, halogen floodlights and recessed downlights at the end of anticipated life cycle Renew luminaires	C	1	22/23	£1,540		
46,932	GF All Areas	C	2	23/24		£19,033	

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Electrical-Fire Alarms-Systems Fire Alarm - > Renew 700 M2 Access available						
46,928	GF All Areas Electrical-Lighting Fittings-Lighting - > Renew 700 M2 Access available	C	2	23/24		£20,825	
46,929	GF All Areas Electrical-Lighting Fittings-Lighting Emergency - > Renew 1750 M2 Access available	C	2	23/24		£52,063	
46,931	GF All Areas Electrical-Lighting Wiring-Wiring Lighting - > Renew 1750 M2 Access available	B	3	26/27			£69,195
46,930	GF All Areas Electrical-Power Wiring-Wiring Power - > Renew 1750 M2 Access available	B	3	26/27			£54,058
46,933	GF All Areas Mechanical-Heating Distribution-Distribtn Main - > Renew 1750 M2 Access available	B	2	23/24		£108,115	
46,934	GF All Areas Mechanical-Heating Distribution-Heat Emitters - > Renew 1750 M2 Access available	B	2	23/24		£64,015	
46,935	GF All Areas Mechanical-Hot And Cold Water Distribution-Cws Distribution - > Renew 350 M2 Access available	B	3	26/27			£9,100
46,936	GF All Areas Mechanical-Hot And Cold Water Distribution-Dhws Distribution - > Renew 350 M2 Access available	B	3	26/27			£9,100
46,857	North Elevation (chapel place) External Walls Windows & Doors-Walls External Linings/Finishes-Walling Timber Ctn - > Replace 36 M2	D	3	26/27			£3,060

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Replace Timber boarding with Weatherproof Recycled Plastic Board						
46,866	North Elevation (chapel place) External Walls Windows & Doors-Walls External Linings/Finishes-Walls Copings - > Repair 45 LM Access available Coping Stones Repoint coping stones and ensure full integrity for H&S	C	2	23/24		£2,475	
46,862	North Elevation (chapel place) External Walls Windows & Doors-Walls Structure-Structure - Chimney - > Repair 2 M2 Access available Defective brick pointing repoint chimney brickwork pointing	C	3	26/27			£250
46,863	North Elevation (chapel place) External Walls Windows & Doors-Walls Structure-Walls Brick - > Repair 10 LM Access available Cracking brickwork, highest roof lvl Install bar and resin stitch fix to cracked brickwork, repoint and monitor longterm	C	2	23/24		£1,250	
46,864	North Elevation (chapel place) External Walls Windows & Doors-Walls Structure-Walls Brick - > Repair 2 M2 Access available Defective brick pointing Repoint defective brickwork to high level roof	C	3	26/27			£170
46,858	North Elevation (chapel place) External Walls Windows & Doors-Walls Structure-Walls Brick - > Replace 15 LM Access available Defective brick parapet capping Remove and replace defective brick parapet capping over boiler room	C	3	26/27			£1,650
46,865	North Elevation (chapel place) External Walls Windows & Doors-Walls Structure-Walls Brick - > Replace 3 LM Access available Defective brick parapet capping Repair and repointing defective parapet capping to highest lvl roof	C	3	26/27			£450
46,868	North Elevation (chapel place) External Walls Windows & Doors-Walls Structure-Walls Brick - > Service 45 LM Access available Mouldy low level brickwork Jet wash brickwork to remove moss and dirt	B	4	31/32			
46,859	North Elevation (chapel place) Mechanical-Ventilation-Vent Fans General - > Repair 1 item Access available Raise up HVAC system Raise up and install on new feet HVAC system to ensure free flowing flat roof	C	2	23/24		£500	
46,867	North Elevation (chapel place) Mechanical-Ventilation-Vent Fans General - > Service 1 item HVAC drainage pipe	C	4	31/32			

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Direct run off hose into downpipe correctly						
46,860	North Elevation (chapel place) Roofs-Flat Coverings And Insulation-F/R Cover Asphalt - > Replace 37 M2 Access available Defective flat roof Replace flat roof to Boiler Room with bitumen felt	D	1	22/23	£13,135		
46,861	North Elevation (chapel place) Roofs-Flat Coverings And Insulation-F/R Flashing Metal - > Replace 2 LM Access available Defective Leadwork Repair bent and damaged leadwork to boiler room roof	D	2	23/24		£300	
46,856	North Elevation (chapel place) Roofs-Flat Drainage-F/R Gutters Valley - > Clean 1 item Access available Vegetation and grime Clean out vegetation and dirt to lower areas	C	3	26/27			£500
46,855	North Elevation (chapel place) Roofs-Flat Drainage-F/R Rwp Metal - > Service 9 LM Access available Maintenance of rainwater goods Paint all cast iron RWGs, then clean out and generally maintain all RWGs	C	1	22/23	£675		
46,906	Roof Mechanical-Air Conditioning-Air Conditioning - > Renew 2 Nr Access available Packaged chillers approaching the end of anticipated serviceable life Renew chillers	B	3	26/27			£83,600
46,842	South Elevation (external courtyard) External Walls Windows & Doors-Walls External Linings/Finishes-Walls Rendered - > Repair 10 M2 Access available Defective rendering Repoint and patch repair cracked render	C	1	22/23	£1,250		
46,843	South Elevation (external courtyard) External Walls Windows & Doors-Walls External Linings/Finishes-Walls Rendered - > Replace 30 M2 Access available Defective rendering Recommended to replace top worn section of render	C	2	23/24		£3,750	
46,839	South Elevation (external courtyard) External Walls Windows & Doors-Walls Structure-Walls Brick - > Repair 10 LM Access available Cracking brickwork Install bar and resin stitch fix to cracked brickwork, repoint and monitor longterm	C	2	23/24		£1,250	

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4 : Required from 5 years onwards

Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
46,838	South Elevation (external courtyard) External Walls Windows & Doors-Walls Structure-Walls Brick - > Repair 10 M2 Access available	C	2	23/24		£850	
	Defective brick pointing repoint localised brickwork pointing						
46,840	South Elevation (external courtyard) External Walls Windows & Doors-Walls Structure-Walls Brick - > Replace 21 LM Access available	D	1	22/23	£1,785		
	Defective leadwork Replace defective leadwork						
46,841	South Elevation (external courtyard) Roofs-Pitched Coverings And Insulation-P/R Clay Tiles - > Replace 10 M2 Access available	D	1	22/23	£1,250		
	Defective tiled roof shoulder Remove and replace tiled roof shoulder						
46,827	South Elevation (Fisherton St FF) External Walls Windows & Doors-Walls Structure-Walls Brick - > Repair 7 M2 Access available	C	3	26/27			£595
	Defective brick pointing repoint localised brickwork pointing						
46,823	South Elevation (Fisherton St FF) External Walls Windows & Doors-Windows And Doors Framing-Window-Timber Dg - > Replace 2 M2 Access available	D	2	23/24		£450	
	Damaged window cill Replace broken tiled window cill						
46,829	South Elevation (Fisherton St FF) Floors And Stairs-Staircases Structure-Stairs Structure - > Replace 8 M2 Access available	B	4	31/32			
	Replace rubber mats Replace floor of steel staircase with free draining mesh design						
46,828	South Elevation (Fisherton St FF) Roofs-Flat Drainage-F/R Gutters Valley - > Clean 1 M2 Access available	B	4	31/32			
	Vegetation on flat roof Sweep and clean away vegetation on flat roof						
46,826	South Elevation (Fisherton St FF) Roofs-Flat Drainage-F/R Rwp Metal - > Replace 1 item Access available	C	1	22/23	£155		
	Poorly directed Rainwater goods Install bend from outlet into hopper on Summerlock approach side						
46,824	South Elevation (Fisherton St FF) Roofs-Flat Drainage-F/R Rwp Metal - > Service 9 LM	C	1	22/23	£675		
	Maintenance of rainwater goods						

KEY : Condition grading

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Priority grading

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	Access available Paint all cast iron RWGs, then clean out and generally maintain all RWGs						
46,825	South Elevation (Fisherton St FF) Roofs-Flat Drainage-F/R Rwp Pvc - > Clean 26 M Access available blocked UPVC rainwater goods Clean out vegetation and jet wash downpipes	D	1	22/23	£390		
46,819	South Elevation (Fisherton St GF) External Walls Windows & Doors-Walls External Linings/Finishes-Walling Timber Ctn - > Renew 9 M2 Access available worn and dated signage Sand off and repaint original signage	C	4	31/32			
46,821	South Elevation (Fisherton St GF) External Walls Windows & Doors-Walls Structure-Walls Brick - > Clean 5 M2 Access available Dirty brickwork Clean off brickwork with brick acid at front porch	C	4	31/32			
46,818	South Elevation (Fisherton St GF) External Walls Windows & Doors-Walls Structure-Walls Brick - > Repair 7 M2 Access available Defective brick pointing repoint localised brickwork pointing	C	3	26/27			£595
46,822	South Elevation (Fisherton St GF) Roofs-Flat Coverings And Insulation-F/R Cover Asphalt - > Investigate 1 item Access available Evidence of historic leak from RWGs. Appears to be resolved. Fully Inspect flat roof for integrity. Inaccessible at time of survey	C	1	22/23	£20		
46,820	South Elevation (Fisherton St GF) Roofs-Flat Drainage-F/R Gutters Valley - > Repair 1 item Access available Vegetation in roof line Remove small amount of vegetation from signage area	C	3	26/27			£250
46,837	South Elevation (Fisherton St intl GF stairwell) External Areas-Ancillary Premises-Site - Dustbin Encl - > Clean 1 item Access available Evidence of vermin and generally dirty Clean, jet wash and disinfect lower stairwell area	C	3	26/27			£150
46,835	South Elevation (Fisherton St intl GF stairwell) External Walls Windows & Doors-Walls External Linings/Finishes-Wall Slate/Tile Hngn - > Repair 33 M2 Access available Defective vertical tiled wall Strip off vertical tiles, renew fixings and rehang tiles. Currently a H&S risk.	D	1	22/23	£4,950		
46,836	South Elevation (Fisherton St intl GF stairwell)	C	3	26/27			£1,000

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	External Walls Windows & Doors-Walls Structure-Walls Brick -> Repair 10 M2 Access available	Defective brick pointing repoint localised brickwork pointing to high level curved areas					
46,833	South Elevation (Fisherton St intl GF stairwell) External Walls Windows & Doors-Walls Structure-Walls Brick -> Repair 2 M2 Access available	Defective brick pointing repoint localised brickwork pointing	C	2	23/24	£170	
46,832	South Elevation (Fisherton St intl GF stairwell) Roofs-Flat Coverings And Insulation-F/R Flashing Metal -> Repair 4 LM Access available	Poor lead flashing Remove and repoint redundant lead flashings	C	4	31/32		
46,830	South Elevation (Fisherton St intl GF stairwell) Roofs-Flat Drainage-F/R Rwp Metal -> Repair 1 item Access available	Poorly directed rainwater outlet Direct outlet on stairwell into downpipe	D	1	22/23	£350	
46,834	South Elevation (Fisherton St intl GF stairwell) Roofs-Flat Drainage-F/R Rwp Pvc -> Replace 3 M Access available	Leaking UPVC pipe joint Repair section of UPVC horizontally mounted pipework	C	1	22/23	£165	
46,831	South Elevation (Fisherton St intl GF stairwell) Sanitary Services-Drainage-Drains - S&V Pipes -> Repair 1 item Access available	Faulty SVP pipe joint Repair single faulty SVP pipe section	D	3	26/27		£350
46,881	Wall Electrical-Lightning Protection-Lightning Protection -> Renew 12 Nr Access available	Securing clips damaged or missing from down strips Replace damaged and missing clips	D	1	22/23	£300	
46,844	West Elevation (Summer lock approach road) External Walls Windows & Doors-Walls External Linings/Finishes-Wall Slate/Tile Hngn -> Repair 26 M2 Access available	Defective vertical tiled wall Strip off vertical tiles, renew fixings and rehang tiles. Currently a H&S risk.	D	1	22/23	£3,900	
46,853	West Elevation (Summer lock approach road)		C	4	31/32		

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building		Condition Grade	Priority Grade	Year reqd	P1	P2	P3
	External Walls Windows & Doors-Walls Structure-Walls Brick - > Clean 10 M2 Access available	Dirty brickwork Clean off brickwork with brick acid to rear areas					
46,847	West Elevation (Summer lock approach road) External Walls Windows & Doors-Walls Structure-Walls Brick - > Repair 25 LM Access available	Defective brick pointing repoint localised brickwork pointing	C	3	26/27		£2,125
46,854	West Elevation (Summer lock approach road) External Walls Windows & Doors-Walls Structure-Walls Brick - > Repair 3 LM Access available	Defective brick pointing repoint vertical crack on flat roof, and monitor longterm	C	2	23/24	£255	
46,848	West Elevation (Summer lock approach road) External Walls Windows & Doors-Walls Structure-Window Cills - > Renew 3 LM Access available	Defective window cills Replace x2no. defective window cills	C	2	23/24	£1,050	
46,852	West Elevation (Summer lock approach road) Roofs-Flat Drainage-F/R Rwp Metal - > Replace 12 LM Access available	Defective rainwater goods Replace defective hopper, pipe, bend and direct into downpipe	D	1	22/23	£1,800	
46,849	West Elevation (Summer lock approach road) Roofs-Flat Drainage-F/R Rwp Metal - > Replace 3 M Access available	Defective rainwater pipe Replace 1no. Section of high level rainwater drainage pipe	D	1	22/23	£375	
46,845	West Elevation (Summer lock approach road) Roofs-Flat Drainage-F/R Rwp Metal - > Service 75 LM Access available	Maintenance of rainwater goods Paint all cast iron RWGs, then clean out and generally maintain all RWGs	C	1	22/23	£5,625	
46,851	West Elevation (Summer lock approach road) Roofs-Pitched Drainage-P/R Gutters Metal - > Clean 42 LM Access available	Box gutters require cleaning Clean out and maintain box gutters	B	3	26/27		£1,050
46,850	West Elevation (Summer lock approach road) Roofs-Pitched Drainage-P/R Gutters Metal - > Renew 1 item Access available	Leaking box gutter Seal high level box gutter joint	D	1	22/23	£250	

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Priority grading

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Condition Survey Report

Detail of Prioritised Works

004390 Main Building	Condition Grade	Priority Grade	Year reqd	P1	P2	P3
^{46,846} West Elevation (Summer lock approach road) Sanitary Services-Drainage-Drains - SVP pipe requires repainting S&V Pipes - > Redecorate 20 LM Access available Cast iron SVP require painting to prevent further corrosion	B	3	26/27			£1,100
Total costs for : 004390 Main Building				£104,775	£1,216,659	£403,214

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Priority grading

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Priority 4 works

004390 Main Building		Cond'n	Priority	Year reqd	P4 cost
46,682	0/020 Storage Floors And Stairs-Floor Screed & Finish-Flooring Pvc Tile - > Replace 6 M2 Access available	C	4	31/32	£150
46,684	0/020 Storage Internal Walls & Doors-Doors And Glazed Screens-Doors Internal - > Repair 1 item Access available	C	4	31/32	£45
46,708	0/032 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Redecorate 30 M2 Access available	C	4	31/32	£750
46,877	East Elevation (malthouse lane) External Walls Windows & Doors-Walls Structure-Structure - Frame - > Redecorate 18 LM Access available	C	4	31/32	£1,170
46,874	East Elevation (malthouse lane) Roofs-Pitched Coverings And Insulation-P/R Cover-Asbestos - > Replace 78 M2 Access available	B	4	31/32	£17,550
46,875	East Elevation (malthouse lane) Roofs-Pitched Coverings And Insulation-P/R Fascia-Barge Brd - > Redecorate 14 LM Access available	B	4	31/32	£630
46,876	East Elevation (malthouse lane) Roofs-Pitched Coverings And Insulation-P/R Fascia-Barge Brd - > Redecorate 9 LM Access available	B	4	31/32	£405
46,809	2/013 Recording Studio Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 10 M2 Access available	B	4	31/32	£550
46,808	2/013 Recording Studio Internal Walls & Doors-Walls And Partitions-Walls-Boarded - > Repair 5 M2 Access available	B	4	31/32	£250
46,632	0/003 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 16 M2 Access available	C	4	31/32	£800
46,631	0/003 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 45 M2 Access available	C	4	31/32	£1,125
46,630	0/003 Office Ceilings-Ceilings-Ceiling Suspended - > Repair 16 M2 Access available	C	4	31/32	£720

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Priority grading

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Condition Survey Report

004390 Main Building		Cond'n	Priority	Year reqd	P4 cost
46,676	0/016 Communal Lounge Areas Ceilings-Ceilings-Ceiling Plastered - > Redecorate 86 M2 Access available	B	4	31/32	£1,720
46,674	0/016 Communal Lounge Areas Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 27 LM Access available	B	4	31/32	£540
46,673	0/016 Communal Lounge Areas Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 60 M2 Access available	B	4	31/32	£1,500
46,675	0/016 Communal Lounge Areas Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 86 M2 Access available	B	4	31/32	£2,150
46,742	0/061 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Clean 12 M2 Access available	C	4	31/32	£180
46,785	1/030 Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 4 M2 Access available	B	4	31/32	£100
46,703	0/030 Cleaning Store Ceilings-Ceilings-Ceiling Plastered - > Redecorate 4 M2 Access available	C	4	31/32	£80
46,704	0/030 Cleaning Store Floors And Stairs-Floor Screed & Finish-Flooring Screed - > Redecorate 4 M2 Access available	C	4	31/32	£100
46,701	0/030 Cleaning Store Internal Walls & Doors-Walls And Partitions-Walls-Expsed Brick - > Redecorate 18 M2 Access available	C	4	31/32	£450
46,706	0/030 Cleaning Store Sanitary Services-Kitchens Fittings-Kit Sanitary Ware - > Repair 1 item Access available	C	4	31/32	£125
46,787	1/032 Changing Room Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 4 M2 Access available	B	4	31/32	£100
46,626	0/001 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Clean 3.5 M2 Access available	B	4	31/32	£53
46,625	0/001 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Boarded - > Redecorate 7 M2 Access available	B	4	31/32	£175

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Condition Survey Report

004390 Main Building		Cond'n	Priority	Year reqd	P4 cost
46,797	2/008 Recording Studio External Walls Windows & Doors-Windows And Doors Glazing-Glazing Ext Window - > Repair 1 M Access available	C	4	31/32	£100
46,798	2/008 Recording Studio Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 1 M2 Access available	C	4	31/32	£45
46,796	2/008 Recording Studio Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 1 M2 Access available	B	4	31/32	£15
46,758	1/008A Accessible Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 3.5 M2 Access available	B	4	31/32	£88
46,687	0/021 Cellar Floors And Stairs-Floor Screed & Finish-Flooring Pvc Tile - > Replace 6 M2 Access available	C	4	31/32	£270
46,686	0/021 Cellar Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 24 M2 Access available	C	4	31/32	£600
46,774	1/017 Storage Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 13 M2 Access available	B	4	31/32	£325
46,762	1/009 Male Toilets Sanitary Services-Toilets Fittings-Sanitary Ware-Other - > Repair 1 item Access available	C	4	31/32	£75
46,761	1/009 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 33 M2 Access available	B	4	31/32	£825
46,763	1/009 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Boarded - > Repair 5 LM Access available	C	4	31/32	£250
46,764	1/009 Male Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Clean 11 M2 Access available	B	4	31/32	£110
46,646	0/007 Circulation Area Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Renew 207 M2 Access available	B	4	31/32	£9,315
46,648	0/007 Circulation Area Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 67 LM Access available	B	4	31/32	£3,015

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Condition Survey Report

004390 Main Building		Cond'n	Priority	Year reqd	P4 cost
46,647	0/007 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Boarded - > Redecorate 170 M2 Access available	B	4	31/32	£4,250
46,691	0/023 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 43 M2 Access available	B	4	31/32	£1,075
46,821	South Elevation (Fisherton St GF) External Walls Windows & Doors-Walls Structure-Walls Brick - > Clean 5 M2 Access available	C	4	31/32	£325
46,819	South Elevation (Fisherton St GF) External Walls Windows & Doors-Walls External Linings/Finishes-Walling Timber Ctn - > Renew 9 M2 Access available	C	4	31/32	£495
46,867	North Elevation (chapel place) Mechanical-Ventilation-Vent Fans General - > Service 1 item Access available	C	4	31/32	£200
46,868	North Elevation (chapel place) External Walls Windows & Doors-Walls Structure-Walls Brick - > Service 45 LM Access available	B	4	31/32	£900
46,757	1/006 Female Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 48 M2 Access available	B	4	31/32	£1,200
46,755	1/006 Female Toilets Internal Walls & Doors-Doors And Glazed Screens-Doors Internal - > Redecorate 1 item Access available	C	4	31/32	£15
46,756	1/006 Female Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 24 M2 Access available	B	4	31/32	£600
46,695	0/026 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 62 M2 Access available	B	4	31/32	£1,550
46,781	1/024 Cloakroom Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 60 M2 Access available	B	4	31/32	£1,500
46,661	0/012 Lobby Ceilings-Ceilings-Ceiling Plastered - > Redecorate 2 M2 Access available	B	4	31/32	£50
46,660	0/012 Lobby Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 10 M2 Access available	B	4	31/32	£250

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Condition Survey Report

004390 Main Building		Cond'n	Priority	Year reqd	P4 cost
46,662	0/012 Lobby Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 2 M2 Access available	B	4	31/32	£50
46,792	2/002 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Redecorate 30 M2 Access available	B	4	31/32	£750
46,829	South Elevation (Fisherton St FF) Floors And Stairs-Staircases Structure-Stairs Structure - > Replace 8 M2 Access available	B	4	31/32	£2,000
46,828	South Elevation (Fisherton St FF) Roofs-Flat Drainage-F/R Gutters Valley - > Clean 1 M2 Access available	B	4	31/32	£150
46,649	0/008 Reception Office Ceilings-Ceilings-Ceiling Plastered - > Investigate 11 M2 Access available	B	4	31/32	£935
46,653	0/008 Reception Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 4 M2 Access available	B	4	31/32	£200
46,652	0/008 Reception Office Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 17 LM Access available	B	4	31/32	£765
46,651	0/008 Reception Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 45 M2 Access available	B	4	31/32	£1,125
46,739	0/060 Office Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Clean 10 M2 Access available	C	4	31/32	£150
46,800	2/009 Recording Studio Ceilings-Ceilings-Ceiling Suspended - > Repair 2 M2 Access available	B	4	31/32	£90
46,853	West Elevation (Summer lock approach road) External Walls Windows & Doors-Walls Structure-Walls Brick - > Clean 10 M2 Access available	C	4	31/32	£650
46,690	0/022 Kitchen Internal Walls & Doors-Walls And Partitions-Walls-Tiling - > Repair 1 M2 Access available	C	4	31/32	£20
46,689	0/022 Kitchen Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 40 M2 Access available	B	4	31/32	£1,000

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Condition Survey Report

004390 Main Building		Condn	Priority	Year reqd	P4 cost
46,688	0/022 Kitchen Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 33 M2 Access available	B	4	31/32	£825
46,783	1/025 Cloakroom Ceilings-Ceilings-Ceiling Plastered - > Redecorate 10 M2 Access available	B	4	31/32	£200
46,832	South Elevation (Fisherton St intl GF stairwell) Roofs-Flat Coverings And Insulation-F/R Flashing Metal - > Repair 4 LM Access available	C	4	31/32	£800
46,752	1/004 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Redecorate 7 M2 Access available	B	4	31/32	£490
46,754	1/004 Circulation Area Floors And Stairs-Staircases Structure-Stairs Structure - > Redecorate 6 M Access available	B	4	31/32	£180
46,811	2/014 Storage Floors And Stairs-Floor Screed & Finish-Flooring Carpet - > Replace 22 M2 Access available	B	4	31/32	£220
46,638	0/005 Admin Ceilings-Ceilings-Ceiling Suspended - > Renew 14 M2 Access available	C	4	31/32	£630
46,641	0/005 Admin Electrical-Lighting Fittings-Lighting - > Replace 1 item Access available	B	4	31/32	£100
46,642	0/005 Admin Redecorations-Internal-Redecoration - > Redecorate 43 M2 Access available	C	4	31/32	£1,935
46,710	0/040 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Repair 2 M2 Access available	C	4	31/32	£150
46,780	1/023 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 5 M2 Access available	B	4	31/32	£125
46,778	1/022 Circulation Area Ceilings-Ceilings-Ceiling Plastered - > Redecorate 17 M2 Access available	B	4	31/32	£425
46,779	1/022 Circulation Area Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 5 M2 Access available	B	4	31/32	£125

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Condition Survey Report

004390 Main Building		Cond'n	Priority	Year reqd	P4 cost
46,748	1/003 Kitchen Ceilings-Ceilings-Ceiling Plastered - > Redecorate 21 M2 Access available	B	4	31/32	£525
46,749	1/003 Kitchen Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 5 M2 Access available	B	4	31/32	£175
46,636	0/004 Managers Office Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 15 LM Access available	B	4	31/32	£675
46,637	0/004 Managers Office Internal Walls & Doors-Doors And Glazed Screens-Doors Internal - > Repair 1 item Access available	C	4	31/32	£85
46,633	0/004 Managers Office Ceilings-Ceilings-Ceiling Suspended - > Renew 11 M2 Access available	C	4	31/32	£495
46,634	0/004 Managers Office Internal Walls & Doors-Walls And Partitions-Walls-Int Dry Lined - > Redecorate 33 M2 Access available	C	4	31/32	£825
46,700	0/027 Hall/Theatre Electrical-Lighting Fittings-Lighting - > Renew 6 Nr Access available	C	4	31/32	£150
46,659	0/011 Accessible Toilets Ceilings-Ceilings-Ceiling Plastered - > Redecorate 4 M2 Access available	B	4	31/32	£100
46,658	0/011 Accessible Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 20 M2 Access available	B	4	31/32	£500
46,680	0/019 Public Bar Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 11 M2 Access available	C	4	31/32	£275
46,679	0/019 Public Bar Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 8 M2 Access available	C	4	31/32	£200
46,664	0/013 Male Toilets Ceilings-Ceilings-Ceiling Plastered - > Redecorate 12 M2 Access available	B	4	31/32	£300
46,663	0/013 Male Toilets Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 16 M2 Access available	C	4	31/32	£400

KEY : Condition grading

A : Good

C : Poor

B : Satisfactory

D : Bad/Urgent work required

Priority grading

1 : Immediate work required

3 : Required within 3-5 years

2 : Required within 2 years

4 : Required from 5 years onwards

Condition Survey Report

004390 Main Building		Condn	Priority	Year reqd	P4 cost
46,665	0/013 Male Toilets Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 12 M2 Access available	C	4	31/32	£300
46,773	1/016 Storage Floors And Stairs-Floor Screed & Finish-Flooring Pvc Sheet - > Replace 22 M2 Access available	B	4	31/32	£550
46,767	1/012 Meeting Room Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 86 M2 Access available	B	4	31/32	£2,150
46,771	1/014 Office Internal Walls & Doors-Walls And Partitions-Skirtings Timber - > Redecorate 19 LM Access available	B	4	31/32	£855
46,770	1/014 Office Internal Walls & Doors-Walls And Partitions-Walls-Plastered - > Redecorate 157 M2 Access available	B	4	31/32	£3,925
46,769	1/014 Office Ceilings-Ceilings-Ceiling Suspended - > Repair 2 M2 Access available	B	4	31/32	£90
Total priority 4 costs for : 004390 Main Building					£85,525

KEY : Condition grading

A : Good

B : Satisfactory

C : Poor

D : Bad/Urgent work required

Priority grading

1 : Immediate work required

2 : Required within 2 years

3 : Required within 3-5 years

4 : Required from 5 years onwards

Areas that could not be accessed

The following table displays areas that could not be accessed during the course of the survey

Block	Location	Comments

KEY : **Condition grading**

A : Good

C : Poor

B : Satisfactory

D : Bad/Urgent work required

Priority grading

1 : Immediate work required

3 : Required within 3-5 years

2 : Required within 2 years

4 : Required from 5 years onwards